

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Office)	Established Community: Suburban Living
Annual Operating Revenues	\$164,025	\$51,491	\$39,365
Annual Operating Expenses	\$15,018	\$21,455	\$21,449
Net Surplus (Deficit)	\$149,007	\$30,036	\$17,916

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$4,050,000
Residential Development Value (per unit)	\$0	\$0	\$360,000
Residential Development Value (per acre)	\$0	\$0	\$1,620,000
Total Nonresidential Development Value	\$6,860,700	\$4,900,500	\$0
Nonresidential Development Value (per square foot)	\$180	\$180	\$0
Nonresidential Development Value (per acre)	\$2,744,280	\$1,960,200	\$0

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	59	84	0
Total Households	0	0	11

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	1.1%	0.0%	0.0%
% Office	0.0%	0.5%	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%	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