

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Retail)	PD - Planned Development (Office)
Annual Operating Revenues	\$610,193	\$371,969	\$322,477
Annual Operating Expenses	\$365,932	\$154,991	\$340,613
<b>Net Surplus (Deficit)</b>	<b>\$244,261</b>	<b>\$216,978</b>	<b>(\$18,136)</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$35,424,000	\$0	\$35,294,400
Residential Development Value (per unit)	\$144,000	\$0	\$144,000
Residential Development Value (per acre)	\$4,320,000	\$0	\$2,880,000
Total Nonresidential Development Value	\$12,898,116	\$35,401,212	\$1,264,329
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	111	610	16
Total Households	246	0	245

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.7%	0.0%	0.7%
% Retail	2.0%	0.0%	0.1%
% Office	0.0%	3.6%	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	3.7%	0.0%	3.7%
% Retail	6.7%	0.0%	0.3%
% Office	0.0%	17.3%	0.3%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan