

| Site Analysis                |                       |                                   |  |
|------------------------------|-----------------------|-----------------------------------|--|
| Annual Operating Summary     | Proposed Zoning       | Existing Zoning                   | 2040 Plan Placetype                      |
|                              | C2 - Local Commercial | PD - Planned Development (Retail) | Established Community: Commercial Center |
| Annual Operating Revenues    | \$124,659             | \$89,042                          | \$75,686                                 |
| Annual Operating Expenses    | \$11,414              | \$8,153                           | \$6,930                                  |
| <b>Net Surplus (Deficit)</b> | <b>\$113,245</b>      | <b>\$80,889</b>                   | <b>\$68,756</b>                          |

| 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             | \$5,214,132     | \$3,724,380     | \$3,165,723         |
| Nonresidential Development Value (per square foot) | \$180           | \$180           | \$180               |
| Nonresidential Development Value (per acre)        | \$2,744,280     | \$1,960,200     | \$1,666,170         |

| Projected Output | Proposed Zoning | Existing Zoning | 2040 Plan Placetype |
|------------------|-----------------|-----------------|---------------------|
| Total Employment | 45              | 32              | 27                  |
| 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                               | 0.8%            | 0.6%            | 0.5%                |
| % Office                               | 0.0%            | 0.0%            | 0.0%                |
| % 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                              | 0.0%            | 0.0%            | 0.0%                |
| % Office                              | 0.0%            | 0.0%            | 0.0%                |
| % Industrial                          | 0.0%            | 0.0%            | 0.0%                |

\*ONE McKinney 2040 Comprehensive Plan