

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Office)	PD - Planned Development (Office)	Established Community: Professional Campus
Annual Operating Revenues	\$154,207	\$441,917	\$360,624
Annual Operating Expenses	\$38,060	\$116,285	\$153,590
<b>Net Surplus (Deficit)</b>	<b>\$116,146</b>	<b>\$325,633</b>	<b>\$207,034</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$0	\$0
Total Nonresidential Development Value	\$10,309,500	\$30,716,334	\$34,602,627
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$735,867	\$2,455,342	\$2,469,852

Projected Output			
Total Employment	148	451	596
Total Households	0	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.6%	1.4%	0.0%
% Office	0.7%	2.2%	3.5%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction