

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Retail)	BN - Neighborhood Business, O-1 - Neighborhood Office, AG - Agricultural
Annual Operating Revenues	\$972,902	\$1,121,103	\$1,518,688
Annual Operating Expenses	\$731,918	\$254,498	\$493,471
Net Surplus (Deficit)	\$240,985	\$866,606	\$1,025,217

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$86,825,376	\$468,270	\$0
Residential Development Value (per unit)	\$144,000	\$0	\$0
Residential Development Value (per acre)	\$3,168,000	\$49,500	\$0
Total Nonresidential Development Value	\$9,879,408	\$81,826,589	\$145,721,268
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$4,704,480	\$4,083,163	\$4,939,704

Projected Output			
Total Employment	85	1,241	2,510
Total Households	603	1	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.7%	0.0%	0.0%
% Retail	1.6%	3.1%	0.0%
% Office	0.0%	6.3%	14.7%
% 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