

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Retail)	n/a
Annual Operating Revenues	\$764,358	n/a	\$464,074
Annual Operating Expenses	\$69,986	n/a	\$42,492
<b>Net Surplus (Deficit)</b>	<b>\$694,372</b>	<b>n/a</b>	<b>\$421,583</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	n/a	\$0
Residential Development Value (per unit)	\$0	n/a	\$0
Residential Development Value (per acre)	\$0	n/a	\$0
Total Nonresidential Development Value	\$31,970,862	n/a	\$19,410,881
Nonresidential Development Value (per square foot)	\$180	n/a	\$180
Nonresidential Development Value (per acre)	\$2,744,280	n/a	\$1,666,170

Projected Output			
Total Employment	275	n/a	167
Total Households	0	n/a	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	n/a	0.0%
% Retail	5.1%	n/a	3.1%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	n/a	0.0%
% Retail	68.4%	n/a	41.5%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

\*ONE McKinney 2040 Comprehensive Plan