

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned	PD - Planned	Collin Crossing
Annual Operating Revenues	\$547,817	\$686,259	\$645,156
Annual Operating Expenses	\$576,711	\$161,861	\$49,041
<b>Net Surplus (Deficit)</b>	<b>(\$28,894)</b>	<b>\$524,397</b>	<b>\$596,115</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$66,575,520	\$32,427,733	\$0
Residential Development Value (per unit)	\$144,000	\$364,766	\$0
Residential Development Value (per acre)	\$4,320,000	\$2,553,365	\$0
Total Nonresidential Development Value	\$0	\$16,465,680	\$30,208,642
Nonresidential Development Value (per square foot)	\$0	\$180	\$180
Nonresidential Development Value (per acre)	\$0	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	0	101	212
Total Households	462	89	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.3%	0.3%	0.0%
% Retail	0.0%	2.6%	4.1%
% Office	0.0%	0.0%	0.5%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	28.7%	5.5%	0.0%
% Retail	0.0%	19.4%	30.3%
% Office	0.0%	0.0%	8.2%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan