

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Office)	PD - Planned Development (Office)	Established Community: Professional Campus
Annual Operating Revenues	\$632,777	\$729,622	\$721,248
Annual Operating Expenses	\$225,313	\$181,955	\$275,714
<b>Net Surplus (Deficit)</b>	<b>\$407,464</b>	<b>\$547,666</b>	<b>\$445,534</b>

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	\$53,536,982	\$51,310,195	\$69,205,253
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$3,821,341	\$3,662,398	\$4,939,704

Projected Output			
Total Employment	874	759	1,192
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	0.9%	2.3%	0.0%
% Office	4.8%	3.7%	7.0%
% 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