

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		C1 - Neighborhood Commercial	
Annual Operating Revenues	\$698,372	\$0	\$82,823
Annual Operating Expenses	\$42,184	\$0	\$14,798
<b>Net Surplus (Deficit)</b>	<b>\$656,188</b>	<b>\$0</b>	<b>\$68,025</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$0	\$3,425,663
Residential Development Value (per unit)	\$0	\$0	\$718,997
Residential Development Value (per acre)	\$0	\$0	\$359,499
Total Nonresidential Development Value	\$29,882,465	\$0	\$2,665,872
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$1,960,200

Projected Output			
Total Employment	183	0	21
Total Households	0	0	5

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	4.7%	0.0%	0.3%
% Office	0.0%	0.0%	0.1%
% 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%	0.4%
% Retail	1551.6%	0.0%	96.9%
% Office	0.0%	0.0%	111.3%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan