THE CITY OF BURLESON TEXAS

Project Street

JULY 20, 2026

THE CITY OF BURLESON TEXAS

Background

- EDC purchased from the City for $2M in 2022.
- The site has been through an RFP that resulted in the developer pulling out due to cost issues.
- Staff has been patient with the development of the site due to many new restaurants opening in Old Town and wanted the new restaurants to get better established.
- This is an important site that will activate new development “across the tracks” and staff wants to make sure we get the right development
- Staff has received a Letter of Understanding (LOU) from Street Realty for the development of the site.

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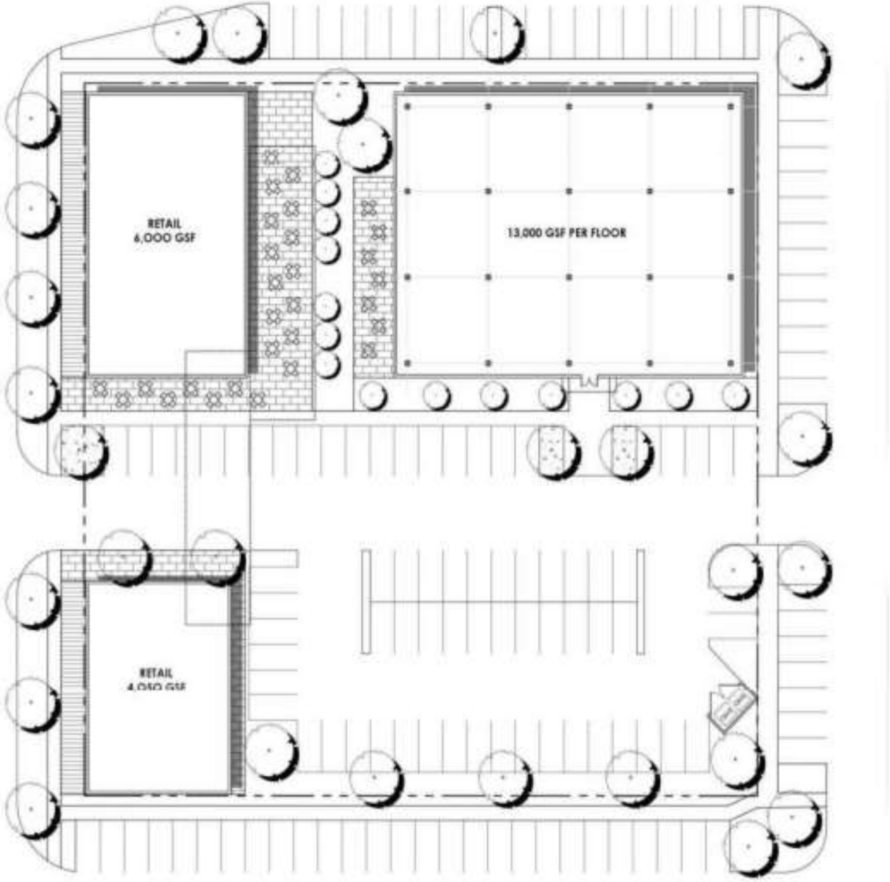
Street Realty Proposal

- The site is 1.43 acres in size and is located at Dobson and Renfro streets.
- Staff entered a Letter of Understanding with Street Realty for 90 days to evaluate the site as well as try to come to terms in December.
- Staff and the developer has extended this term for an additional 60 days to try to work out a deal structure.
- Street Realty has proposed a development consisting of 3 buildings on the site.
- Those consist of a 13,000 sqft 2 story office building, a 6,000 sqft restaurant pad site and a 4,000 sqft retail pad site. Total sqft on the site would be 36,000 sqft.



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The Grove

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Development Details

- The restaurant pad will have patio space as well as some outdoor seating for the office building will have a small courtyard feel.
- The proposal will follow all Old Town Standards and create walkability on site as well as the connection to Main Street across the railroad.
- The office building will consist of a dental office and an oral surgeon's office. There are other office tenants that they have been in discussions with as well.
- Street Realty is in preliminary discussions with prospective restaurants and retailers for the development.

Incentive Package

Prospect Obligations

- Close on the property in the amount of $2,000,000 by April 1, 2027.
- Minimum capital investment of the development to be $10M.
- Development to consist of 3 buildings totaling at least 35,000 square feet.
- Receive building permit for the full development by April 1, 2027.
- Receive Certificate of occupancy on the office building with at least one regional or corporate headquarter tenant by October 1, 2028.
- Receive Certificate of occupancy on building 2 with a restaurant tenant or a retail center with at least 2 sales tax generating tenants that are new to the market by June 1, 2029.
- Receive Certificate of occupancy on building 3 that consists of at least 1 sales tax generating businesses new to the market that is approx. 6,000 square feet sit-down restaurant with an outdoor patio space by December 31, 2029.

EDC Obligations

- Cash grant of $1,000,000 for building permit of the full development.
- Cash grant of $250,000 once the Certificate of occupancy is received for each building.
- Cash Grant of $125,000 for the first two sales tax generating tenants in the development have executed leases.

Claw back Provision

- In the event Street Realty fails complete construction following Commence Construction (July 1, 2027) of the Development, Street Realty shall repay all the Development Grant funds received and not be entitled to any additional payments from the BEDC, and this Agreement shall terminate.

Total Incentive - $2,000,000

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	2027 Year 1	2028 Year 2	2029 Year 3	2030 Year 4	2031 Year 5	2032 Year 6	2033 Year 7	2034 Year 8	2035 Year 9	2036 Year 10	2046 Year 20
CAPEX	$ 12,000,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Appraised Value (70% of CAPEX)	$ 8,400,000	$ 8,484,000	$ 8,568,840	$ 8,654,528	$ 8,741,074	$ 8,828,484	$ 8,916,769	$ 9,005,937	$ 9,095,996	$ 9,186,956	$ 10,148,115
Revenue											
Land Sale	$ 2,000,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sales Tax	$ -	$ 100,000	$ 130,000	$ 133,900	$ 137,917	$ 142,055	$ 146,316	$ 150,706	$ 155,227	$ 159,884	$ 214,870
Property Tax	$ 60,480	$ 61,085	$ 61,696	$ 62,313	$ 62,936	$ 63,565	$ 64,201	$ 64,843	$ 65,491	$ 66,146	$ 73,066
Expenses											
Land Rebate	$ (1,000,000.00)	$ (500,000.00)	$ (500,000.00)	$ -	$ -	$ -	$ -	$ -			
Site Improvements											
Annual	$ 1,060,480	$ (338,915)	$ (308,304)	$ 196,213	$ 200,853	$ 205,620	$ 210,517	$ 215,548	$ 220,718	$ 226,030	$ 287,937
Cumulative		$ 721,565	$ 413,260	$ 609,473	$ 810,326	$ 1,015,945	$ 1,226,462	$ 1,442,011	$ 1,662,729	$ 1,888,758	$ 4,475,586

Projected Sales		$ 5,000,000	$ 6,500,000	$ 6,695,000	$ 6,895,850	$ 7,102,726	$ 7,315,807	$ 7,535,281	$ 7,761,340	$ 7,994,180	$ 10,743,510
1 Restarant											
2 1500sf shops											
Curent Sales	$ -	$ 5,000,000	$ 6,500,000	$ 6,565,000	$ 6,630,650	$ 6,696,957	$ 6,763,926	$ 6,831,565	$ 6,899,881	$ 6,968,880	$ 7,697,979

10 YR ROI – 94%

20 YR ROI – 224%

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- Approve or deny the Real Estate Contract with Street Realty Capital, LLC in the amount of $2,000,000 for the property located at 130 E. Renfro Street.

- Approve or deny the Performance Agreement with Street Realty Capital, LLC for the development located at 130 E. Renfro Street.

Questions / Comments

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