

LETTER OF INTENT

This request ("Request") is to rezone +/- 19.628 acres from a "C" Planned Center District (the "C District") to a Light Industrial (LI) District to allow warehouse and office with showroom uses. The property consists of 19.628 acres of land and is located approximately 550 feet north of Wilmeth Drive with frontages along Central Expressway to the west and Redbud Boulevard to the east (the "Property"). The Property is currently undeveloped. The Property is zoned C Planned Center District and is located within the High Rise Subzone of the Corridor Commercial Overlay District. Four light industrial buildings consisting of approximately 310,000 square feet of floor area suited for office/showroom and warehouse uses are proposed for the site (the "Project").

The Request and Project are consistent with the predominant pattern of development in the surrounding area. Nearby land around the Property is zoned a combination of C, "ML" Light Manufacturing, and LI districts. Uses adjacent to the Property include a tractor and farming supply store to the north, a warehouse use to the east, a warehouse/office/self-storage building to the southeast, and vacant land and a gas station with fueling stations and parking for semi-trailer trucks to the south.

With respect to the Project, each building is designed for potential multi-tenant divisions providing facades with multiple Class A business entrances with double height glazing and entry canopies. Building design features also include the use of tilt panel reveals and offsets along with color, providing building façades that are broken down into smaller sections to create visual interest. Landscaping will consist of trees, shrubs, and ground cover that enhance design and screen additional site elements. Building signage will be designed to complement the building architecture, materiality, and scale.

The buildings will have office and warehouse functions. Given the size of the proposed buildings, the project is not intended to attract nor support heavy-distribution or manufacturing tenants. Each building may be single-tenant or suited to accommodate multiple tenants, depending on market conditions and demand at time of delivery.