

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Retail)	AG - Agricultural
Annual Operating Revenues	\$850,423	\$14,261	\$746,698
Annual Operating Expenses	\$486,381	\$6,834	\$788,692
Net Surplus (Deficit)	\$364,042	\$7,427	(\$41,994)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$61,182,720	\$1,478,565	\$81,724,320
Residential Development Value (per unit)	\$196,805	\$495,000	\$144,000
Residential Development Value (per acre)	\$2,405,927	\$49,500	\$2,880,000
Total Nonresidential Development Value	\$12,184,603	\$0	\$2,927,559
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$1,960,200

Projected Output			
Total Employment	105	0	38
Total Households	311	3	568

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.9%	0.0%	1.6%
% Retail	1.9%	0.0%	0.2%
% 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	4.7%	0.0%	8.5%
% Retail	6.3%	0.0%	0.8%
% Office	0.0%	0.0%	0.7%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan