

Site Analysis

Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Industrial)	PD - Planned Development (Industrial)	Medical District: Neighborhood Commercial
Annual Operating Revenues	\$46,743	\$46,743	\$160,227
Annual Operating Expenses	\$4,321	\$4,321	\$15,202
Net Surplus (Deficit)	\$42,422	\$42,422	\$145,026

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	\$4,970,160	\$4,970,166	\$8,283,609
Nonresidential Development Value (per square foot)	\$108	\$108	\$180
Nonresidential Development Value (per acre)	\$1,176,119	\$1,176,120	\$1,960,200
Projected Output			
Total Employment	25	25	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%	0.9%
% Office	0.0%	0.0%	0.3%
% Industrial	0.8%	0.8%	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%	57.4%
% Office	0.0%	0.0%	3.5%
% Industrial	76.1%	76.1%	0.0%

*ONE McKinney 2040 Comprehensive Plan