

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C1 Neighborhood	PD - Planned	Established
Annual Operating Revenues	\$255,397	\$130,406	\$318,241
Annual Operating Expenses	\$15,427	\$37,024	\$80,709
Net Surplus (Deficit)	\$239,970	\$93,381	\$237,532

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	\$10,928,115	\$13,113,738	\$29,986,748
Nonresidential Development Value (per square foot)	\$180	\$180	\$176
Nonresidential Development Value (per acre)	\$1,960,200	\$2,352,240	\$5,661,883

Projected Output			
Total Employment	67	160	351
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	1.7%	0.0%	0.2%
% Office	0.0%	1.3%	2.8%
% Industrial	0.0%	0.0%	0.2%

*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%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan