

FRONTIER —EQUITY—

November 18, 2019

Planning Department
221 N. Tennessee Street
McKinney, TX 75069
972-547-2000

Re: Project #: PDM-2019-0000131 - Development of 193,000 SF Warehouse

To Whom It May Concern:

Frontier Equity, LLC, a subsidiary of Holt Lunsford Commercial, Inc. will develop a **12.035 acre** site in McKinney at the southwest corner of N. Redbud Blvd and Central Circle (Geo ID R-2161-00C-02R1-1).

The speculative development is a **warehouse** use. The construction type is **concrete tilt wall**. The proposed square footage is approximately **193,000 square feet** and can demise into smaller suites for multiple warehouse users. It will be developed in a **single phase**. The building will be owned and managed by Frontier Equity, LLC, or assigns.

We hosted a pre-development meeting with City of McKinney staff on October 2, 2019 and have incorporated all the comments in the attached submittal. We are **requesting curb cut variances** which have been discussed with engineering staff.

The **existing zoning is PD 1563** which permits warehouse use.

We are excited about our submittal and developing this new Class A warehouse in McKinney. Please call with questions.

Best Regards,



Todd Marchesani

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