


City Council Regular Meeting

DEPARTMENT: Economic Development
FROM: Alex Philips, Director of Economic Development
MEETING: April 6, 2026

SUBJECT:

Consider and take possible action on an ordinance establishing a real estate contract for the sale of city-owned property located at 112 SE Gardens Boulevard, Burleson, Texas in response to the bid acceptance to RFP 2025-006 in the amount of \$500,000 (Final Reading).
(Staff Contact: Alex Philips, Director of Economic Development)

STRATEGIC PRIORITY AND GOAL(S):

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|  <p>Dynamic & Preferred City Through Managed Growth</p> | Strategic Goal |
| | 2.1 Attract and retain top-tier businesses |
| | 2.2 Promote sustainable residential and commercial development through strategic and long-term planning |
| | 2.3 Enhance connectivity and improve mobility |
| | 2.4 Implement the city's Capital Improvement Program |
| Develop and maintain facilities and utility services | |

SUMMARY:

The City of Burleson released a request for proposal on the property on August 1, 2025. The site is 2.45 acres and is located at 112 SE Gardens Boulevard. The minimum bid for the proposal was \$500,000 with a development scenario that would include multiple commercial buildings and have a compatible architecture to the surrounding area.

At the September 15, 2025, Council meeting, BTX Flex, LLC was awarded the project from the request for proposal.

The proposal includes a commercial development that would have users who are currently in the City's code of ordinances. The minimum capital investment for the development would be at least \$2,000,000 and would include 4-5 buildings ranging from 2,800 square feet to 5,900 square feet in size.

The City of Burleson is proposing the following performance agreement measures to ensure the development of the site.

BTX Flex Obligations

- BTX Flex to close on the property within 30 days after due diligence period is over in the amount of \$500,000.
- BTX Flex to obtain a building permit for the first building by October 31, 2026.
- BTX Flex to commence construction by November 30, 2026.
- BTX Flex to obtain the certificate of occupancy for the first building by October 1, 2027.
- BTX Flex to obtain the certificate of occupancy for the final building by July 1, 2029.

City of Burleson Obligations

- City of Burleson to issue a cash grant in the amount of \$96,667 once a building permit for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of \$96,667 once the certificate of occupancy for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of \$96,666 once the certificate of occupancy for the final building is obtained.

RECOMMENDATION:

Staff recommends approval

PRIOR ACTION/INPUT (Council, Boards, Citizens):

City Council approved the bid on September 15, 2025.

REFERENCE:

FISCAL IMPACT:

Proposed Expenditure/Revenue: \$500,000
Account Number(s): 1014201-47700, 1014201-66045

Fund: GF
Account Description: Land Sale, GF Economic Incentives

STAFF CONTACT:

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