

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Retail)	PD - Planned Development (Retail), PD - Planned Development (Office)
Annual Operating Revenues	\$987,326	\$584,661	\$858,596
Annual Operating Expenses	\$853,987	\$111,317	\$248,933
<b>Net Surplus (Deficit)</b>	<b>\$133,339</b>	<b>\$473,344</b>	<b>\$609,662</b>

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$104,770,800	\$0	\$14,257,800
Residential Development Value (per unit)	\$160,200	\$0	\$160,200
Residential Development Value (per acre)	\$9,612,000	\$0	\$4,005,000
Total Nonresidential Development Value	\$13,525,380	\$44,661,197	\$55,826,496
Nonresidential Development Value (per square foot)	\$180	\$180	\$180
Nonresidential Development Value (per acre)	\$1,960,200	\$2,509,056	\$3,920,400

Projected Output			
Total Employment	165	482	597
Total Households	654	0	89

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	1.9%	0.0%	0.3%
% Retail	0.0%	1.7%	2.2%
% Office	1.4%	3.5%	4.2%
% Industrial	0.0%	0.0%	0.0%

\*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	9.8%	0.0%	1.3%
% Retail	0.0%	5.4%	7.2%
% Office	6.6%	16.7%	20.5%
% Industrial	0.0%	0.0%	0.0%

\*ONE McKinney 2040 Comprehensive Plan