

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Industrial)	C - Planned Center	Collin McKinney Commercial District: Entertainment Center
Annual Operating Revenues	\$192,019	\$323,907	\$590,738
Annual Operating Expenses	\$17,752	\$41,175	\$173,414
Net Surplus (Deficit)	\$174,268	\$282,732	\$417,324

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$8,928,000
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$3,600,000
Total Nonresidential Development Value	\$20,417,443	\$19,445,184	\$38,890,368
Nonresidential Development Value (per square foot)	\$108	\$180	\$180
Nonresidential Development Value (per acre)	\$1,646,568	\$1,568,160	\$3,920,400

Projected Output			
Total Employment	104	178	416
Total Households	0	0	62

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.2%
% Retail	0.0%	1.5%	1.5%
% Office	0.0%	1.0%	2.9%
% Industrial	3.4%	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%	0.9%
% Retail	0.0%	5.0%	5.0%
% Office	0.0%	4.8%	14.3%
% Industrial	152.3%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan