

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	I1 Light Industrial	BG - General Business	Town Center District: Historic Town Center - Mix
Annual Operating Revenues	\$200	\$1,161	\$715
Annual Operating Expenses	\$19	\$70	\$79
<b>Net Surplus (Deficit)</b>	<b>\$182</b>	<b>\$1,091</b>	<b>\$637</b>

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	\$21,288	\$49,671	\$39,737
Nonresidential Development Value (per square foot)	\$108	\$180	\$180
Nonresidential Development Value (per acre)	\$1,176,120	\$2,744,280	\$3,136,320

Projected Output			
Total Employment	0	0	0
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%	0.0%	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%	0.1%	0.1%
% Office	0.0%	0.0%	0.0%
% Industrial	2.6%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan