

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
	PD - Planned Development (Res-Medium)		Honey Creek Entertainment District: Entertainment Center
Annual Operating Revenues	\$2,347,524	\$0	\$6,479,060
Annual Operating Expenses	\$1,036,728	\$0	\$1,901,963
Net Surplus (Deficit)	\$1,310,796	\$0	\$4,577,097
Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$254,253,099	\$0	\$97,920,000
Residential Development Value (per unit)	\$424,888	\$0	\$144,000
Residential Development Value (per acre)	\$1,869,508	\$0	\$3,600,000
Total Nonresidential Development Value	\$0	\$0	\$426,539,520
Nonresidential Development Value (per square foot)	\$0	\$0	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$3,920,400
Projected Output			
Total Employment	0	0	4,562
Total Households	598	0	680
Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.7%	0.0%	2.0%
% Retail	0.0%	0.0%	16.9%
% Office	0.0%	0.0%	32.3%
% Industrial	0.0%	0.0%	0.0%
*Includes City and Extraterritorial Jurisdiction			
Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	12.4%	0.0%	14.1%
% Retail	0.0%	0.0%	77.1%
% Office	0.0%	0.0%	161.4%
% Industrial	0.0%	0.0%	0.0%
*ONE McKinney 2040 Comprehensive Plan			