

421 S. Cowan Street, LLC
5600 W. Lovers Lane Ste 116-310
Dallas Texas 75209

October 7, 2024

Mr. Richard Luedke

City Of Lewisville

151 Church Street

Lewisville, Texas 75057

RE: 421 S. Cowan Street

Mr. Luedke,

Please accept this letter on behalf of 421 S. Cowan Street, LLC as an explanation of proposed developing and construction of 13 New Town Homes located on South Cowan Street being referred to as Cowan Street Townhome Development on a 0.614 Acre tract as depicted on the attached site plan.

Cowan Street Townhome Development project shall consist of 13 townhome units approximately 2,000 SF under the roof requiring 1" Meter, these town homes have an approximately of 170 LF of frontage at S. Cowan Street and approximately 156 LF of frontage along Hickory Street. These Town Homes shall be Three Story Attached with a combination of Brick and Siding, Front Entries facing the Street with Rear Garages access garages.

We are estimating the value of these townhomes to start at \$495,000.00 with the value of total overall project to be \$ 6,435,000.00.

We are very excited to bring this project to the City of Lewisville. We believe that this new residential project will contribute to the redevelopment energy that the city is experiencing and help activate the new Town area.

Regards



Robby Rahmani