

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	I1 Light Industrial	RED-2 - Residential Estates, AG Agricultural	Business & Aviation District: Employment Mix
Annual Operating Revenues	\$117,944	\$23,326	\$153,906
Annual Operating Expenses	\$10,904	\$7,392	\$30,147
Net Surplus (Deficit)	\$107,040	\$15,934	\$123,759
Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$2,556,395	\$0
Residential Development Value (per unit)	\$0	\$718,997	\$0
Residential Development Value (per acre)	\$0	\$239,744	\$0
Total Nonresidential Development Value	\$12,540,960	\$0	\$15,885,226
Nonresidential Development Value (per square foot)	\$108	\$0	\$137
Nonresidential Development Value (per acre)	\$1,176,119	\$0	\$3,724,380
Projected Output			
Total Employment	64	0	141
Total Households	0	4	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%	0.8%
% Industrial	2.1%	0.0%	1.3%
*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%	6.8%
% Industrial	5.4%	0.0%	3.2%
*ONE McKinney 2040 Comprehensive Plan			