

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	C1 - Neighborhood Commercial	Established Community: Professional Campus
Annual Operating Revenues	\$244,651	\$239,008	\$264,703
Annual Operating Expenses	\$181,389	\$21,884	\$110,296
<b>Net Surplus (Deficit)</b>	<b>\$63,262</b>	<b>\$217,124</b>	<b>\$154,408</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$18,164,160	\$0	\$0
Residential Development Value (per unit)	\$144,000	\$0	\$0
Residential Development Value (per acre)	\$4,896,000	\$0	\$0
Total Nonresidential Development Value	\$3,759,664	\$9,997,020	\$25,192,490
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$1,960,200	\$4,939,704

Projected Output			
Total Employment	32	86	434
Total Households	126	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.4%	0.0%	0.0%
% Retail	0.6%	1.6%	0.0%
% Office	0.0%	0.0%	2.5%
% 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