

| 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 | \$938,225 | \$938,225 | \$569,636 |
| Annual Operating Expenses | \$85,906 | \$85,906 | \$52,157 |
| Net Surplus (Deficit) | \$852,319 | \$852,319 | \$517,479 |

| 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 | \$39,243,204 | \$39,243,204 | \$23,826,231 |
| Nonresidential Development Value (per square foot) | \$180 | \$180 | \$180 |
| Nonresidential Development Value (per acre) | \$2,744,280 | \$2,744,280 | \$1,666,170 |

| Projected Output | | | |
|------------------|-----|-----|-----|
| Total Employment | 338 | 338 | 205 |
| 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 | 6.2% | 6.2% | 3.8% |
| % 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