

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	PD	Medical District: Professional Center
Annual Operating Revenues	\$1,410,983	\$1,030,756	\$1,255,839
Annual Operating Expenses	\$85,228	\$531,417	\$318,494
<b>Net Surplus (Deficit)</b>	<b>\$1,325,755</b>	<b>\$499,340</b>	<b>\$937,345</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$57,456,000	\$0
Residential Development Value (per unit)	\$0	\$144,000	\$0
Residential Development Value (per acre)	\$0	\$4,320,000	\$0
Total Nonresidential Development Value	\$60,374,160	\$23,875,236	\$118,333,354
Nonresidential Development Value (per square foot)	\$180	\$180	\$176
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$5,661,883

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	369	146	1,384
Total Households	0	399	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	1.2%	0.0%
% Retail	9.6%	3.8%	1.0%
% Office	0.0%	0.0%	11.0%
% Industrial	0.0%	0.0%	0.6%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	13.2%	0.0%
% Retail	597.9%	236.4%	59.8%
% Office	0.0%	0.0%	153.0%
% Industrial	0.0%	0.0%	55.5%

\*ONE McKinney 2040 Comprehensive Plan