

The Preserve at Balch Springs & Balch Springs 635 Logistic Center

NOTICE OF COMMUNITY MEETING

Date: October 22, 2021

Attn: Property Owners Notification

Re: Proposed Planned Development at 3919 Pioneer Rd & 3929 Pioneer Rd, Balch Springs, TX

Dear Neighbor,

On behalf of our development team, Beam Real Estate and Falcon Commercial Development, we intend to apply for a rezoning from SF-6, Single Family Dwelling, to Planned Development District "PD" to allow for approximately 21,500 SF of Class A retail, 50 for sale townhomes, and 482,400 SF of Class A logistics / light industrial space.

The proposed mixed-use project is located on 30.9 acres near the intersection of Elam Road and Pioneer Road with frontage along both streets. The retail and townhomes project will be located on 7.22 acres fronting Elam and the logistics building will be developed on the 23.68 acres fronting Pioneer. The project will include a landscape buffer and masonry screening wall along all property lines shared with the rear fence of a home. If you would like to get a better sense for this, please visit the light industrial project at 3800 Leon Rd, Garland, Texas 75041.

Projects of this nature with a light industrial component 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 our proposed project and application to obtain rezoning.

You are invited to attend a community meeting to be held on November 9, 2021, 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 November 9, 2021, at 6:00 PM CST.

<https://us02web.zoom.us/j/84112842912?pwd=QWVBcnYya2JlRm5TRTk1VHVVd2FBQT09>

If you have any questions in advance, please email me at ben.newell@falcon-commercial.com or call me at 713-855-0091. In the meantime, a presentation we made to City Council on October 11, 2021, to introduce the City to the project can be reviewed at Balch Springs City Hall during normal business hours.

Sincerely,



Mani Beam
President
Beam Real Estate



Doug Johnson
Partner
Falcon Commercial Development



Ben Newell
Partner
Falcon Commercial Development

