

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		SF5 - Single Family Residential	n/a
Annual Operating Revenues	\$1,139,765	n/a	\$1,174,665
Annual Operating Expenses	\$546,173	n/a	\$640,046
Net Surplus (Deficit)	\$593,592	n/a	\$534,619

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$118,166,400	n/a	\$120,852,000
Residential Development Value (per unit)	\$495,000	n/a	\$360,000
Residential Development Value (per acre)	\$1,584,000	n/a	\$1,620,000
Total Nonresidential Development Value	\$0	n/a	\$0
Nonresidential Development Value (per square foot)	\$0	n/a	\$0
Nonresidential Development Value (per acre)	\$0	n/a	\$0

Projected Output			
Total Employment	0	n/a	0
Total Households	239	n/a	336

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.7%	n/a	1.0%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	25.2%	n/a	35.4%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	0.0%	n/a	0.0%

*ONE McKinney 2040 Comprehensive Plan