



Lauren Cook <[REDACTED]>

FW: XL Parts: Developing property next door

1 message

James Yu <[REDACTED]> Tue, Nov 11, 2025 at 10:46 AM
To: Lauren Cook <[REDACTED]>
Cc: Jonathan Beckham <[REDACTED]>, Chris Gilbert <[REDACTED]>, Bennett See <[REDACTED]>

Lauren:

I received a response back from the auto parts distributor next door to our SUP project. They do not have an issue with our proposed development from my conversation with them. Thanks.

James Yu, P.E.

Development Manager

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From: Craig Sanders <[REDACTED]>
Sent: Tuesday, November 11, 2025 8:23 AM
To: James Yu <[REDACTED]>
Cc: Delmy Rodriguez <[REDACTED]>
Subject: RE: XL Parts: Developing property next door

Thank you, I will pass it on. Those types of buildings are already all around us so I don't see any issues. Thank you for letting us know. Enjoy your day.

Thank you,

Craig

From: James Yu <[REDACTED]>
Sent: Tuesday, November 11, 2025 8:07 AM
To: Craig Sanders <[REDACTED]m>
Cc: Delmy Rodriguez <[REDACTED]>
Subject: RE: XL Parts: Developing property next door

Craig:

The property for XL Auto Parts is located at 507 Bennett Ln. My company has the 4 parcels of property under contract to the west of that property, and we are proposing to develop class A logistics space. I have attached an elevation showing the proposed building. Let me know if you have any questions. Thanks.

James Yu, P.E.

Development Manager

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From: Craig Sanders <[REDACTED]>
Sent: Tuesday, November 11, 2025 7:46 AM
To: James Yu <[REDACTED]>
Cc: Delmy Rodriguez <[REDACTED]>
Subject: XL Parts: Developing property next door

James,

You sent this to us. Can you let us know what address / location you are talking about. Also, what is the class A business that you are referring to?

Thank you,

Craig

From: Lisa Arreola <[REDACTED]>
Sent: Friday, November 7, 2025 12:15 PM
To: Delmy Rodriguez <[REDACTED]>; Craig Sanders <[REDACTED]>
Subject: FW: Developing property next door

Good afternoon,

We received this email regarding one of the Dallas stores. I'm not sure what exactly they need or to whom I should send this. Are either of able to assist?

Cordially,



Lisa Arreola
AR Credit Manager
O 713-983-1232
www.xlparts.com | www.thepartshouse.com
Follow us: [XL Parts LinkedIn](#) | [TPH LinkedIn](#)

Remit to: PO BOX 736201 / Dallas, TX 75373-6201

FRAUD PREVENTION: WE WILL NEVER ASK YOU TO UPDATE BANKING OR WIRING INFORMATION THROUGH EMAIL

Go to <https://rapid.xlparts.com/> to pull invoices, statements and **PAY ONLINE!** 24/7

[Open a New Account / Credit Application \(xlparts.com\)](#)

[Open a New Account / Credit Application \(thepartshouse.com\)](#)

From: James Yu <[REDACTED]>
Sent: Friday, November 7, 2025 11:39 AM
To: AR <[REDACTED]>

Cc: Bennett See <[REDACTED]>; Chris Gilbert <[REDACTED]>

Subject: Developing property next door

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To the property owner for the XL Parts:

We have the property next door under contract and have been working with the city. We plan to develop a class 'A' logistics center and wanted to reach out to the owner about the future development. If you have any questions, please feel free to email or call me with the contact information below.

Thanks.

James Yu, P.E.

Development Manager

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