

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	R43 Residential Estate, R6 Residential	RED-1 - Residential Estates	Established Community: Suburban Living
Annual Operating Revenues	\$31,141	\$12,399	\$33,365
Annual Operating Expenses	\$13,753	\$3,929	\$14,735
Net Surplus (Deficit)	\$17,388	\$8,470	\$18,630

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$3,372,763	\$1,358,905	\$3,613,674
Residential Development Value (per unit)	\$424,888	\$718,997	\$424,888
Residential Development Value (per acre)	\$1,784,530	\$718,997	\$1,911,997
Total Nonresidential Development Value	\$0	\$0	\$0
Nonresidential Development Value (per square foot)	\$0	\$0	\$0
Nonresidential Development Value (per acre)	\$0	\$0	\$0

Projected Output	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Employment	0	0	0
Total Households	8	2	9

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.0%	0.0%	0.0%
% 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%	0.0%	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