

SUP APPLICATION LETTER

1301 E. Wintergreen, Hutchins, TX 75141

ISF Hutchins Parcel 10 LLC, an affiliate of *Provident Realty Advisors*



HIGHLIGHTS

ADDRESS:	1301 E. Wintergreen Rd, Hutchins, TX
BUILDING/SITE SIZE:	20,000 SF Building on 7.93 ACRES
STATUS:	Built in Q42023. Completed/Vacant
CONSTRUCTION TYPE:	Tilt Wall Construction, Fully Paved Parking
ZONING:	Light Industrial (LI)
OWNER:	ISF Hutchins Parcel 10 LLC, an affiliate of <i>Provident Realty Advisors</i>
TENANT NAME:	Confidential
TENANT USE:	Tractor-Trailer sales with minimal routine maintenance.
HOURS OF OPERATION:	Mon-Fri 7:00am-5:00pm; Saturday 8:00am-3:00pm; Closed Sunday
ANTICIPATED SALES:	\$60M+ Annually
JOB CREATION:	20+ Employees (1 employee per 1,000 SF)
SUP REQUEST FOR:	<u>Truck Sales & Storage</u>

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TO: City of Hutchins | City Hall
Attn: Tim Rawlings
321 N. Main, P.O. Box 500
Hutchins, TX 75141
trawlings@cityofhutchins.org

Mr. Rawlings:

As you are aware, our new construction project located at 1301 E. Wintergreen, Hutchins, TX has just been completed. This development comprises a Class A 20,000 SF tilt-wall truck maintenance facility with a fully paved parking lot and landscaping around the perimeter on a 7.93 acre site. The site is fully fenced in addition to a 12' masonry wall along the northern property boundary. The site lies in the city of Hutchins and has a zoning classification of Light Industrial ("LI").

When we applied for (and received) our building permit the proposed use was for Trailer and Heavy Load Vehicle Repair, a permitted use in the LI zoning district. While we have been under construction, we have been marketing the property for lease. We are deep in design and lease negotiations with a potential tenant ("Tenant") who's main line of business is the Sales of used Heavy Load Vehicles. They are a very strong company out of Chicago, IL that wants to expand to DFW with a new facility. The Tenant chose our location based on the building quality and the speed at which we could deliver them a turnkey building, but according to the Tenants broker, the Tenant has another option in the city of Dallas they are considering as well. The Tenant use under the City of Hutchins code would qualify under Truck Sales and Storage. As such, I am seeing a Specific Use Permit ("SUP") for Truck Sales and Storage at 1301 E. Wintergreen, Hutchins, TX.

We believe this use at this facility would be a benefit to the city, its residents, and its employers for various reasons, especially as an alternative to what the building was initially intended for (Trailer and Heavy Load Vehicle Repair).

Benefits of this use compared to other uses in the LI district include but are not limited to:

- Addition of a **wash bay** inside the existing building to keep trucks clean at all times
- **Limited hours of operation:** Mon-Fri 7:00am-5:00pm; Sat 8:00am-3:00pm; Closed Sun
- **Noise:** Minimal to no noise compared to a heavy vehicle repair shop
- This is a **Truck Dealership**, so tenant will be incentivized to keep facility clean and landscaping top notch. Maintenance performed would be very light maintenance. This facility will not have customers coming in to get vehicles serviced. All maintenance to vehicles are routine maintenance of the vehicles that are for sale.
- **Truck Traffic:** Essentially zero additional truck traffic will be incurred by the city's roads and infrastructure if the Truck Sales and Storage use is approved.
- **Strong Reputation and Proven Track Record:** Tenant has another facility outside of Chicago and their Google profile boasts a 4-star rating with 116 reviews. Customers rave about customer service and cleanliness of their facility and Trucks. Their Chicago facility historically has \$60+ Million of sales annually and this facility is expected to meet or exceed that figure.
- **Employment:** This facility is estimated to bring 20+ new jobs to Hutchins (1 job per 1,000 SF)
- **Harmonious Use:** This use is harmonious and compatible with the surrounding existing uses which are primarily industrial, logistics, and the Union Pacific Intermodal. In fact, this facility is the best quality facility in the area.

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Below is a list of permitted uses in the LI district that the facility could be used for by right which I believe are less desirable uses for residents and employers in the surrounding area compared to our proposed Truck Sales & Storage use for a variety of reasons, whether it be noise, tenant quality, employment, truck traffic, hours of operation, etc.:

- Parking Lot or Structure Commercial (Auto)
- Auto Glass, Seat Cover/Upholstery and Muffler Shop
- Auto Repair, Major
- Trailer and Heavy Load Vehicle Repair
- Contractor Shop w/outside Storage Yard
- Distribution Center
- Welding or Machine Shop
- Wholesale & Retail Steel and Metal Sales with Outside Storage

Comparable uses that are Permitted in LI district and are similar to proposed Truck Sales & Storage use:

- Tractor Sales
- Trailer or Truck Rental
- Trailer and Heavy Load Vehicle Repair
- Auto Repair, Minor
- Equipment Rental (Heavy)
- Open Storage, Display, or Work Areas For Merchandise or Machinery

In Conclusion, I strongly feel that the Truck Sales & Storage use at this facility would be beneficial to serve the City of Hutchins, its residents, and its employers. The proposed use is substantially similar to various other permitted uses in the LI district. A truck dealership at this facility would reduce truck traffic compared to other permitted uses, result in strong employment numbers relative to the size of the facility, create minimal noise and disturbance, and would allow a strong tenant with a proven track record to expand their operations in the area. As such, I believe there are a variety of reasons that City of Hutchins and its residents would be inclined to approve an SUP for Truck Sales & Storage at this facility.

I look forward to discussing this opportunity further. Please do not hesitate to reach out with any questions, comments, or concerns.

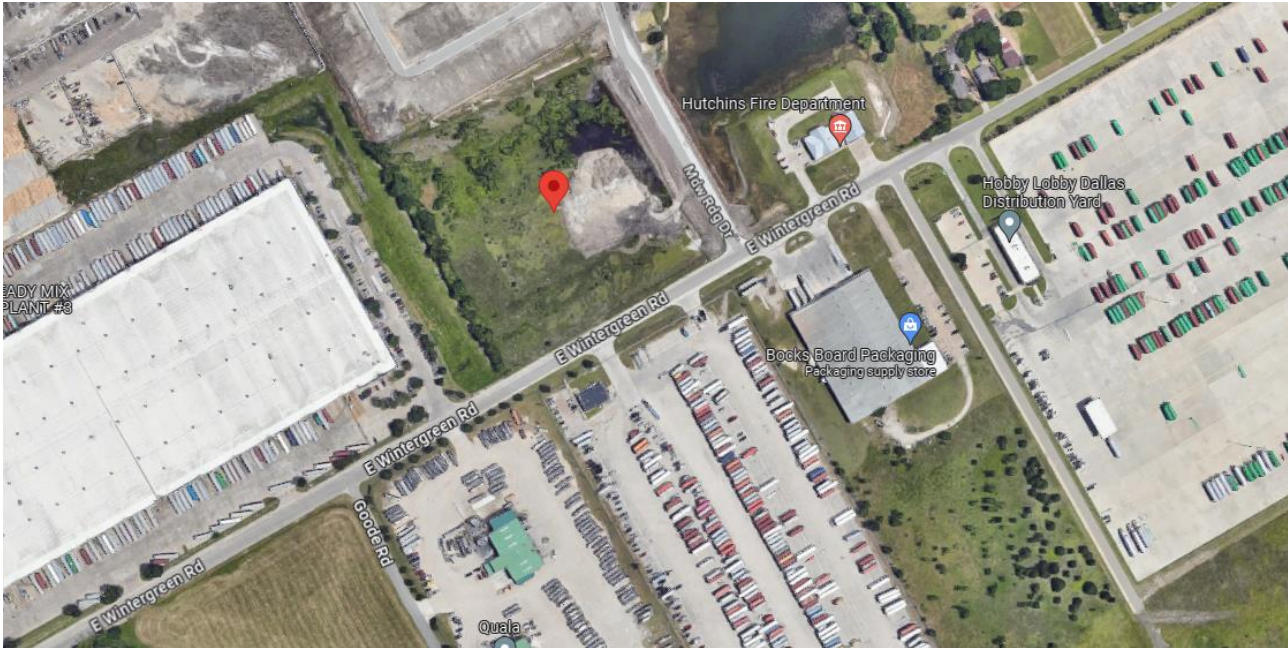
Respectfully,

Chris Cate
Provident Realty Advisors
10210 N. Central Expy #300
Dallas, TX 75231
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