

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	R5 Residential	BN - Neighborhood Business	Town Center District: Historic Town Center - Mix
Annual Operating Revenues	\$13,563	\$22,906	\$19,759
Annual Operating Expenses	\$6,237	\$1,384	\$2,169
Net Surplus (Deficit)	\$7,326	\$21,522	\$17,589

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$1,459,066	\$0	\$0
Residential Development Value (per unit)	\$364,766	\$0	\$0
Residential Development Value (per acre)	\$2,918,131	\$0	\$0
Total Nonresidential Development Value	\$0	\$980,100	\$1,097,712
Nonresidential Development Value (per square foot)	\$0	\$180	\$180
Nonresidential Development Value (per acre)	\$0	\$1,960,200	\$3,136,320

Projected Output			
Total Employment	0	6	9
Total Households	4	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%	0.2%	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	0.3%	0.0%	0.0%
% Retail	0.0%	2.4%	1.6%
% Office	0.0%	0.0%	1.2%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan