

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail)	PD - Planned Development (Retail)	Established Community: Aviation
Annual Operating Revenues	\$117,161	\$117,161	\$18,701
Annual Operating Expenses	\$10,727	\$10,727	\$2,570
Net Surplus (Deficit)	\$106,433	\$106,433	\$16,131

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	\$4,900,500	\$4,900,500	\$1,881,792
Nonresidential Development Value (per square foot)	\$180	\$180	\$108
Nonresidential Development Value (per acre)	\$1,960,200	\$1,960,200	\$752,717

Projected Output			
Total Employment	42	42	14
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	0.8%	0.8%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.3%

*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