

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C3 Regional	C2 Local Commercial	Collin Crossing
Annual Operating Revenues	\$225,244	\$225,244	\$147,024
Annual Operating Expenses	\$13,606	\$13,606	\$11,176
Net Surplus (Deficit)	\$211,639	\$211,639	\$135,848

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	\$9,637,911	\$9,637,911	\$6,884,222
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	59	59	48
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	1.5%	1.5%	0.9%
% Office	0.0%	0.0%	0.1%
% 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	11.4%	11.4%	6.9%
% Office	0.0%	0.0%	1.9%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan