



April 27, 2025

To Whom It May Concern:

Dosch Marshall Real Estate (DMRE) is a leading commercial land brokerage firm specializing in land listings and buyer representation throughout Texas. Co-founded in 2017 by Tom Dosch, Tim Dosch, and David Marshall, DMRE has grown to serve clients across three major Texas markets with offices in Houston, Dallas/Fort Worth, and Austin/San Antonio. The firm has successfully represented sellers and buyers across all land types, including industrial, multifamily, build-to-rent, mixed-use, single-family, senior housing, self-storage, and retail.

DMRE serves as the exclusive listing broker on the ±38.48-acre site located at the Southeast Corner of Mayfield Road and N Forum Drive (3401 Forum Drive) in Grand Prairie, Texas. We have been actively marketing this site and have developed a thorough understanding of the land's characteristics, its surrounding market context, and its highest and best use potential.

DMRE is writing in support of Jackson Shaw's application to rezone this property to Industrial. Based on our direct experience marketing this site, we believe industrial use represents the highest and best use of this land for the following reasons:

- Proximity to Grand Prairie Municipal Airport makes this site particularly well-suited for industrial, logistics, and aerospace-adjacent tenants and users who benefit from direct access to airport operations.
- The site offers exceptional access to the regional highway network, including Highway 360 (±2,000 feet), Highway 20 (±0.8 miles), Highway 161 (±1.2 miles), and Highway 303 (±1.4 miles), as well as direct access via Mayfield Road and Forum Drive — characteristics that are highly valued by industrial operators and distributors.
- Demand for industrial land in the mid-cities submarket of the Dallas-Fort Worth Metroplex continues to outpace supply. This site's scale, infill location, and infrastructure availability position it as a strong candidate to address that demand.
- The existing Airport Overlay restrictions limit certain commercial and residential development scenarios on this site, making industrial use a natural and compatible fit within the applicable height and land use parameters.

Additionally, DMRE believes Jackson Shaw's proposed site plan is well-conceived and appropriate for the surrounding area. The plan reflects a quality industrial development that is consistent with the character of neighboring uses and will contribute positively to the community through job creation, increased tax base, and responsible land utilization.

For these reasons, DMRE recommends approval of Jackson Shaw's rezoning application. We are confident this project will serve as a valuable addition to the City of Grand Prairie. Please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Tom Dosch".

Tom Dosch

Principal
Dosch Marshall Real Estate, LLC



Traders Village, Ltd.
420 Throckmorton St, Suite 710
Fort Worth, TX 76102

April 27, 2025

To Whom It May Concern:

Traders Village, Ltd ("Traders Village") has been a longstanding destination in Grand Prairie, operating a large open-air market and leisure destination on Mayfield Road. Continuously operating since 1973, we are proud to support hundreds of small and independent businesses, create meaningful employment opportunities, and provide a family-oriented venue that promotes entrepreneurship, commerce and community engagement. Further, Traders Village is the current owner of the ±38.48 acre tract located at 3401 Forum Drive (the Southeast Corner of Mayfield Road and N Forum Drive) in Grand Prairie, Texas.

We are writing to express our support for Jackson Shaw's application to rezone this property to Industrial.

As a local neighbor, we have a thorough understanding of this property and its surroundings. The site sits adjacent to Grand Prairie Municipal Airport and benefits from direct access to several major regional highways. These characteristics have consistently pointed toward Industrial as the most practical and compatible use for this land. The existing Airport Overlay restrictions limit the range of viable alternatives, reinforcing our view that an Industrial designation is the appropriate path forward.

We have had the opportunity to review Jackson Shaw's proposed development plans and are confident that their approach is thoughtful and appropriate for this location. As the owner of the Traders Village operations to the north, we have a vested interest in the long-term direction of this corridor, and we believe an Industrial designation here aligns with our goals for that property and the wider local business community. We believe the project will be an asset to the surrounding neighborhood and a productive use of land that has long been suited for this type of development.

Traders Village fully supports this rezoning request and encourages the City of Grand Prairie to approve it. We are happy to answer any questions you may have.

Sincerely,

Iain Scouller
President
Traders Village, Ltd.

HOUSTON

7979 N. Eldridge Road • Houston, TX 77041
281-890-5500 Ph • 281-890-6568 Fax

DALLAS/FORT WORTH

2602 Mayfield Road • Grand Prairie, TX 75052
972-647-2331 Ph • 972-647-8585 Fax
www.tradersvillage.com

SAN ANTONIO

9333 Southwest Loop 410 • San Antonio, TX 78242
210-623-8383 Ph • 210-623-8384 Fax

May 21, 2026

Honorable Mayor Jensen and Members of the Grand Prairie City Council,
RE: Proposed Mayfield Business Park- Planned Development Rezoning Request

My name is Marshall Warder, and I am a lifelong resident of Grand Prairie. I became aware of the above project at a presentation to the Grand Prairie Rotary Club, of which I am a member.

Let me preface by saying that while I have no stake in this project at all, I do see it as a project that will be an enhancement to our community as a Class "A" Business Park Development in an area that is not conducive to more residential development. This proposed site essentially lies adjacent to an existing natural gas drilling well, both to the east and west, and on the other side of Mayfield Road to the north lies the Grand Prairie Municipal Airport and Trader's Village.

The information provided at our Rotary Club Meeting showed the vacant land for this site to have a current property taxable value of just over \$4,000.00. The projected tax revenue from this proposed 500,000 sf development, estimated to have a property tax value of over \$50 million, would yield in excess of \$600,000/year to the city at the current property tax rate. Additionally, 300 new jobs would be created in the city, resulting in estimated wages of approximately \$20 million, much of which would go back into the local economy.

Also, during the Rotary Club presentation, we were advised that Jackson Shaw would be the project developer if the planned development rezoning receives approval. In my professional life as an architect in Grand Prairie for over 30 years, I was certainly aware of Jackson Shaw and their quality reputation. We were advised that Jackson Shaw has completed over 15 million sf of projects of this nature in the past 13 years, and over 2/3 of that total has been built in Texas.

In summary, I heartily endorse the council's serious consideration and approval of this planned development rezoning for the Mayfield Business Park. I believe it will mesh well with adjacent uses along Mayfield Road, capitalize on its strategic location adjacent to the Municipal Airport, and it will prove to have a positive economic impact for our city in terms of property tax revenues and job creation for many years to come.

Thank you for your attention and thoughtful consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Marshall H Warder, Jr.", with a stylized flourish at the end.

Marshall H Warder, Jr

CC: Planning & Zoning Commissioners

From: VanDella Meniffee <[REDACTED]>
Sent: Tuesday, April 28, 2026 9:05 AM
To: Nikki Moore <[REDACTED]>
Subject: Support for the Mayfield Business Park, Grand Prairie, TX

Dear Mayor and City Council:

Thank you for your service. You are appreciated.

RE: Mayfield Business Park

I recommend approval of the zoning change (26-03-0007 Forum Industrial Park) from PD-77 to a Planned Development for Light Industrial Uses.

I believe this project is a great opportunity to generate business and tax revenue for our great city, City of Grand Prairie. This use is the most effective for a site that surrounds an active gas well and is unsuitable for residential development, especially given its direct access to major thoroughfares such as Hwy. 360 and Hwy. 161.

Additionally, the project supports Grand Prairie's existing airport infrastructure for last-mile e-commerce. The developer has also demonstrated a thoughtful approach to site design by providing extra screening and landscape buffering along the property lines shared with single-family residences.

As a proud resident of over 20 years, I look forward to seeing this project benefit our community.

Sincerely,

VanDella Meniffee
5431 Childress Dr.
Grand Prairie, TX 75052-8571