

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail)	PD - Planned Development (Res-Medium)	Established Community: Professional Campus
Annual Operating Revenues	\$397,278	\$93,105	\$272,849
Annual Operating Expenses	\$36,891	\$47,636	\$104,303
<b>Net Surplus (Deficit)</b>	<b>\$360,388</b>	<b>\$45,469</b>	<b>\$168,546</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$9,540,000	\$0
Residential Development Value (per unit)	\$0	\$360,000	\$0
Residential Development Value (per acre)	\$0	\$1,800,000	\$0
Total Nonresidential Development Value	\$16,622,496	\$0	\$26,180,431
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$3,136,320	\$0	\$4,939,704

Projected Output			
Total Employment	143	0	451
Total Households	0	27	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.1%	0.0%
% Retail	2.6%	0.0%	0.0%
% Office	0.0%	0.0%	2.6%
% 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