

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD- Planned Development (Retail)	BG - General Business	Established Community: Amenity Zone/ Floodplain
Annual Operating Revenues	\$3,699,187	\$12,330,623	\$0
Annual Operating Expenses	\$309,153	\$958,324	\$0
Net Surplus (Deficit)	\$3,390,034	\$11,372,299	\$0

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$154,777,392	\$515,924,640	\$0
Nonresidential Development Value (per square foot)	\$180	\$180	\$0
Nonresidential Development Value (per acre)	\$4,704,480	\$15,681,600	\$0

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	1,333	4,443	0
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	24.6%	81.9%	0.0%
% 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	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