

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD - Planned Development (Office), AG - Agricultural	Medical District: Professional Campus
Annual Operating Revenues	\$262,440	\$58,624	\$207,610
Annual Operating Expenses	\$24,030	\$24,487	\$86,507
<b>Net Surplus (Deficit)</b>	<b>\$238,411</b>	<b>\$34,137</b>	<b>\$121,104</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$99,000	\$0
Residential Development Value (per unit)	\$0	\$495,000	\$0
Residential Development Value (per acre)	\$0	\$49,500	\$0
Total Nonresidential Development Value	\$10,977,120	\$5,488,560	\$19,758,816
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	95	95	340
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	1.7%	0.0%	0.0%
% Office	0.0%	0.6%	2.0%
% 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	108.7%	0.0%	0.0%
% Office	0.0%	7.7%	27.8%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan