



Sanger “Duncan Retail” – Letter of Intent

The owner intends to subdivide the subject property and develop additional site infrastructure including paving, storm drainage, and utilities, to serve the new development and subdivided lots. The anticipated future uses include restaurant, retail, and/or general commercial. The +/- 5.8 acre property is located at the NE corner of I-35 and 5th Street.

The designated point of contact for future correspondence will be myself, Chris Taube.

The owner (subdivider) contact information is listed below:

Rufus Duncan
Yellow W Land Co., LLC
1425 Turtle Creek Dr
Lufkin, TX 75904
936-676-0207
rufus@duncantwo.com

We kindly request the plat be reviewed and considered by the appropriate approval body. Please feel free to reach out with any questions city staff may have during the review.

Thank you,

Chris Taube, PE
Kimley-Horn & Associates
801 Cherry St, Suite 1300
Fort Worth, TX 76102
817-339-2246
Chris.Taube@kimley-horn.com