

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		I1 Light Industrial	AG Agricultural
Annual Operating Revenues	\$824,047	\$48,876	\$0
Annual Operating Expenses	\$76,181	\$15,489	\$0
<b>Net Surplus (Deficit)</b>	<b>\$747,866</b>	<b>\$33,387</b>	<b>\$0</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$5,356,531	\$0
Residential Development Value (per unit)	\$0	\$718,997	\$0
Residential Development Value (per acre)	\$0	\$71,900	\$0
Total Nonresidential Development Value	\$87,620,940	\$0	\$0
Nonresidential Development Value (per square foot)	\$108	\$0	\$0
Nonresidential Development Value (per acre)	\$1,176,120	\$0	\$0

Projected Output			
Total Employment	446	0	0
Total Households	0	7	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	14.8%	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	37.4%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan