

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Industrial)	n/a
Annual Operating Revenues	\$631,148	n/a	\$192,500
Annual Operating Expenses	\$86,738	n/a	\$26,455
<b>Net Surplus (Deficit)</b>	<b>\$544,410</b>	<b>n/a</b>	<b>\$166,045</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	n/a	\$0
Residential Development Value (per unit)	\$0	n/a	\$0
Residential Development Value (per acre)	\$0	n/a	\$0
Total Nonresidential Development Value	\$63,510,480	n/a	\$19,370,696
Nonresidential Development Value (per square foot)	\$108	n/a	\$108
Nonresidential Development Value (per acre)	\$1,176,120	n/a	\$358,717

Projected Output			
Total Employment	456	n/a	139
Total Households	0	n/a	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	n/a	0.0%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	10.7%	n/a	3.3%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	n/a	0.0%
% Retail	0.0%	n/a	0.0%
% Office	0.0%	n/a	0.0%
% Industrial	27.1%	n/a	8.3%

\*ONE McKinney 2040 Comprehensive Plan