

| Site Analysis | | | |
|------------------------------|------------------|--|--|
| Annual Operating Summary | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
| | | PD - Planned Development (Res-High), PD - Planned Development (Retail) | PD - Planned Development (Res-High), PD - Planned Development (Retail) |
| Annual Operating Revenues | \$453,972 | \$421,258 | \$469,112 |
| Annual Operating Expenses | \$313,883 | \$269,121 | \$36,510 |
| Net Surplus (Deficit) | \$140,089 | \$152,137 | \$432,602 |

| Development Value | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
|--|-----------------|-----------------|---------------------|
| Total Residential Development Value | \$37,440,000 | \$31,680,000 | \$0 |
| Residential Development Value (per unit) | \$144,000 | \$144,000 | \$0 |
| Residential Development Value (per acre) | \$2,618,182 | \$2,215,385 | \$0 |
| Total Nonresidential Development Value | \$5,645,376 | \$7,291,944 | \$19,621,602 |
| Nonresidential Development Value (per square foot) | \$180 | \$156 | \$180 |
| Nonresidential Development Value (per acre) | \$0 | \$0 | \$1,372,140 |

| Projected Output | | | |
|------------------|-----|-----|-----|
| Total Employment | 49 | 60 | 169 |
| Total Households | 260 | 220 | 0 |

| Projected Market Analysis | | | |
|--|-----------------|-----------------|---------------------|
| Market Share Analysis (Communitywide*) | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
| % Residential | 0.8% | 0.6% | 0.0% |
| % Retail | 0.9% | 0.9% | 3.1% |
| % Office | 0.0% | 0.0% | 0.0% |
| % Industrial | 0.0% | 0.3% | 0.0% |

*Includes City and Extraterritorial Jurisdiction

| Market Share Analysis (Districtwide*) | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
|---------------------------------------|-----------------|-----------------|---------------------|
| % Residential | 30.5% | 25.8% | 0.0% |
| % Retail | 45.1% | 45.1% | 156.9% |
| % Office | 0.0% | 0.0% | 0.0% |
| % Industrial | 0.0% | 0.0% | 0.0% |

*ONE McKinney 2040 Comprehensive Plan