

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Res-Low)	Collin McKinney Commercial District: Entertainment Center
Annual Operating Revenues	\$474,435	\$11,940	\$867,051
Annual Operating Expenses	\$499,459	\$3,784	\$254,527
Net Surplus (Deficit)	(\$25,024)	\$8,156	\$612,523

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$57,657,600	\$1,308,575	\$13,104,000
Residential Development Value (per unit)	\$144,000	\$718,997	\$144,000
Residential Development Value (per acre)	\$3,168,000	\$71,900	\$3,600,000
Total Nonresidential Development Value	\$0	\$0	\$57,081,024
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$3,920,400

Projected Output			
Total Employment	0	0	610
Total Households	400	2	91

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.2%	0.0%	0.3%
% Retail	0.0%	0.0%	2.3%
% Office	0.0%	0.0%	4.3%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	6.0%	0.0%	1.4%
% Retail	0.0%	0.0%	7.4%
% Office	0.0%	0.0%	21.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan