

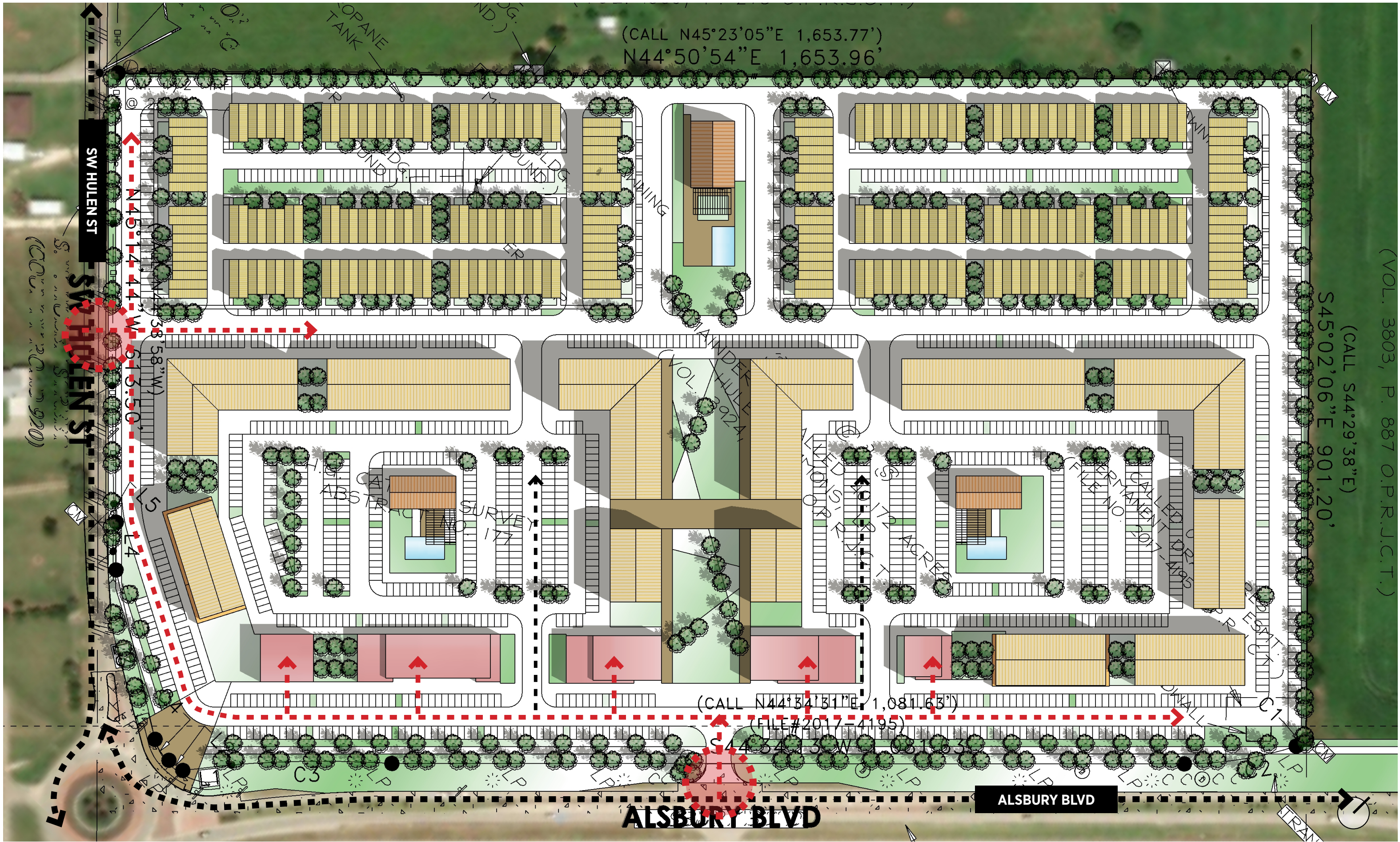


BURLESON MIXED USE

BURLESON, TEXAS

PRELIMINARY PLANNING STUDIES

04 . 15 . 2022

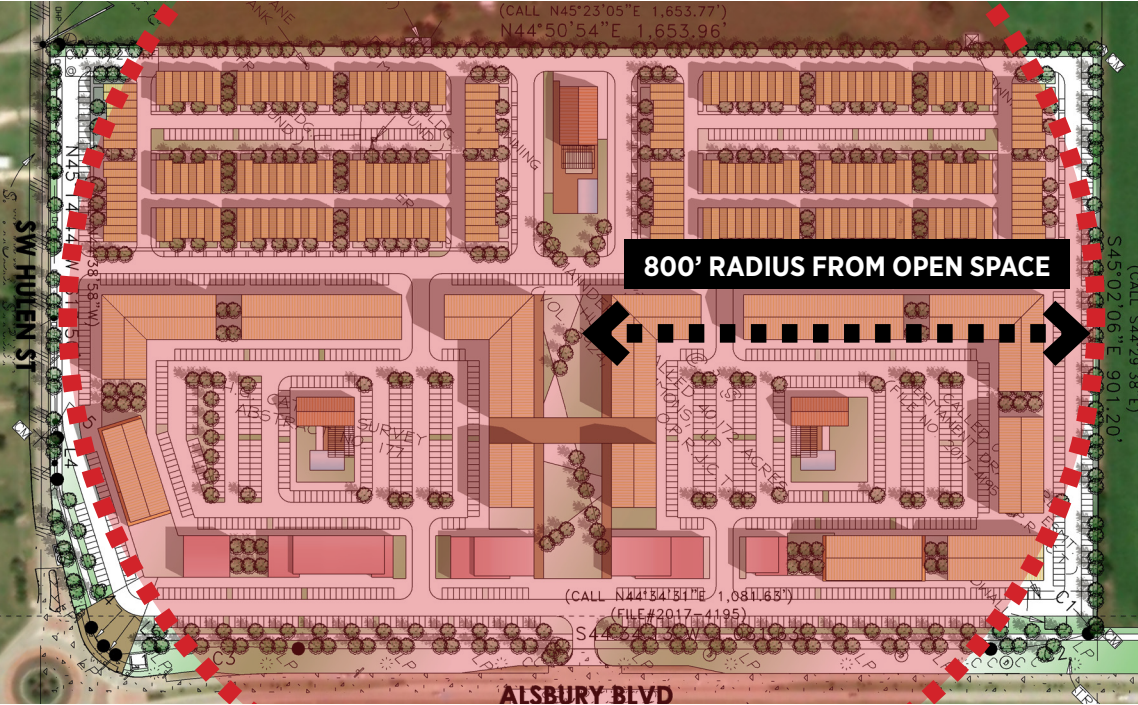
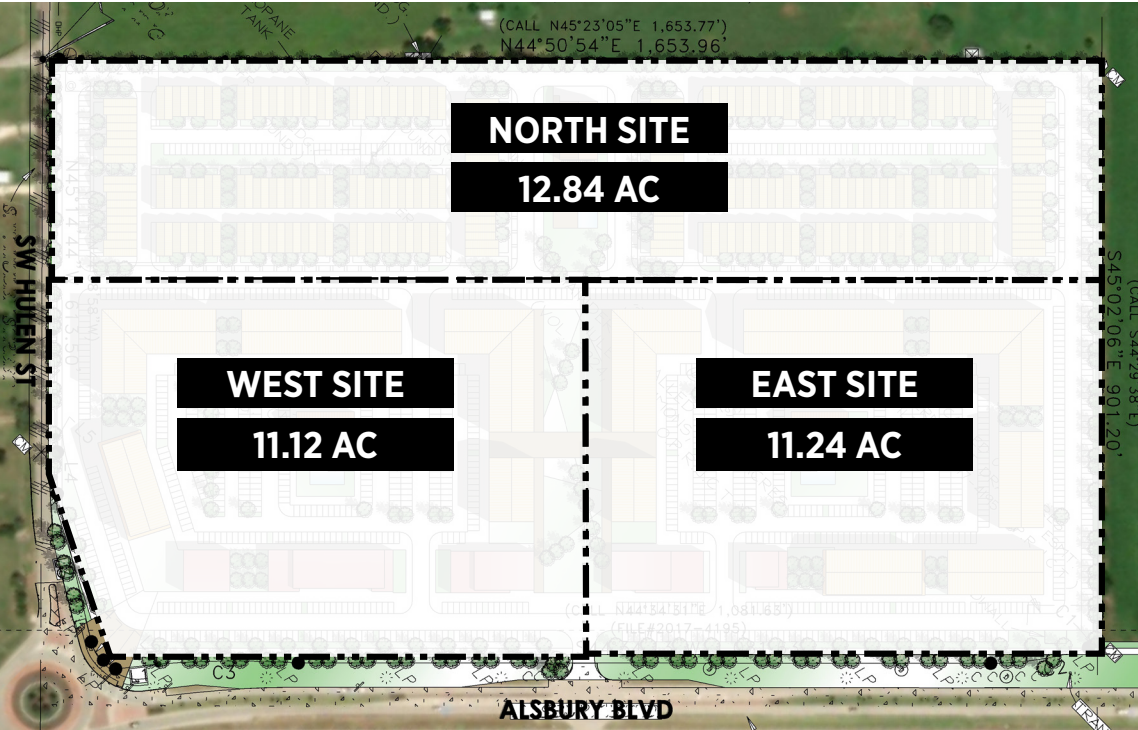








PROPOSED PLANNING



BURLESON TOD EAST RESIDENTIAL SITE	Floorplate - Gross SF	NRSF @ 83% Efficiency	Levels	Average Unit Size	# Units/ Keys	Total Gross Square Footage	Parking Ratio	Required Parking	Proposed Parking Space Count
Restaurant / Retail Total	12,500		1			12,500	7 per 1000	88	
Surface Parking									100
Leasing Office	3,400		1			3,400	3 per 1000	10	
Amenities - Fitness/Coworking (Accessory Use)	4,160		1			4,160			
Clubhouse (Accessory Use)	4,000		1			4,000			
Level 1 Multifamily	85,000	70,550	1	850	83	85,000	1.55 per Unit	129	
Level 2 Multifamily	92,000	76,360	1	850	90	92,000	1.55 per Unit	139	
Level 3 Multifamily	92,000	76,360	1	850	90	92,000	1.55 per Unit	139	
Level 4 Multifamily	92,000	76,360	1	850	90	92,000	1.55 per Unit	139	
Total					353	372,560		546	
Surface Parking									550
GRAND TOTAL				Units per Acre	31.35	385,060		644	650
				Site Square Footage	489,759				
				11.24	Acres				

BURLESON TOD WEST RESIDENTIAL SITE	Floorplate - Gross SF	NRSF @ 83% Efficiency	Levels	Average Unit Size	# Units/ Keys	Total Gross Square Footage	Parking Ratio	Required Parking	Proposed Parking Space Count
Restaurant / Retail Total	20,000		1			20,000	7 per 1000	140	
Surface Parking									140
Leasing Office	3,400		1			3,400	3 per 1000	10	
Amenities - Fitness/Coworking (Accessory Use)	4,160		1			4,160			
Clubhouse (Accessory Use)	4,000		1			4,000			
Level 1 Multifamily	62,000	51,460	1	850	61	62,000	1.55 per Unit	94	
Level 2 Multifamily	69,000	57,270	1	850	67	69,000	1.55 per Unit	104	
Level 3 Multifamily	69,000	57,270	1	850	67	69,000	1.55 per Unit	104	
Level 4 Multifamily	69,000	57,270	1	850	67	69,000	1.55 per Unit	104	
Total					263	280,560		407	
Surface Parking									435
GRAND TOTAL				Units per Acre	23.61	300,560		557	575
				Site Square Footage	484,555				
				11.12	Acres				

BURLESON TOD NORTH RESIDENTIAL SITE	Floorplate - Gross SF	NRSF @ 83% Efficiency	Levels	Average Unit Size	# Units/ Keys	Total Gross Square Footage	Parking Ratio	Required Parking	Proposed Parking Space Count
Amenity/Clubhouse	5,500		1			5,500			
East Townhomes	84,150		2	2,550	66	168,300	1.55 per Unit	102	
West Townhomes	84,150		2	2,550	66	168,300	1.55 per Unit	102	
Total					132	336,600		205	
Surface Parking									210
Garage Parking in Townhome									132
GRAND TOTAL				Units per Acre	10.28	342,100		205	342
				Site Square Footage	559,271				
				12.84	Acres				

TOTAL ACRES	TOTAL UNITS	TOTAL UNITS/ACRE	TOTAL PARKING REQUIRED	TOTAL PROPOSED (APROX)
35.21	747	21.22	1,406	1,567