

## Project Vision & Development Scenarios

Our goal is to create a high-quality, multi-building commercial development that enhances the local economy, supports small and medium-sized businesses, and integrates seamlessly into Burleson's urban fabric. The development will be thoughtfully designed to optimize available land while respecting site constraints, environmental requirements, and community standards.

We envision a vibrant, walkable environment that encourages customer engagement, provides functional space for diverse tenants, and serves as a long-term asset to the City of Burleson.

Under optimal site conditions (pending final drainage study results), the development will consist of **4–5 free-standing buildings** totaling approximately **24,000 square feet**. The layout will maximize buildable square footage, parking efficiency, and tenant visibility from public roadways.

### Primary Build-Out Scenario – Full Development Potential

- 4–5 free-standing buildings totaling approximately 24,000 square feet.
- Uses: Retail, office, light service, and potential food/beverage tenants.
- Parking: Meets/exceeds City code with shared parking.
- Stormwater Management: Integrated underground/surface detention.

Should the drainage study determine that significant land area is required for stormwater detention, the net buildable square footage may be reduced. This will impact both the number of buildings and the total leasable area.

### Secondary Build-Out Scenario – Drainage Study-Adjusted

- Reduction to 2–3 buildings, totaling approximately 14,000–18,000 square feet.
- Increased site allocation for drainage infrastructure.
- Revised building footprints and tenant mix.

## Design & Development Principles

Regardless of the final drainage outcome, both scenarios will adhere to:

- **Architectural Cohesion:** A consistent aesthetic that reflects Burleson's character and design standards.

- **Functional Site Circulation:** Safe vehicular access, clear pedestrian pathways, and efficient parking.
- **Environmental Responsibility:** Compliance with drainage and stormwater regulations, use of native landscaping, and sustainable building materials where possible.
- **Economic Impact:** Supporting job creation, sales tax generation, and long-term property value growth.

## Qualifications & Experience

Managing Partners: Tony Nguyen & Chinh Nguyen

Tony Nguyen and Chinh Nguyen bring a proven track record of successful commercial real estate development, from initial concept to project completion and disposition. Together, they have **developed, constructed, leased, and sold over 150,000 square feet** of high-quality flex space across multiple markets.

### Core Competencies & Track Record:

- **Full-Cycle Development Expertise:** Extensive experience guiding projects through site acquisition, entitlement, design, construction, lease-up, and sale.
- **Market Knowledge:** Deep understanding of tenant demand, site selection, and investment strategies to maximize property value.
- **Leasing Success:** Demonstrated ability to achieve strong occupancy rates through targeted tenant mix strategies and relationship-driven leasing.
- **Project Management:** Hands-on oversight of budgets, timelines, and contractor coordination to ensure on-time, on-budget delivery.
- **Quality & Design Standards:** Commitment to delivering well-designed, functional spaces that meet both tenant needs and municipal expectations.

Their combined expertise and history of delivering successful developments position them to execute a project in Burleson that is both economically viable and aligned with the City's vision for growth.

Tony Nguyen:

- Former multi-unit QSR franchisee bringing The Halal Guys, 7 Leaves Café, and The Social House to DFW.
- Oversaw development of all locations, working closely with general contractors and trades.

Current Projects:

- 800 S. Freeway, Fort Worth, TX – 5,000 sq. ft. metal building (City Comments phase).
- 1430 S. Cooper St., Arlington, TX – Stand-alone building nearing completion.

Core Competencies:

- Full-cycle development, tenant/market insight, construction oversight, and leasing strategy.

## References

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## **Financial Capacity**

Preliminary approval for a construction loan has been secured from First National Bank of Burleson, TX. This ensures immediate availability of financing upon final site plan approval and permitting, allowing the project to proceed without funding delays.

See Attached: Bank Letter

## Project Cost & Benefit

PRIMARY BUILD-OUT – 24,000 SF

Construction Cost: \$2,040,000 (\$85/SF)

Annual Rent Potential (NNN):

- \$12/SF → \$288,000
- \$14/SF → \$336,000
- \$16/SF → \$384,000

SECONDARY BUILD-OUT – CASE A – 14,000 SF

Construction Cost: \$1,190,000

Annual Rent Potential (NNN):

- \$12/SF → \$168,000
- \$14/SF → \$196,000
- \$16/SF → \$224,000

SECONDARY BUILD-OUT – CASE B – 18,000 SF

Construction Cost: \$1,530,000

Annual Rent Potential (NNN):

- \$12/SF → \$216,000
- \$14/SF → \$252,000
- \$16/SF → \$288,000

City Benefits:

- Sales tax generation, property tax growth, job creation, and economic catalyst effect.

## Anticipated Project Timeline

Phase 1 – City Approval & Permitting: 5–6 months

- Includes drainage study, site plan adjustments, zoning review, and permitting.

Phase 2 – Construction: 9–12 months from groundbreaking

- Includes site prep, utilities, building construction, tenant improvements.

Total Duration: 14–18 months from initial submission to completion, subject to weather or force majeure delays.

Attachments:

LOI

Proposal Appendix B

Bank Letter

Initial Site layout

