

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 Local Commercial	PD - Planned Development (Retail)	Collin McKinney Commercial District: Urban Living, Urban Living
Annual Operating Revenues	\$664,261	\$664,261	\$492,386
Annual Operating Expenses	\$40,124	\$40,124	\$518,356
Net Surplus (Deficit)	\$624,138	\$624,138	(\$25,970)

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$59,839,056
Residential Development Value (per unit)	\$0	\$0	\$144,000
Residential Development Value (per acre)	\$0	\$0	\$2,736,000
Total Nonresidential Development Value	\$28,422,900	\$28,422,900	\$0
Nonresidential Development Value (per square foot)	\$180	\$180	\$0
Nonresidential Development Value (per acre)	\$1,960,200	\$1,960,200	\$0

Projected Output			
Total Employment	174	174	0
Total Households	0	0	416

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	1.2%
% Retail	4.5%	4.5%	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	0.0%	0.0%	6.2%
% Retail	14.7%	14.7%	0.0%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan