

August 9, 2018

Via email: jbeckham@cityoflewisville.com

Mr. Jonathan Beckham
City of Lewisville
151 W Church Street
Lewisville, TX 75057

Re: Letter of support for proposed RaceTrac at the northeast corner of 121B & W. Vista Ridge Mall Dr.

Mr. Beckham:

Roberts Sisters Property Management, LLC ("Owner") owns the 11.63 acres +/- adjacent to and east of the property at the northeast corner of 121B and W. Vista Ridge Mall Drive, subject of the pending request by RaceTrac Petroleum, Inc. ("RaceTrac") for rezoning and SUP to allow for the development of a gasoline service station (the "Application"). The purpose of this letter is to express Owner's support for the Application.

Owner's property, along with the majority of the property in the area, is currently zoned Light Industrial (LI). As a result, Owner supports the requested LI zoning and SUP, as it provides a compatible zoning and use to the Owner's property. Owner has been actively marketing its property for several years. Inquiries to purchase Owner's property have been limited to industrial and residential users, with no interest by office or retail users. Given the size of RaceTrac property and the type and character of the development in that immediate area, it is unlikely that the RaceTrac property would ever develop without the co-development of Owner's property. This would be grossly unfair to both the RaceTrac property owner and to us, as the light industrial users are economically limited in what the market will bear in terms of their developments and the Race Trac owners have the opportunity to sell above that level. Therefore, one of the property owners would have to realize less for their investment and the process would be further strung out due to the complexity of the situation. It is important that the City of Lewisville evaluate the development potential of the RaceTrac property independently of the Owner's property. Owner also understands that the current owner of the RaceTrac property has received little interest from buyers other than gas stations users (i.e., 7-11 and RaceTrac).

In Owner's view and experience in the area, the proposed RaceTrac is the highest and best use of the subject property. Owner believes that a RaceTrac in this location will assist in the marketability of Owner's property, as well as complement the future, large warehouse development by Innovative IDM on the 9.23 acres +/- adjacent and east of the Owner's property. Overall, the proposed RaceTrac is consistent with the established, ongoing, and planned industrial character of the area, and will promote the development of the area and facilitate the productive use of what is currently vacant land.

Sincerely,
Roberts Sisters Property Management, LLC

By: George Baldwin

Name: George Baldwin