

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Retail)	Collin McKinney Commercial District: Urban Living
Annual Operating Revenues	\$158,851	\$158,851	\$105,918
Annual Operating Expenses	\$14,545	\$14,545	\$111,874
Net Surplus (Deficit)	\$144,307	\$144,307	(\$5,957)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$11,592,432
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$2,880,000
Total Nonresidential Development Value	\$6,644,294	\$6,644,294	\$415,268
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$1,568,160	\$1,568,160	\$1,960,200

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	57	57	5
Total Households	0	0	81

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.2%
% Retail	1.1%	1.1%	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%	0.0%	1.2%
% Retail	3.4%	3.4%	0.1%
% Office	0.0%	0.0%	0.1%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan