

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned	PD - Planned	East Fork District:
Annual Operating Revenues	\$129,414	\$750,386	\$489,801
Annual Operating Expenses	\$11,964	\$45,326	\$37,232
<b>Net Surplus (Deficit)</b>	<b>\$117,450</b>	<b>\$705,060</b>	<b>\$452,569</b>

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	\$13,760,604	\$32,108,076	\$22,934,340
Nonresidential Development Value (per square foot)	\$108	\$180	\$180
Nonresidential Development Value (per acre)	\$1,176,120	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	70	196	161
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%	5.1%	3.1%
% Office	0.0%	0.0%	0.3%
% Industrial	2.3%	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	0.0%	68.7%	41.7%
% Office	0.0%	0.0%	7.0%
% Industrial	14.2%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan