

**LETTER OF INTENT**

HBC Interests LLC intends to purchase the property that is to be known as Lot 7, Block A of the Sanger Town Center South Addition. The property is located on the east side of Sable Creek Boulevard and approximately 238 feet from FM 455. The property is approximately 176,493 square feet or 4.052 acres. The property is currently vacant and clear of any tree masses. The property is currently a portion of 21.015-acre tract owned by SV Sanger LLC under Denton County Property ID number 268495.

The property is currently zoned: Sanger Town Center South Planned Development (PD) with Neighborhood District (NC) and Regional Commercial District (RC) non-commercial uses.

HBC Interests LLC intends to develop the property for a new 23,957 SF Tractor Supply Retail store with a 25,000 SF fenced outdoor display area along with permanent sidewalk and parking lot display areas totaling approximately 7,146 SF. The purpose for this Special Use Permit application is to allow for Outdoor sales and display areas.

Project Contacts:

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