

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-High)	PD - Planned Development (Res-High), C - Planned Center	Collin Crossing District: Commercial Center
Annual Operating Revenues	\$553,943	\$745,972	\$782,845
Annual Operating Expenses	\$583,160	\$403,452	\$59,508
<b>Net Surplus (Deficit)</b>	<b>(\$29,217)</b>	<b>\$342,520</b>	<b>\$723,337</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$67,320,000	\$43,891,200	\$0
Residential Development Value (per unit)	\$144,000	\$144,000	\$0
Residential Development Value (per acre)	\$3,600,000	\$3,456,000	\$0
Total Nonresidential Development Value	\$0	\$16,465,680	\$36,655,740
Nonresidential Development Value (per square foot)	\$0	\$180	\$180
Nonresidential Development Value (per acre)	\$0	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	0	101	258
Total Households	468	305	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.3%	0.9%	0.0%
% Retail	0.0%	2.6%	4.9%
% Office	0.0%	0.0%	0.6%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	29.0%	18.9%	0.0%
% Retail	0.0%	19.4%	36.7%
% Office	0.0%	0.0%	10.0%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan