

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High), PD - Planned	PD - Planned Development (Retail), AG - Agricultural	Established Community: Professional Campus
Annual Operating Revenues	\$1,593,998	\$1,135,475	\$2,019,012
Annual Operating Expenses	\$778,522	\$320,104	\$841,276
Net Surplus (Deficit)	\$815,476	\$815,371	\$1,177,736

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$138,941,460	\$927,333	\$0
Residential Development Value (per unit)	\$315,000	\$495,000	\$0
Residential Development Value (per acre)	\$3,780,000	\$49,500	\$0
Total Nonresidential Development Value	\$9,888,817	\$82,014,768	\$192,154,486
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$4,704,480	\$4,084,401	\$4,939,704

Projected Output			
Total Employment	85	1,242	3,309
Total Households	441	2	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.3%	0.0%	0.0%
% Retail	1.6%	3.1%	0.0%
% Office	0.0%	6.3%	19.4%
% 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%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan