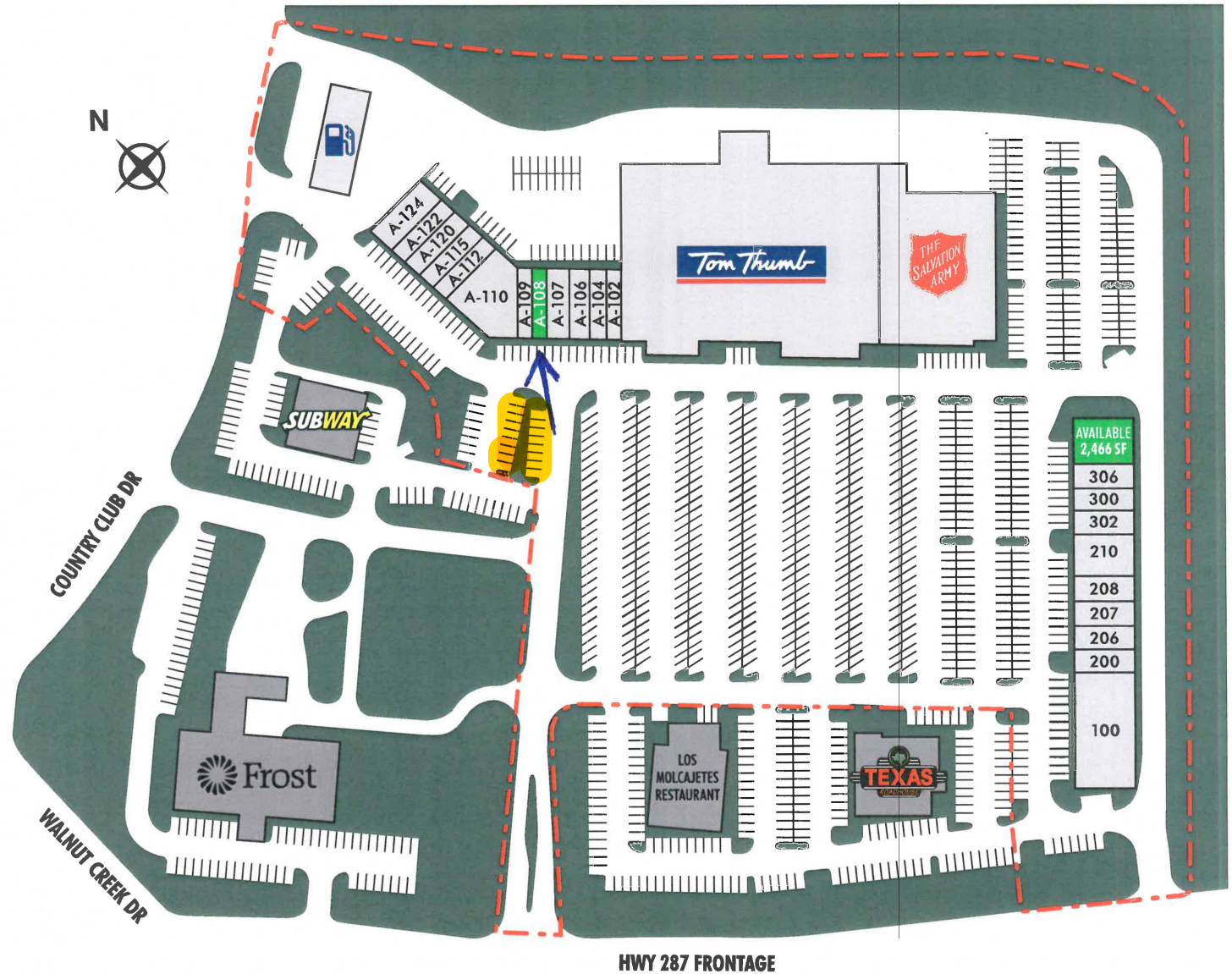


FOR LEASE | THE COMMONS AT WALNUT CREEK | 980 HWY 287 N (SEC US 287 & N WALNUT CREEK DR), MANSFIELD, TX 76063

SUITE	TENANT	SF
A102	Star Nails	1,050
A104	Great Clips	1,400
A106	The UPS Store	1,400
A107	Midwestern Financial	1,700
A108	AVAILABLE	1,225
A109	Mansfield Vision	2,754
A110	Family Mattress	3,192
A112	Dr. Kim Nga Le	1,700
A115	Quest Diagnostics	1,400
A120	Super Alterations	1,050
A122	Baskin Robbins	1,464
A124	Hearth Cafe	2,030
100	China King Buffet	7,200
200	Zen Pedi	1,551
206	A++ Foot Massage	1,200
207	Yoga Project	1,643
208	Kumon Math & Reading	1,500
210	Carter Blood Care	3,633
300	Kid Create	1,200
302	Cryon 7	2,151
306	Diet Solution Center	1,454
308	AVAILABLE	2,466
Lot 3	The Salvation Army	20,840
Lot 4	Tom Thumb Store	56,646
Lot 7	Tom Thumb Fuel Center	490



Proposed Suite is
A-108

Avis Budget Car Rental, LLC
Specific Use Permit SUP#21-006
990 N Highway 287, Suite A-108
Mansfield, TX 76063
Project Narrative

Avis Budget Car Rental, LLC is the parent company of Avis Rent a Car System, LLC and Budget Rent a Car System, Inc. We operate both the Avis and Budget car rental brands throughout the United States and worldwide. We are expanding our footprint in the greater Dallas Fort Worth metropolitan area and we've been seeking a rental office location in Mansfield for several years. We will have both Avis and Budget brands at this site.

We will typically have less than 10 cars idle at any given time. Our fleet is shared throughout the greater DFW area and is shuttled in/out based on reservation demand. This will be a full-service car rental facility, servicing both commercial accounts and leisure customers from the surrounding area. We offer daily, weekly, and monthly rates, along with one-way rentals to and from any of our other rental locations within the lower 48 states. Our hours of operation will be Monday through Friday – 7:30 AM to 6:00 PM, Saturday 8:00 AM to 2:00 PM, and Sunday 10:00 AM to 1:00 PM or something very similar. This location will not offer truck rentals.

The location is minimally staffed with an independent agency operator. At this particular location, there would be a maximum of two staff members on duty at any time. Vehicles will be cleaned on site (interiors) and all washing activities will take place off-site. No vehicular maintenance will be conducted on-site.

SUP#21-006

Mansfield, TX - The Commons at Walnut Creek																			
Parking Calculations																			
07/09/2021																			
				Required		Rounded	1st	Over	Rounded										
	<u>Suite</u>	<u>Tenant</u>	<u>SF</u>	<u>Ratio</u>	<u>Calculation</u>	<u>Calculation</u>	<u>3,000 SF</u>	<u>3,000 SF</u>	<u>Calculation</u>										
	A102	Star Nails	1,050	200	5.3	6													
	A104	Great Clips	1,400	200	7.0	7													
	A106	The UPS Store	1,400	250	5.6	6													
	A107	Midwestern Financial	1,700	200	8.5	9													
	A108	Vacant	1,225	250	4.9	5													
	A109	Mansfield Vision	2,754	250	11.0	11													
	A110	Family Matress	3,192	250	12.8	13												1:250 for first 3,000 SF, then 1:300 thereafter	
	A112	Dr. Kim Nga Le	1,700	150	11.3	12												Minimum of 5 spaces	
	A115	Quest Diagnostics	1,400	150	9.3	10												Minimum of 5 spaces	
	A120	Super Alterations	1,050	250	4.2	5													
	A122	Baskin Robbins	1,464	100	14.6	15												Minimum of 12 spaces	
	A124	Hearth Café	2,030	100	20.3	21												Minimum of 12 spaces	
	100	Chia King Buffet	7,200	100	72.0	72												Minimum of 12 spaces	
	200	Zen Pedi	1,551	200	7.8	8													
	206	A++ Foot Masage	1,200	200	6.0	6													
	207	Yoga Project	1,643	200	8.2	9													
	208	Kumon Math & Reading	1,500	200	7.5	8													
	210	Carter Blood Care	3,633	150	24.2	25												Minimum of 5 spaces	
	300	Kid Create	1,200	250	4.8	5													
	302	Cryon 7	2,151	250	8.6	9													
	306	Diet Solution Center	1,454	200	7.3	8													
	308	Vacant	2,466	250	9.9	10													
	LOT 3	The Salvation Army	20,840	250	83.4	72	12	59.5	60									1:250 for first 3,000 SF, then 1:300 thereafter	
	LOT 4	Tom Thumb	56,646	250	226.6	191	12	178.8	179									1:250 for first 3,000 SF, then 1:300 thereafter	
	LOT 7	Tom Thumb Fuel Center	490	250	2.0	2													
		Total	122,339																
			Total spaces at center				770												
			Surplus parking over requirement				225												