

| Site Analysis | | | |
|------------------------------|---|-----------------------------------|---|
| Annual Operating Summary | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
| | PD - Planned Development (Res-Med-High) | PD - Planned Development (Retail) | Collin McKinney Commercial District: Urban Living |
| Annual Operating Revenues | \$332,404 | \$708,589 | \$269,981 |
| Annual Operating Expenses | \$185,322 | \$64,880 | \$285,165 |
| Net Surplus (Deficit) | \$147,083 | \$643,709 | (\$15,184) |

| Development Value | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
|--|-----------------|-----------------|---------------------|
| Total Residential Development Value | \$34,020,000 | \$0 | \$29,548,800 |
| Residential Development Value (per unit) | \$315,000 | \$0 | \$144,000 |
| Residential Development Value (per acre) | \$3,150,000 | \$0 | \$2,880,000 |
| Total Nonresidential Development Value | \$0 | \$29,638,224 | \$1,058,508 |
| Nonresidential Development Value (per square foot) | \$0 | \$180 | \$180 |
| Nonresidential Development Value (per acre) | \$0 | \$2,744,280 | \$1,960,200 |

| Projected Output | | | |
|------------------|-----|-----|-----|
| Total Employment | 0 | 255 | 14 |
| Total Households | 108 | 0 | 205 |

| Projected Market Analysis | | | |
|--|-----------------|-----------------|---------------------|
| Market Share Analysis (Communitywide*) | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
| % Residential | 0.3% | 0.0% | 0.6% |
| % Retail | 0.0% | 4.7% | 0.1% |
| % Office | 0.0% | 0.0% | 0.1% |
| % Industrial | 0.0% | 0.0% | 0.0% |

*Includes City and Extraterritorial Jurisdiction

| Market Share Analysis (Districtwide*) | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
|---------------------------------------|-----------------|-----------------|---------------------|
| % Residential | 1.6% | 0.0% | 3.1% |
| % Retail | 0.0% | 15.3% | 0.3% |
| % Office | 0.0% | 0.0% | 0.3% |
| % Industrial | 0.0% | 0.0% | 0.0% |

*ONE McKinney 2040 Comprehensive Plan