

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C1 - Neighborhood Commercial	RS 60 - Single Family Residence	Town Center District: Historic Town Center - Mix
Annual Operating Revenues	\$18,324	\$9,494	\$15,807
Annual Operating Expenses	\$1,107	\$4,366	\$1,736
Net Surplus (Deficit)	\$17,218	\$5,128	\$14,072

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$1,021,346	\$0
Residential Development Value (per unit)	\$0	\$364,766	\$0
Residential Development Value (per acre)	\$0	\$2,553,365	\$0
Total Nonresidential Development Value	\$784,080	\$0	\$878,170
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$1,960,200	\$0	\$3,136,320

Projected Output			
Total Employment	5	0	8
Total Households	0	3	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.1%	0.0%	0.1%
% 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%	0.2%	0.0%
% Retail	1.9%	0.0%	1.3%
% Office	0.0%	0.0%	1.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan