

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C3 Regional	C2 - Local	Collin Crossing
Annual Operating Revenues	\$262,956	\$262,956	\$171,640
Annual Operating Expenses	\$15,883	\$15,883	\$13,047
Net Surplus (Deficit)	\$247,072	\$247,072	\$158,593

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	\$11,251,548	\$11,251,548	\$8,036,820
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$2,744,280	\$2,744,280	\$1,960,200

Projected Output			
Total Employment	69	69	56
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	1.8%	1.8%	1.1%
% 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%	0.0%
% Retail	13.3%	13.3%	8.0%
% Office	0.0%	0.0%	2.2%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan