

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Retail)	PD - Planned Development (Office)	Established Community: Professional Campus
Annual Operating Revenues	\$341,173	\$149,941	\$269,894
Annual Operating Expenses	\$31,238	\$62,477	\$112,458
Net Surplus (Deficit)	\$309,934	\$87,464	\$157,435

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	\$14,270,256	\$14,270,256	\$25,686,461
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$4,939,704

Projected Output			
Total Employment	123	246	442
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	2.3%	0.0%	0.0%
% Office	0.0%	1.4%	2.6%
% 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