

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Office)	RD 30 - Duplex Residence	Town Center District: Historic Town Center Residential
Annual Operating Revenues	\$54,750	\$23,743	\$49,651
Annual Operating Expenses	\$20,986	\$22,633	\$22,598
Net Surplus (Deficit)	\$33,764	\$1,110	\$27,053

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$2,797,920	\$5,065,200
Residential Development Value (per unit)	\$0	\$144,000	\$315,000
Residential Development Value (per acre)	\$0	\$2,088,000	\$3,780,000
Total Nonresidential Development Value	\$5,253,336	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$3,920,400	\$0	\$0

Projected Output			
Total Employment	90	0	0
Total Households	0	19	16

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.00%	0.06%	0.05%
% Retail	0.0%	0.0%	0.0%
% Office	0.5%	0.0%	0.0%
% 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%	1.5%	1.3%
% Retail	0.0%	0.0%	0.0%
% Office	14.4%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan