

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	AG - Agricultural and Extra Territorial Jurisdiction (ETJ)	Northridge District: Commercial Center
Annual Operating Revenues	\$444,180	\$2,316	\$269,681
Annual Operating Expenses	\$40,670	\$1,110	\$24,693
<b>Net Surplus (Deficit)</b>	<b>\$403,510</b>	<b>\$1,206</b>	<b>\$244,988</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$240,075	\$0
Residential Development Value (per unit)	\$0	\$495,000	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$18,578,776	\$0	\$11,279,971
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$1,666,170

Projected Output			
Total Employment	160	0	97
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	2.9%	0.0%	1.8%
% 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%	0.0%
% Retail	69.9%	0.0%	42.5%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan