

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		I1 Light Industrial	C - Planned Center
Annual Operating Revenues	\$206,841	\$1,199,336	\$269,910
Annual Operating Expenses	\$19,122	\$72,444	\$52,870
Net Surplus (Deficit)	\$187,719	\$1,126,892	\$217,040

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	\$21,993,444	\$51,318,036	\$27,858,362
Nonresidential Development Value (per square foot)	\$108	\$180	\$137
Nonresidential Development Value (per acre)	\$1,176,120	\$2,744,280	\$3,724,380

Projected Output			
Total Employment	112	314	246
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	0.0%	8.1%	0.0%
% Office	0.0%	0.0%	1.5%
% Industrial	3.7%	0.0%	2.2%

*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%	3478.2%	0.0%
% Office	0.0%	0.0%	25.6%
% Industrial	12.8%	0.0%	7.7%

*ONE McKinney 2040 Comprehensive Plan