

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		SF5 - Single Family Residential	ML - Light Manufacturing, BN - Neighborhood Business
Annual Operating Revenues	\$4,774	\$13,564	\$16,975
Annual Operating Expenses	\$2,288	\$1,343	\$1,554
Net Surplus (Deficit)	\$2,487	\$12,221	\$15,420

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$495,000	\$0	\$0
Residential Development Value (per unit)	\$495,000	\$0	\$0
Residential Development Value (per acre)	\$918,367	\$0	\$0
Total Nonresidential Development Value	\$0	\$696,888	\$710,000
Nonresidential Development Value (per square foot)	\$0	\$149	\$180
Nonresidential Development Value (per acre)	\$0	\$1,293,745	\$1,881,792

Projected Output			
Total Employment	0	6	6
Total Households	1	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.1%	0.1%
% 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	0.1%	0.0%	0.0%
% Retail	0.0%	1.2%	1.8%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	27.2%	0.0%

*ONE McKinney 2040 Comprehensive Plan