

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	TR 1.8 Townhome Residential	RS 84 - Single Family Residence	Town Center District: Historic Town Center - Residential
Annual Operating Revenues	\$6,782	\$5,041	\$10,457
Annual Operating Expenses	\$3,119	\$2,226	\$4,809
<b>Net Surplus (Deficit)</b>	<b>\$3,663</b>	<b>\$2,815</b>	<b>\$5,649</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$729,533	\$545,981	\$1,124,940
Residential Development Value (per unit)	\$364,766	\$424,888	\$364,766
Residential Development Value (per acre)	\$2,838,649	\$2,124,441	\$4,377,197
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output			
Total Employment	0	0	0
Total Households	2	1	3

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%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.2%	0.1%	0.2%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan