

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	C2 - Local Commercial	AG - Agricultural	Honey Creek Entertainment District: Entertainment
Annual Operating Revenues	\$77,741	\$1,113	\$80,845
Annual Operating Expenses	\$4,696	\$353	\$23,733
Net Surplus (Deficit)	\$73,046	\$761	\$57,113

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$0	\$122,014	\$1,221,840
Residential Development Value (per unit)	\$0	\$718,997	\$144,000
Residential Development Value (per acre)	\$0	\$71,900	\$3,600,000
Total Nonresidential Development Value	\$3,326,459	\$0	\$5,322,335
Nonresidential Development Value (per square foot)	\$180	\$0	\$180
Nonresidential Development Value (per acre)	\$1,960,200	\$0	\$3,920,400

Projected Output			
Total Employment	20	0	57
Total Households	0	0	8

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.0%	0.0%	0.0%
% Retail	0.5%	0.0%	0.2%
% Office	0.0%	0.0%	0.4%
% 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%	0.2%
% Retail	2.4%	0.0%	1.0%
% Office	0.0%	0.0%	2.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan