

City Council Regular Meeting

DEPARTMENT: Economic Development
FROM: Alex Philips, Director of Economic Development
MEETING: March 23, 2026

SUBJECT:

Consider and take possible action on a Performance Agreement between the City of Burleson and BTX Flex, LLC., Inc. for a commercial flex development located 112 SE Gardens Boulevard in Burleson, Texas. (*Staff Contact:* Alex Philips, Director of Economic Development)

STRATEGIC PRIORITY AND GOAL(S):

 <p>Dynamic & Preferred City Through Managed Growth</p>	Strategic Goal
	<ul style="list-style-type: none"> 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 <p>Develop and maintain facilities and utility services</p>

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 that 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.

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):

N/A

REFERENCE:

FISCAL IMPACT:

Proposed Expenditure/Revenue: \$290,000
Account Number(s): 1014201-66045
Fund: GF
Account Description: GF Economic Incentives

STAFF CONTACT:

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