

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Med-High), PD -	PD - Planned Development (Retail)	Established Community: Commercial Center
Annual Operating Revenues	\$285,562	\$449,898	\$382,413
Annual Operating Expenses	\$122,520	\$41,194	\$35,015
<b>Net Surplus (Deficit)</b>	<b>\$163,041</b>	<b>\$408,704</b>	<b>\$347,399</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$21,168,000	\$0	\$0
Residential Development Value (per unit)	\$315,000	\$0	\$0
Residential Development Value (per acre)	\$2,520,000	\$0	\$0
Total Nonresidential Development Value	\$3,293,136	\$18,817,920	\$15,995,232
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$1,960,200	\$1,666,170

Projected Output			
Total Employment	28	162	138
Total Households	67	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.2%	0.0%	0.0%
% Retail	0.5%	3.0%	2.5%
% 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