

# Project Bonus

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# 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 15<sup>th</sup> 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)

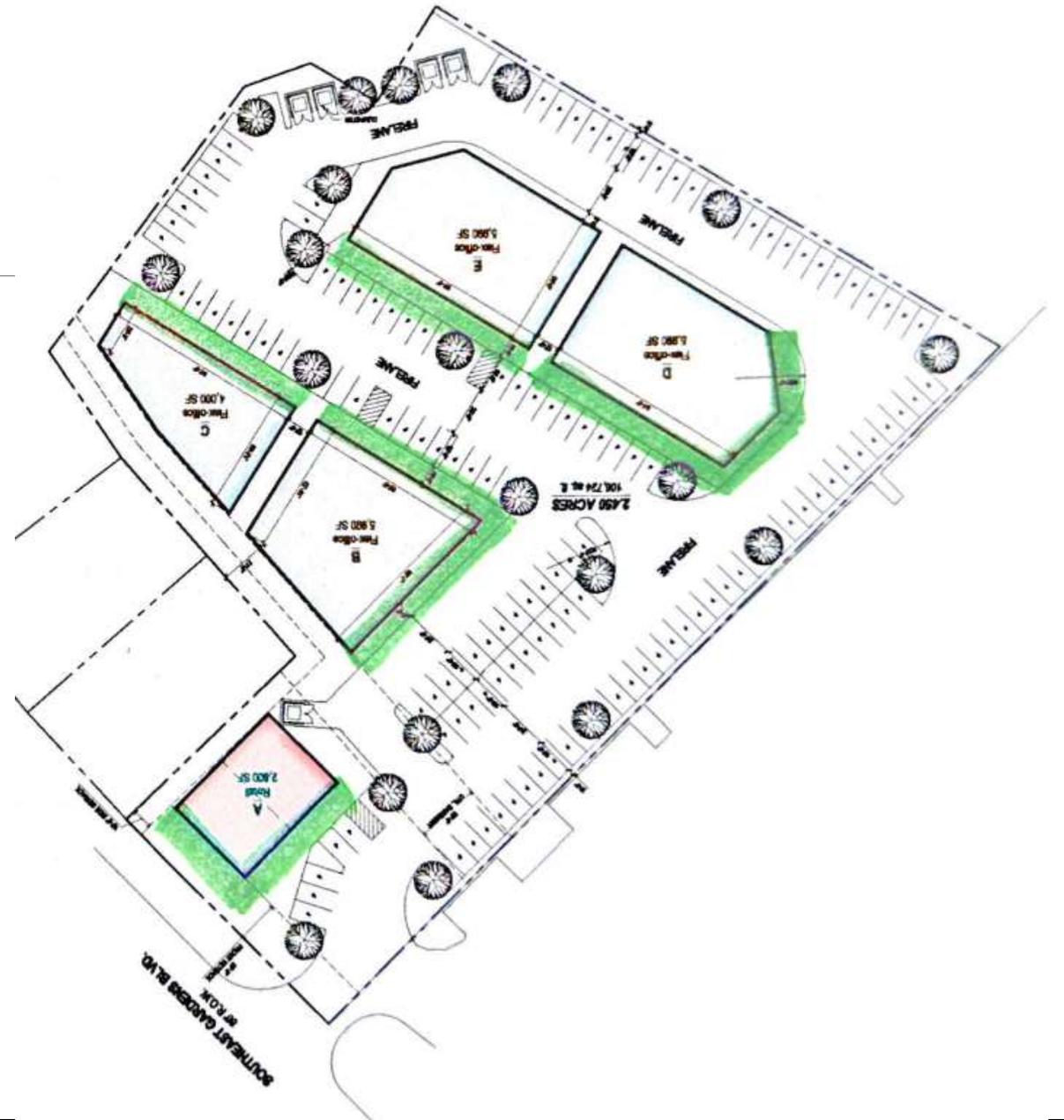


West Facade  
(highway-facing)

# BTX Flex Project

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- 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

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## 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 Performa

	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
<b>CAPEX</b>	\$ 2,000,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Appraised Value (70% of CAPEX)</b>	\$ 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
<b>Revenue</b>											
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
<b>Expenses</b>											
Site Improvements	\$ (96,666.00)	\$ (96,666.00)	\$ (96,668.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>Annual</b>	\$ 413,414	\$ (86,485)	\$ (86,385)	\$ 10,385	\$ 10,489	\$ 10,594	\$ 10,700	\$ 10,807	\$ 10,915	\$ 11,024	\$ 12,178
<b>Cumulative</b>		\$ 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

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Alex Philips

Economic Development Director

[aphilips@burlesontx.com](mailto:aphilips@burlesontx.com)

817-426-9638