

**City of McKinney  
Fiscal Impact Model  
Dashboard Summary**

<b>Site Analysis</b>			
<b>Annual Operating Summary</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
	<b>LI - Light Industrial</b>	<b>AG - Agricultural</b>	<b>Business &amp; Aviation District: Commercial Center</b>
Annual Operating Revenues	\$171,700	\$7,048	\$584,700
Annual Operating Expenses	\$20,442	\$2,851	\$43,860
<b>Net Surplus (Deficit)</b>	<b>\$151,258</b>	<b>\$4,197</b>	<b>\$540,840</b>

<b>Development Value</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
Total Residential Development Value	\$0	\$726,809	\$0
Residential Development Value (per unit)	\$0	\$0	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$17,268,970	\$0	\$24,464,374
Nonresidential Development Value (per square foot)	\$108	\$0	\$180
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$1,666,170

<b>Projected Output</b>			
Total Employment	124	0	211
Total Households	0	1	0

<b>Projected Market Analysis</b>			
<b>Market Share Analysis (Communitywide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	3.9%
% Office	0.0%	0.0%	0.0%
% Industrial	2.9%	0.0%	0.0%

*\*Includes City and Extraterritorial Jurisdiction*

<b>Market Share Analysis (Districtwide*)</b>	<b>Proposed Zoning</b>	<b>Existing Zoning</b>	<b>2040 Plan Placetype</b>
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	168.1%
% Office	0.0%	0.0%	0.0%
% Industrial	7.4%	0.0%	0.0%

*\*ONE McKinney 2040 Comprehensive Plan*