

Project Bonus

Request for Proposals

- Released on August 1, 2025
 - Distributed to 485 vendors
 - Downloaded by 45 vendors
 - Closed on Aug. 21
- 112 SE Gardens
 - Vacant greenfield site
 - Approx. 2.45 acres
- Minimum bid of \$500,000
- Preferred development scenario
 - Multiple commercial flex buildings
 - Compatible architecture to surrounding area
- RFP was awarded to BTX Flex on the September 15th City Council meeting.



NOTE: The drawn boundary lines are approximate and are intended for illustration purposes only.

BTX Flex Overview

- Project would be a Commercial project and would have uses that are currently in the code.
- Total project would have a capital investment of \$2.0 - \$2.5M
- This would include 4-5 separate buildings ranging from 2,800 square feet to 5,990 square feet.
- There could only be 4 buildings potentially due to drainage and detention.
- Uses would be small commercial business like Auto Tint business to a smaller service company.
- The project would activate a piece of property in the City as well as provide a type of buildings that we do not have vacant in the community.



BTX Flex Project

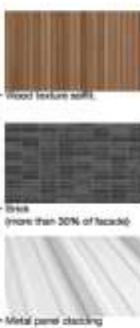
- This development would add desired buildings in the community that are not offered or available today.
- These buildings will be utilized by smaller businesses that have outgrown space or looking to start a new venture.
- This project does activate a piece of property that has been vacant for a long period of time.
- Buildings would have a mixture of Brick, Wood Textured Soffit and Metal panel cladding on facades facing the street.



North Facade
(front)

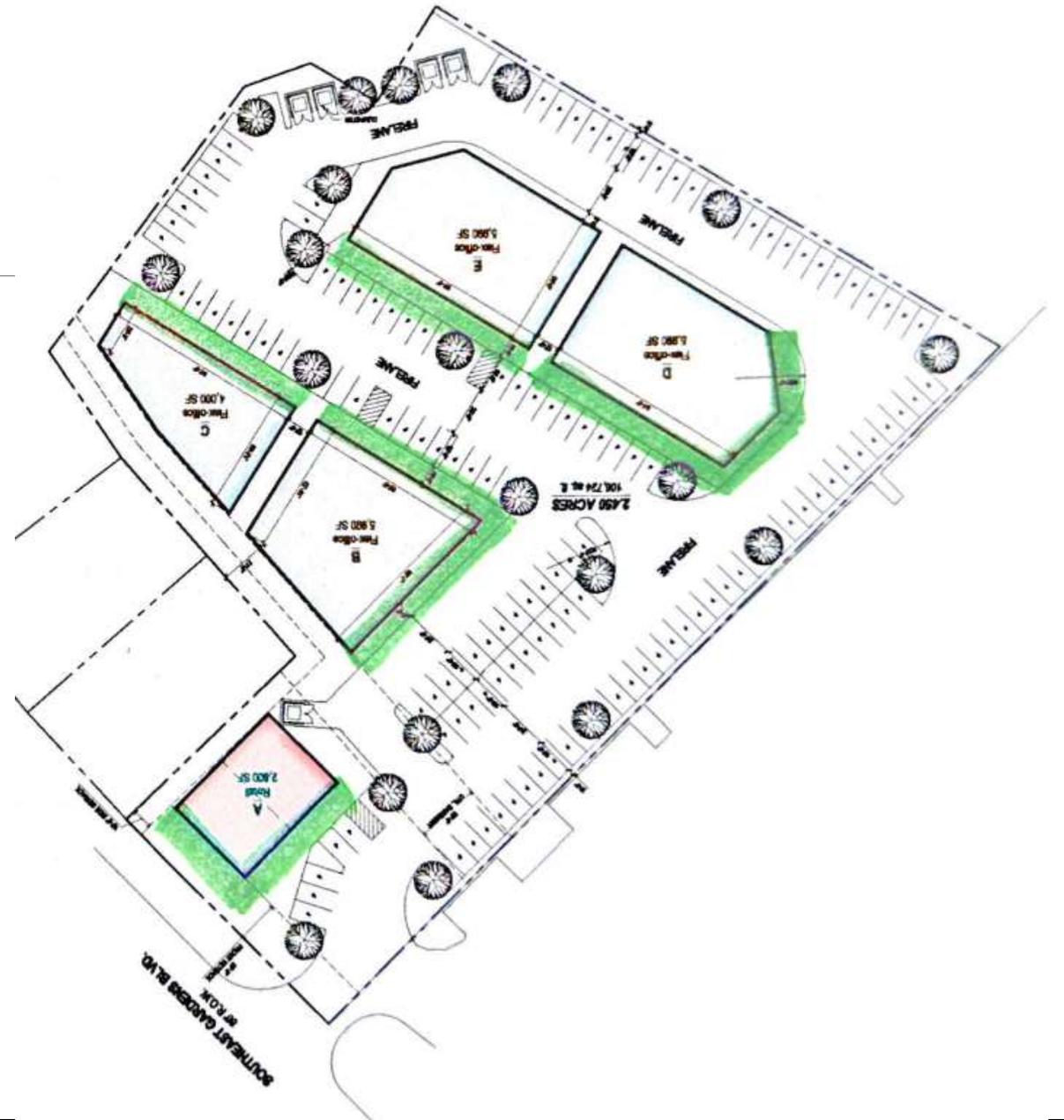


West Facade
(highway-facing)



BTX Flex Project

- All areas shaded in green would have the treated facades.
- All other facades would be metal cladding
- The developer has worked with staff over the last several months to get a better overall look for the project.
- The facades not facing the street would face either the gas well pad or residential areas but those areas would have screening according to our ordinances.



Proposed Incentives

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.

Total Incentive - \$290,000

Incentive Package Performance

	2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7	2035 Year 8	2036 Year 9	2037 Year 10	2047 Year 20
CAPEX	\$ 2,000,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Appraised Value (70% of CAPEX)	\$ 1,400,000	\$ 1,414,000	\$ 1,428,140	\$ 1,442,421	\$ 1,456,846	\$ 1,471,414	\$ 1,486,128	\$ 1,500,989	\$ 1,515,999	\$ 1,531,159	\$ 1,691,353
Revenue											
Property sale	\$ 500,000										
Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Tax	\$ 10,080	\$ 10,181	\$ 10,283	\$ 10,385	\$ 10,489	\$ 10,594	\$ 10,700	\$ 10,807	\$ 10,915	\$ 11,024	\$ 12,178
Expenses											
Site Improvements	\$ (96,666.00)	\$ (96,666.00)	\$ (96,668.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Annual	\$ 413,414	\$ (86,485)	\$ (86,385)	\$ 10,385	\$ 10,489	\$ 10,594	\$ 10,700	\$ 10,807	\$ 10,915	\$ 11,024	\$ 12,178
Cumulative		\$ 326,929	\$ 240,543	\$ 250,929	\$ 261,418	\$ 272,012	\$ 282,712	\$ 293,520	\$ 304,435	\$ 315,459	\$ 431,952

10yr ROI – 109%

20yr ROI – 149%

Questions / Comments

Alex Philips

Economic Development Director

aphilips@burlesontx.com

817-426-9638