Brandi Bolen
3009 Hollow Valley Drive
Keller, Texas 76244

The property address is 1001 W. Harwood Road, Euless, Tarrant County, Texas.

The address of the proposed retail store is 1007 W. Harwood Road. The property is a commercial neighborhood retail shopping center. The property is owned by Hwy. 157 & Harwood, a Texas Joint Venture. The property was developed the partnership that currently owns the property.

Brandi Bolen dba New to Me has entered into a three (3) Lease Agreement for the space at the above referenced property.

Name of the proposed retail store: "New to Me"

The space consists of two thousand (2,000) leasable square feet.

The store will open with one (1) full time employee and depending on demand hire additional employees.

The hours of operation will be from 10 am to 7 pm Monday to Friday. On Saturday the store will open at 9 am and close at 7 pm. The store will not open on Sunday.

The type of merchandise will be a mixture of the following:

20% -New craft items.
15%- consignment (antiques, mid-century furniture, used furniture, vintage clothes, prom dresses)
35% - New electronics and general merchandise
5% - Vintage clothes items.
10%- New furniture
15% - New clothing.

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Attachment:

Part 2. Purpose of Proposal.

How would the proposed amendment promote the public welfare and encourage orderly city development?

The property is an existing neighborhood shopping center that was developed by the current owner in 1979. By approving the SUP proposal, the City of Euless will benefit from an increased in the sales tax base and ad valorem appraisal for tax purposes. The appraised value of the property by the Tarrant County Appraisal District has eroded due to the current economic realities. High retail vacancies in the general trade area has lowered rents due to excess supply: Suite 1007 has been vacant for almost three years. This SUP proposal, with a three year commitment from lessor, should increase the value of the property to past levels. The new business will create new employment opportunities. An interesting and eclectic gift shop operated by a "Mom and Pop" will add to the fabric and quality of life to the citizens and shopping experience in the City of Euless.

W Harwood Rd & FM 157 - Euless - 1 Mile View