

Site Analysis

Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	I1 Light Industrial	PD - Planned Development (Res-Low), AG - Agricultural	Business & Aviation District: Employment Mix
Annual Operating Revenues	\$463,125	\$215,644	\$604,338
Annual Operating Expenses	\$42,815	\$68,337	\$118,377
Net Surplus (Deficit)	\$420,311	\$147,308	\$485,961

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$23,633,445	\$0
Residential Development Value (per unit)	\$0	\$718,997	\$0
Residential Development Value (per acre)	\$0	\$564,448	\$0
Total Nonresidential Development Value	\$49,244,144	\$0	\$62,375,916
Nonresidential Development Value (per square foot)	\$108	\$0	\$137
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$3,724,380

Projected Output			
Total Employment	251	0	552
Total Households	0	33	0

Projected Market Analysis

Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.1%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	3.3%
% Industrial	8.3%	0.0%	5.0%

**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%	0.0%	0.0%
% Office	0.0%	0.0%	26.9%
% Industrial	21.0%	0.0%	12.6%

**ONE McKinney 2040 Comprehensive Plan*

Page 1