

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High), C2 - Local	PD - Planned Development (Retail)	Established Community: Professional Campus,
Annual Operating Revenues	\$1,267,062	\$212,455	\$1,714,997
Annual Operating Expenses	\$864,875	\$19,449	\$602,835
Net Surplus (Deficit)	\$402,187	\$193,006	\$1,112,162

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$82,641,600	\$927,135	\$13,062,060
Residential Development Value (per unit)	\$144,000	\$0	\$360,000
Residential Development Value (per acre)	\$2,880,000	\$49,500	\$1,620,000
Total Nonresidential Development Value	\$41,499,002	\$8,513,149	\$152,325,652
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$4,082,538	\$422,070	\$4,939,704

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	630	73	2,623
Total Households	574	2	36

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.7%	0.0%	0.1%
% Retail	1.6%	1.4%	0.0%
% Office	3.2%	0.0%	15.4%
% 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