



WYNMARK COMMERCIAL REAL ESTATE GROUP, PLLC  
16818 DALLAS PARKWAY, STE. 200  
DALLAS, TEXAS 75248

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## Letter of Intent:

Im writing this on behalf of the Sam Thornal, who is the owner of the suite located at **8951 Collin McKinney Pkwy Ste. 601 McKinney, Tx 75070**. The intent is to lease this 1,150 SF suite to Luxury Recovery LLC (Natali Estrada). This address is zoned in a PD that follows the Suburban Office(SO) zoning. In order to lease to Luxury Recovery LLC we have been informed we would need to submit for an SUP to achieve hospital zoning. Even though Luxury Recovery is in no way a hospital, they do need the ability to keep recovery patients overnight, if needed. That is why we were guided to this zoning by City Staff. To better describe the potential Tenant, I have pasted the executive summary (unedited) from their business plan down below.

### **Executive Summary for Luxury Recovery LLC:**

“Personalized post-surgical care recovery house in the DFW and surrounding areas. Caring for individuals after plastic surgery. Surgery Recovery House will assist you with your post-surgical care, meals, and post-operative appointments. Not only will a patient have a licensed professional at all times taking care of them and monitoring drainage but, the patient will also get a customized meal through a Certified Chef. Patients will receive the best care possible during these low-risk procedures, but we will follow each surgeon's post-operative protocols.”

With regards,

**Justin Keane**

Agent working on behalf of Sam Thornal