

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C3 Regional	AG Agricultural	Medical District:
Annual Operating Revenues	\$346,332	\$3,543	\$308,251
Annual Operating Expenses	\$20,920	\$1,123	\$78,176
Net Surplus (Deficit)	\$325,413	\$2,420	\$230,076

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$388,259	\$0
Residential Development Value (per unit)	\$0	\$718,997	\$0
Residential Development Value (per acre)	\$0	\$71,900	\$0
Total Nonresidential Development Value	\$14,819,112	\$0	\$29,045,460
Nonresidential Development Value (per square foot)	\$180	\$0	\$176
Nonresidential Development Value (per acre)	\$2,744,280	\$0	\$5,661,883

Projected Output			
Total Employment	91	0	340
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	2.4%	0.0%	0.2%
% Office	0.0%	0.0%	2.7%
% Industrial	0.0%	0.0%	0.1%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	146.8%	0.0%	14.7%
% Office	0.0%	0.0%	37.5%
% Industrial	0.0%	0.0%	13.6%

*ONE McKinney 2040 Comprehensive Plan