



6S Development LLC

18333 Preston Rd, Suite 350

Dallas, TX 75252

Cell: 775-219-4927

September 28, 2025

City of McKinney

Development Services Department

McKinney, TX

Re: Letter of Intent – 1702 Wilmeth Rd, McKinney, TX 75069

To Whom It May Concern,

6S Development LLC (“6S”) is under contract to purchase the property located at **1702 Wilmeth Rd, McKinney, TX 75069** (Parcel R-10378-00A-0021-1), as set forth in the fully executed Purchase and Sale Agreement with the property owner, effective **July 30, 2025**.

Our intent is to acquire the property and develop it into a state-of-the-art **automotive repair and collision center**. 6S is working with Tectonics Design Group and other consultants to prepare the necessary plans and to pursue the required Specific Use Permit (“SUP”) for the intended use. As part of this request, 6S is also seeking approval of a design exception to allow SimTek-style fencing in lieu of full masonry for site screening. This fencing provides the same look, durability, and performance as masonry. Masonry screening will still be provided around the trash enclosure per City requirements.

This Letter of Intent is provided to the City of McKinney to confirm 6S’s contractual control of the site and its commitment to proceed with entitlement applications and subsequent development of the property for an automotive repair facility.

We look forward to working with City staff through the review and approval process. Please contact me directly with any questions.

Sincerely,

Owen Bartlett

Development Manager

6S Development LLC