

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C1 - Neighborhood Commercial	RS 60 - Single Family Residence	Town Center District: Historic Town Center - Residential
Annual Operating Revenues	\$28,484	\$8,213	\$14,080
Annual Operating Expenses	\$2,645	\$4,303	\$7,120
Net Surplus (Deficit)	\$25,839	\$3,910	\$6,960

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$837,900	\$1,436,400
Residential Development Value (per unit)	\$0	\$315,000	\$315,000
Residential Development Value (per acre)	\$0	\$2,205,000	\$3,780,000
Total Nonresidential Development Value	\$1,191,802	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$3,136,320	\$0	\$0

Projected Output			
Total Employment	10	0	0
Total Households	0	3	5

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.2%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.2%	0.4%
% Retail	3.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan