

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C3 - Regional Commercial	PD - Planned Development (Retail)	Collin McKinney Commercial District: Entertainment Center
Annual Operating Revenues	\$2,990,832	\$2,136,309	\$2,251,002
Annual Operating Expenses	\$277,726	\$198,375	\$872,768
Net Surplus (Deficit)	\$2,713,106	\$1,937,933	\$1,378,234

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$32,832,000
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$3,600,000
Total Nonresidential Development Value	\$125,139,168	\$89,385,120	\$143,016,192
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$1,960,200	\$3,920,400

Projected Output			
Total Employment	1,078	770	2,155
Total Households	0	0	228

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.7%
% Retail	19.9%	14.2%	5.7%
% Office	0.0%	0.0%	10.8%
% 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%	3.4%
% Retail	64.5%	46.1%	18.4%
% Office	0.0%	0.0%	52.5%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan