

Commercial/Retail development at Elam Road & Shephard Lane, Balch Springs

NOTICE OF COMMUNITY MEETING

Date: March 12, 2022

Attn: Property Owners Notification

Re: Proposed Planned Development at Elam Road & Shephard Lane, Balch Springs, TX

Dear Neighbor,

Lakewood Capital Partners intends to create a Planned Development (PD) area at the corner of Elam and Shepard Lane, which is currently addressed as 3711 Shepard Lane. The PD will allow for high end business use that will positively impact the community along the Elam Road business corridor. There is an existing gas station directly adjacent to the property and this development includes the potential connection between the existing development and the proposed commercial development.

The PD is for approximately 3.83 acres of land at the Southwest corner of Elam Road & Shephard Lane (refer to Exhibit A). The development would be divided in two parcels with specific permitted uses. The first parcel (corner of Shepard and Elam) will be designed for a high-quality neighborhood grocery store or high-quality sit down or drive thru restaurant(s). The second parcel (adjacent to the Shell gas station) is intended to serve as a high-quality and environmentally responsible tunnel car wash. Both parcels will have a beautiful landscape buffer and screening wall along all property lines shared with the rear fence of a home.

Projects of this nature provide a significant boost to their communities. They attract new businesses, provide quality employment opportunities, and require limited city services while contributing substantial taxes to the municipality and school district.

The purpose of this scheduled meeting is to discuss the proposed PD. You are invited to attend a community meeting to be held on March 23, 2022, at 6:00 PM CST in the Balch Springs City Hall, located at 13503 Alexander Road, Balch Springs, Texas 75181, at which time we shall explain the proposed project in more detail and address your questions.

In addition, if you are not available to attend the in-person meeting, we have scheduled an online Zoom meeting during the same time that is accessible through the following link. Click on the link from any device and you should be automatically admitted to the meeting at the Balch Springs City Hall on March 23, 2022, at 6:00 PM CST.

<https://us02web.zoom.us/j/84323930376?pwd=cHMvSWdxc0w0cC96cHZHWFFQVzE3Zz09>

LAKEWOOD
CAPITAL PARTNERS, LLC

If you have any questions in advance, please email me at krudnicki@lakewoodcapitalpartners or call me at 469-416-5328.

Sincerely,

Konrad Rudnicki
Co-founder and Managing Director
Lakewood Capital Partners LLC

Juan Felipe Cabrera
Co-founder and Managing Director
Lakewood Capital Partners LLC

EXHIBIT A:
LOCATION MAP

Concept Plan 1

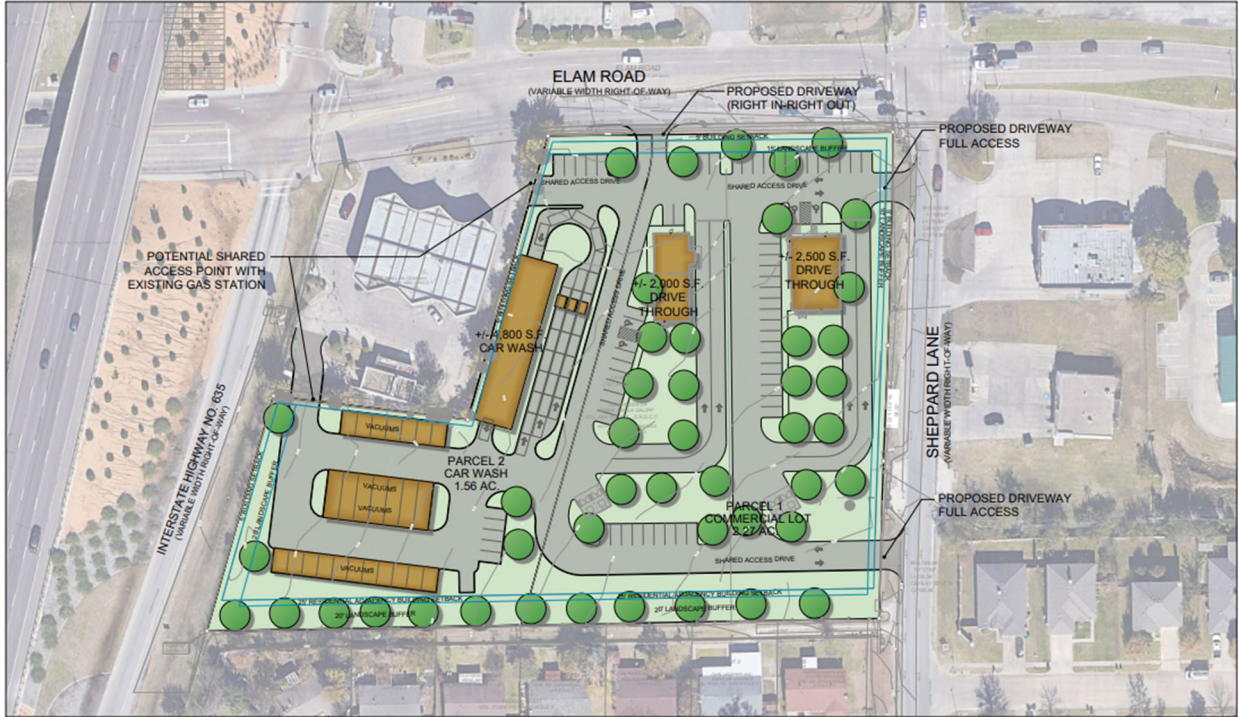


CONCEPT PLAN
GROCERY STORE WITH CAR WASH

BALCH SPRINGS, TEXAS



Concept Plan 2



CONCEPT PLAN
QSR WITH CAR WASH

BALCH SPRINGS, TEXAS

MESA
300 West Lamar Street Suite 100
Dallas, Texas 75201
214.760.1000
www.mesa.com

Scale: 1"=30'
February 10, 2022
BY: FILE PATH