

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	LI - Light Industrial	ML - Light Manufacturing	Business & Aviation District: Employment Mix
Annual Operating Revenues	\$152,598	\$152,598	\$91,559
Annual Operating Expenses	\$20,971	\$20,971	\$12,583
<b>Net Surplus (Deficit)</b>	<b>\$131,626</b>	<b>\$131,626</b>	<b>\$78,976</b>

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	\$15,355,423	\$15,355,423	\$9,213,254
Nonresidential Development Value (per square foot)	\$108	\$108	\$108
Nonresidential Development Value (per acre)	\$1,176,120	\$1,176,120	\$705,672

Projected Output			
Total Employment	110	110	66
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	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	2.6%	2.6%	1.6%

\*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	6.6%	6.6%	3.9%

\*ONE McKinney 2040 Comprehensive Plan