

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C3 Regional	AG Agricultural, AG	Collin Crossing
Annual Operating Revenues	\$1,467,736	\$24,441	\$838,728
Annual Operating Expenses	\$1,225,847	\$7,745	\$882,966
Net Surplus (Deficit)	\$241,889	\$16,696	(\$44,238)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$139,268,160	\$2,678,625	\$101,929,680
Residential Development Value (per unit)	\$144,000	\$718,997	\$144,000
Residential Development Value (per acre)	\$4,320,000	\$71,900	\$2,736,000
Total Nonresidential Development Value	\$13,768,053	\$0	\$0
Nonresidential Development Value (per square foot)	\$180	\$0	\$0
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$0

Projected Output			
Total Employment	84	0	0
Total Households	967	4	708

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	2.8%	0.0%	2.0%
% Retail	2.2%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	60.0%	0.2%	43.9%
% Retail	16.2%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan