

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned	BN - Neighborhood	Town Center District:
Annual Operating Revenues	\$3,061	\$17,225	\$14,859
Annual Operating Expenses	\$283	\$1,040	\$1,631
Net Surplus (Deficit)	\$2,778	\$16,185	\$13,227

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	\$325,475	\$737,035	\$825,479
Nonresidential Development Value (per square foot)	\$108	\$180	\$180
Nonresidential Development Value (per acre)	\$865,624	\$1,960,200	\$3,136,320

Projected Output			
Total Employment	2	5	7
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%	0.1%	0.1%
% Office	0.0%	0.0%	0.0%
% Industrial	0.1%	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%	1.8%	1.2%
% Office	0.0%	0.0%	0.9%
% Industrial	40.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan