

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	I1 Light Industrial, I2 Heavy Industrial	AG - Agricultural, ML Light Manufacturing	Oak Hollow District: Employment Mix, Employment Mix
Annual Operating Revenues	\$71,565	\$10,592	\$93,386
Annual Operating Expenses	\$6,616	\$1,842	\$18,292
Net Surplus (Deficit)	\$64,949	\$8,750	\$75,094

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$421,332	\$0
Residential Development Value (per unit)	\$0	\$718,997	\$0
Residential Development Value (per acre)	\$0	\$71,900	\$0
Total Nonresidential Development Value	\$7,609,496	\$717,433	\$9,638,695
Nonresidential Development Value (per square foot)	\$108	\$108	\$137
Nonresidential Development Value (per acre)	\$1,176,120	\$1,176,120	\$3,724,380

Projected Output			
Total Employment	39	4	85
Total Households	0	1	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%	0.5%
% Industrial	1.3%	0.1%	0.8%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.7%	0.0%
% Retail	0.0%	0.0%	0.0%
% Office	0.0%	0.0%	8.8%
% Industrial	4.4%	0.4%	2.7%

*ONE McKinney 2040 Comprehensive Plan