

## PARCEL #2 - ±5.82 AC - 1501 University Blvd.

No gas convenience store or self-storage facility. Seller will only consider subdividing the south portion for hotel use.

- Multifamily
- Townhouse
- Residential above commercial
- Assisted Living
- Eating Establishments – No Drive-Thru
- Bar or Tavern
- Indoor Entertainment
- Live/Work – Could be interesting as part of mixed-use project
- Office
- Hotel/Motel – Definitely a possibility, given the proximity to Seton, etc.
- Retail – No Drive-Thru
- Grocery – HEB is too close
- Bank – Must
- Screen Drive-Thru
- Cleaner/Alterations – No Onsite Laundry or Dry-cleaning
- Vehicle Sales/Rental – Not likely given proximity to IH-35
- Hospital – Probably restricted by Seton
- Medical Office probably a better fit on one of the less expensive sites
- Small place of worship

## PARCEL #19 - ±3.128 AC - 1751 Wallin Bradley Rd.

No gas convenience store or self-storage facility. Seller will only consider subdividing the south portion for hotel use.

- Multifamily
- Townhouse
- Residential above commercial
- Assisted Living
- Eating Establishments – No Drive-Thru
- Bar or Tavern
- Indoor Entertainment
- Live/Work
- Office
- Hotel/Motel
- Retail – No Drive-Thru
- Traditional strip center with end caps and inline retail space
- Grocery
- Bank – Must Screen Drive-Thru
- Fuel Sales – If possible, this would be highly desirable! (Maximum of 12 fuel pumps, with limit of 2 pumps per island) (Must be accompanied by grocery/convenience store) (No more than one fuel establishment per subdistrict)
- Cleaner/Alterations – No Onsite Laundry or Dry-cleaning
- Vehicle Sales/Rental
- Daycare – Must be integrated with office complex/building
- Carwash – If possible, this would be highly desirable! (Could also be combined with fuel sales) (Check out this link for a good example in Florida: <https://maps.app.goo.gl/xFkND6YDJ1t34GKJ8>)
- Self-Storage – Only multi-story building with internal access to storage units (New self-storage development has been stagnant: verifying this statement with specialty group) (This would be a great use given the location and barriers to entry in immediate vicinity)
- Hospital
- Data Center
- Medical Office – Probably a better fit closer to Seton, etc.
- Place of Worship – Must screen parking

## ±21.91 AC - University Blvd @ Vizcaya Pkwy.

Preferably no gas convenience store. Seller is most interested in a bulk sale of the entire ±21.19 acres but would be willing to allow a buyer to subdivide a portion for a specific use.

- Allows retail, entertainment, restaurants, and office components described in Section 6
- Religious
- Restaurant/Bar
- Indoor entertainment (Padel, pickleball, bounce house, etc.)
- Professional office
- Medical office – emergency services not permitted
- Urgent care – minor emergencies
- Hotel/motel – more likely on Parcel 2
- Retail sales/service – most likely neighborhood oriented
- Veterinary clinic (Small animal daycare/grooming) (No boarding, except for medical purposes)
- Fuel sales (Allowed by PUD, but not permitted by sellers)
- Cleaner/Alterations – No Onsite Laundry or Dry-cleaning
- Assisted living
- Daycare/preschool – isn't restricted by sale to Goddard
- Charter school – less common recent inquiries
- Prohibited uses: pawn shop, sexually oriented business, funeral home, donation/sale of used goods, office/warehouse (I assume office/warehouse is defined as
- metal buildings with mostly warehouse space and minimal administrative office space)
- Development use standards in Section 8 – reference to C-1a zoning district for aspects not specifically covered (Architectural Review Committee (ARC) – will this still be you?)
- Traffic Impact Analysis (TIA) will be required for commercial development
- Highest and best use is likely a mixed-use development consisting of retail, office condos, and other specialty uses like religious, veterinary, urgent care, medical office, and potentially another daycare/preschool. It would be helpful to have detailed information on Vizcaya sales statistics: number of rooftops, range of sales prices, household demographics, etc.