

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-Med-High), PD - Planned Development (Retail)	PD - Planned Development (Retail)
Annual Operating Revenues	\$578,465	\$1,180,982	\$540,899
Annual Operating Expenses	\$221,619	\$108,133	\$202,070
Net Surplus (Deficit)	\$356,846	\$1,072,849	\$338,829

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$37,044,000	\$0	\$0
Residential Development Value (per unit)	\$315,000	\$0	\$0
Residential Development Value (per acre)	\$2,520,000	\$0	\$0
Total Nonresidential Development Value	\$9,056,124	\$49,397,040	\$48,409,099
Nonresidential Development Value (per square foot)	\$180	\$180	\$176
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$2,689,394

Projected Output			
Total Employment	78	425	798
Total Households	118	0	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.3%	0.0%	0.0%
% Retail	1.4%	7.8%	0.4%
% Office	0.0%	0.0%	4.5%
% Industrial	0.0%	0.0%	0.2%

*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