



**FLEXD** *Keller*  
Development Proposal



# FlexD *Overview*

FlexD Development in partnership  
with  
Garabedian Properties

FlexD Development (“FlexdD” or “the company”) was formed as a full-service development company focused on acquiring, developing, leasing, and operating best-in-class flex industrial real estate assets in high-demand, well-located markets.

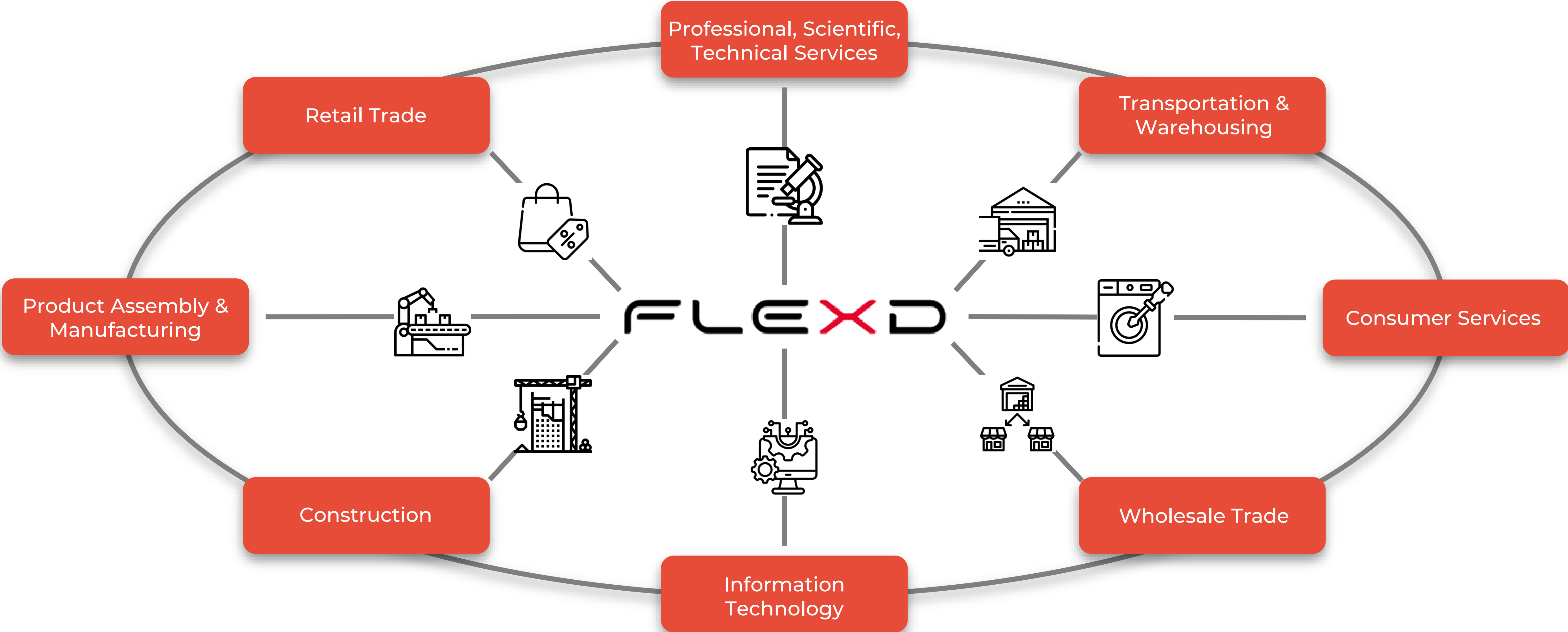
FLEXD also looks to acquire and reposition existing flex-industrial assets through value-add enhancements as well as implementing the company’s branding and favorable tenant resources.

**With a focus on demand-driven, suburban locations in high-traffic, corridors, the FlexD portfolio will appeal to a variety of tenant profiles and will become one of, if not the first, branded flex-industrial concepts in the market.**

FLEXD



# FlexD *Tenant Uses*



## Tenant *Amenities*



### WIFI / PHONE / INTERNET

Property will have existing wifi, internet, and phone services in place when tenants move into their spaces.



### SECURITY

Property will be equipped with security monitoring systems.



### INDOOR STORAGE SPACE

Tenants will be able to rent interior covered storage space for a daily rental fee.

## FlexD *Total Portal*

Through its proprietary property management software and tenant interface, FlexD will provide tenants with an online portal with a mobile application where they can pay rent and other charges, reserve amenities, view the tenant event calendar and property announcements, and connect with other tenants at the property.

## Tenant *Services*

### TAX & ACCOUNTING

Partnered accounting firms for financial planning, tax filing, and bookkeeping support

### HR SERVICES

partnered consulting for recruiting, compliance, employee benefits management, and payroll solutions

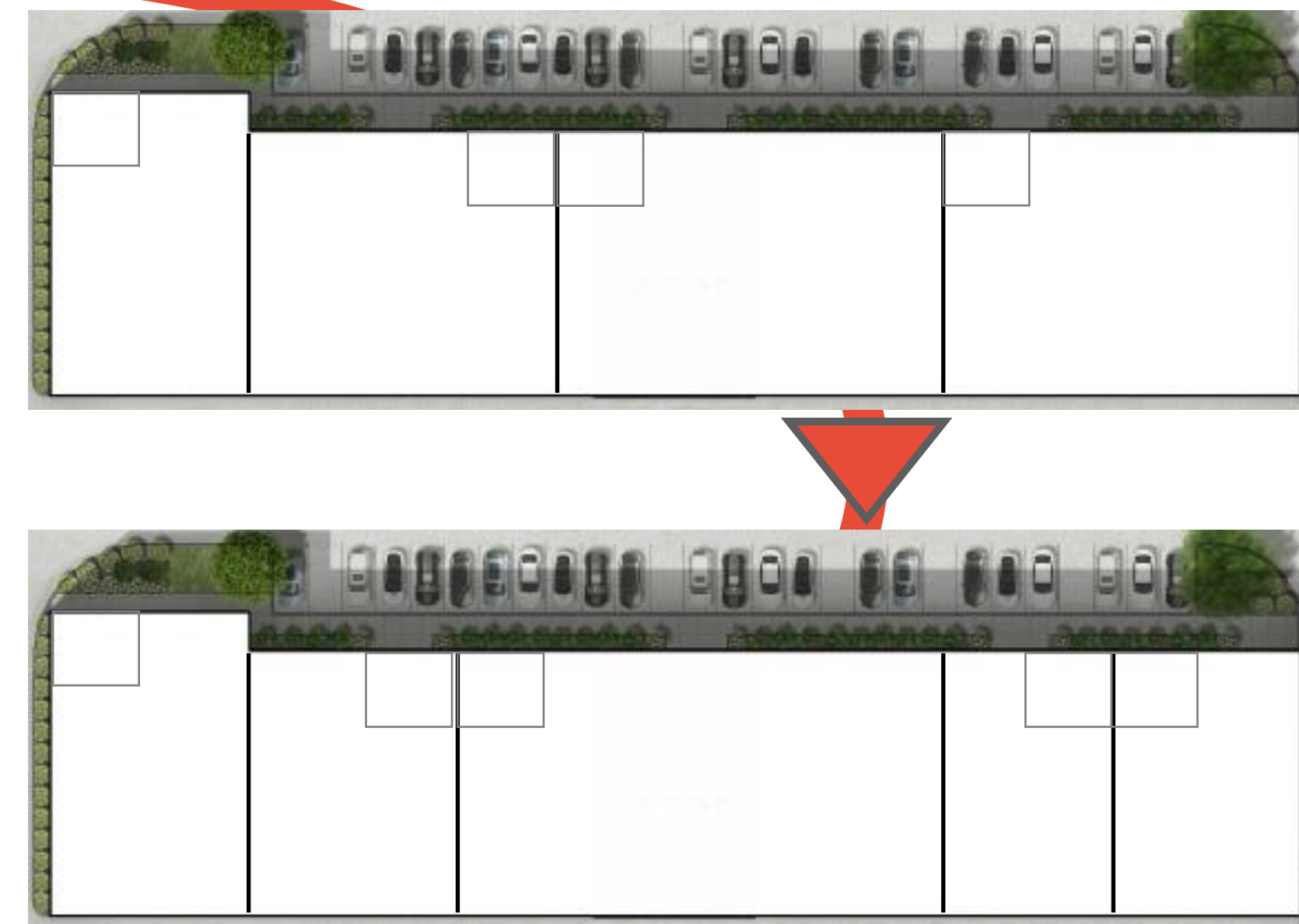
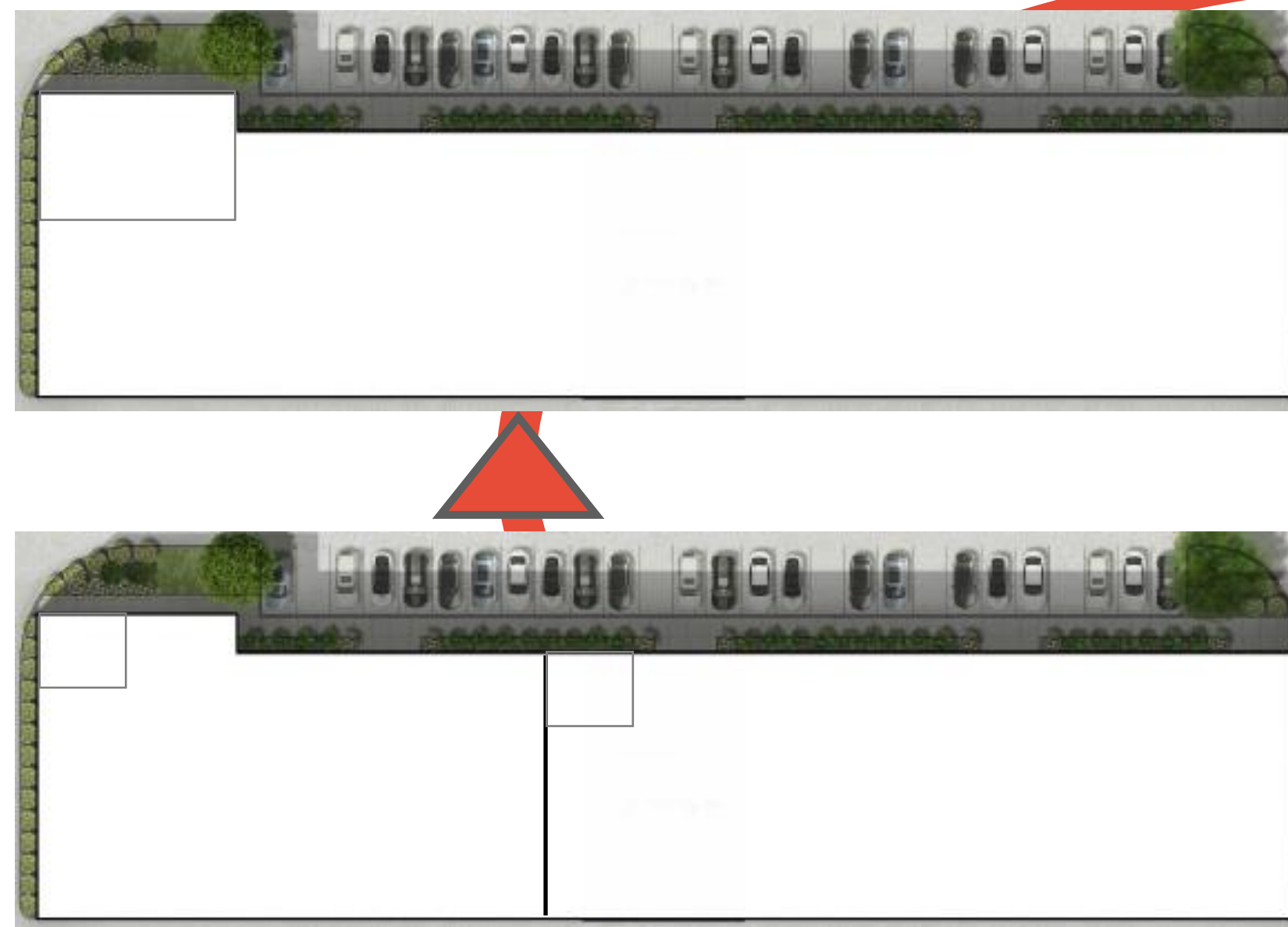
### CORPORATE CAR PROGRAM

Partnership with Vanguard Auto Group to provide exclusive offers on company vehicles or leasing options for tenant businesses

# FlexD *Modular Design*

FlexD designs its buildings to be completely **modular**, allowing for low-cost ability to move walls, expand/combine units, add or remove office space, and remove restrooms and cap plumbing for potential future use if the space is recaptured.

The property will appeal to a wide range of tenants with a range of space requirements, and while the expectation, based on the market, is for the majority of demand to fall in the 3,500-5,000 SF range, the modular design allows for the property to accommodate tenants who require up to 20,000 SF.



# FlexD Development Project *Overview*

In partnership with Garabedian Properties, FlexD Developement presents our Flexd Keller Project Overview to the City of Keller. This collaboration combines industry-leading expertise to deliver an excellent addition to Chisolm Trail, well positioned to serve the Keller community, driving job growth and local economic development.



# FlexD Differentiators

FlexD is proposing a development with the focus of creating an aesthetically consistent feel across Chisolm Trail in conjunction with the Penguin Patch development that will attract a higher-end tenant user looking for an amenity rich business park with flex capabilities.



- Roll-up doors located between buildings and out of the street-view's line of sight.
- Ample common-area green space for tenants to enjoy, attracting top-tier talent to the businesses.



SCREENED DUMPSTER

This site plan shows a proposed 100-unit apartment complex. The layout includes a central rectangular building with a total width of 378.41' and a total depth of 317'-0". The building is divided into three sections with widths of 60'-0", 50'-0", and 70'-0". The depth of the building is 309'-5". The site is bounded by a 423.91' frontage on the left and a 245.03' frontage on the top. The plan shows parking spaces, landscaping, and a screened dumpster area. The building is surrounded by a 24'-0" wide area, and there are 24'-1" and 24'-0" wide sections on the left and right sides respectively. The site is bounded by a 423.91' frontage on the left and a 245.03' frontage on the top. The plan shows parking spaces, landscaping, and a screened dumpster area. The building is surrounded by a 24'-0" wide area, and there are 24'-1" and 24'-0" wide sections on the left and right sides respectively.

150.00'

260.25'

60'-0"

300'-0"

60'-0"

712'-0"

60'-0"

652'-0"

120'-0"

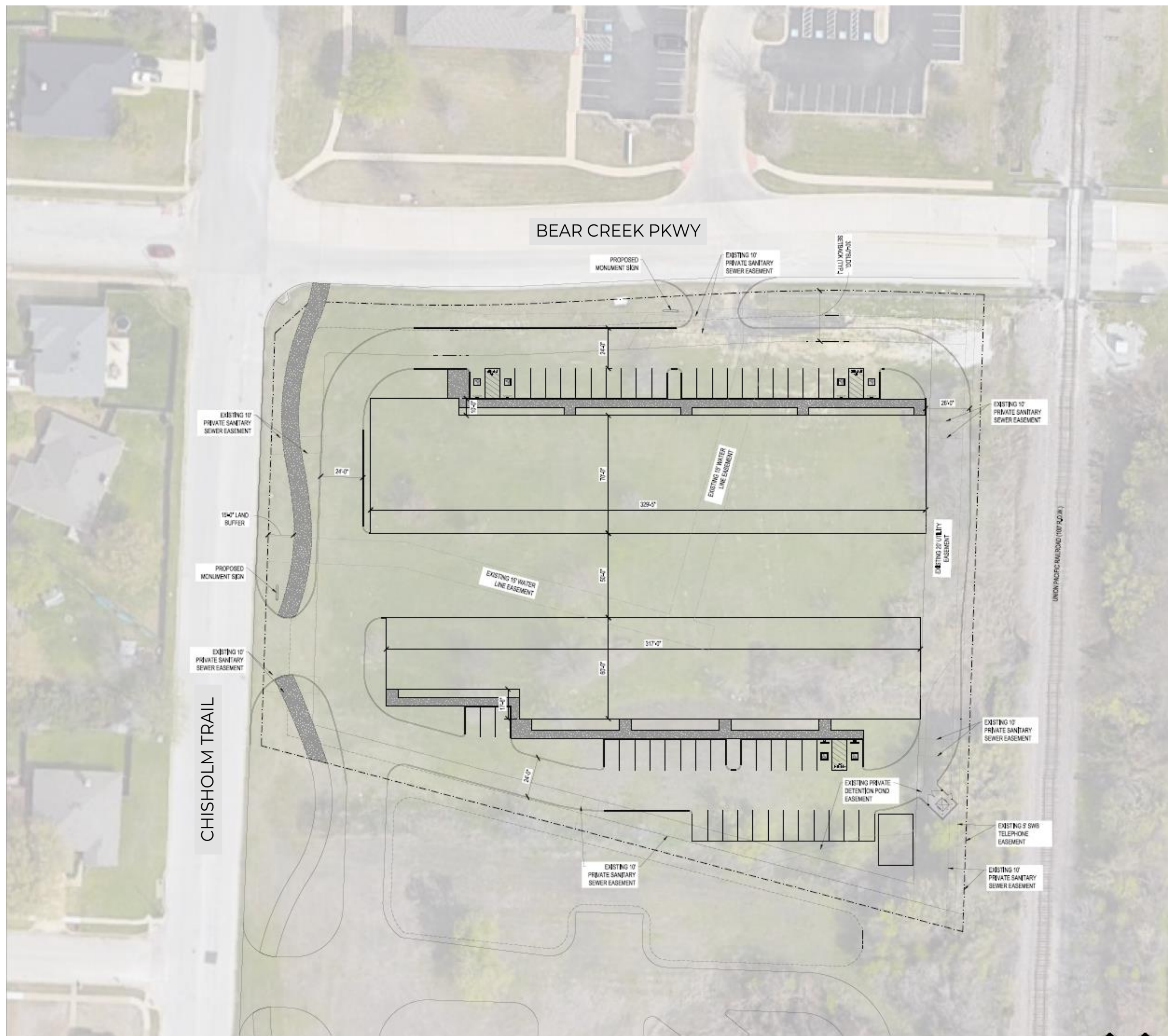
60'-0"

30'-0"

SCREENED DUMPSTER

819.56'







CHISHOLM TRAIL

PROPOSED MONUMENT SIGN

PROPOSED MONUMENT SIGN

30' BLDG SETBACK (TYP.)

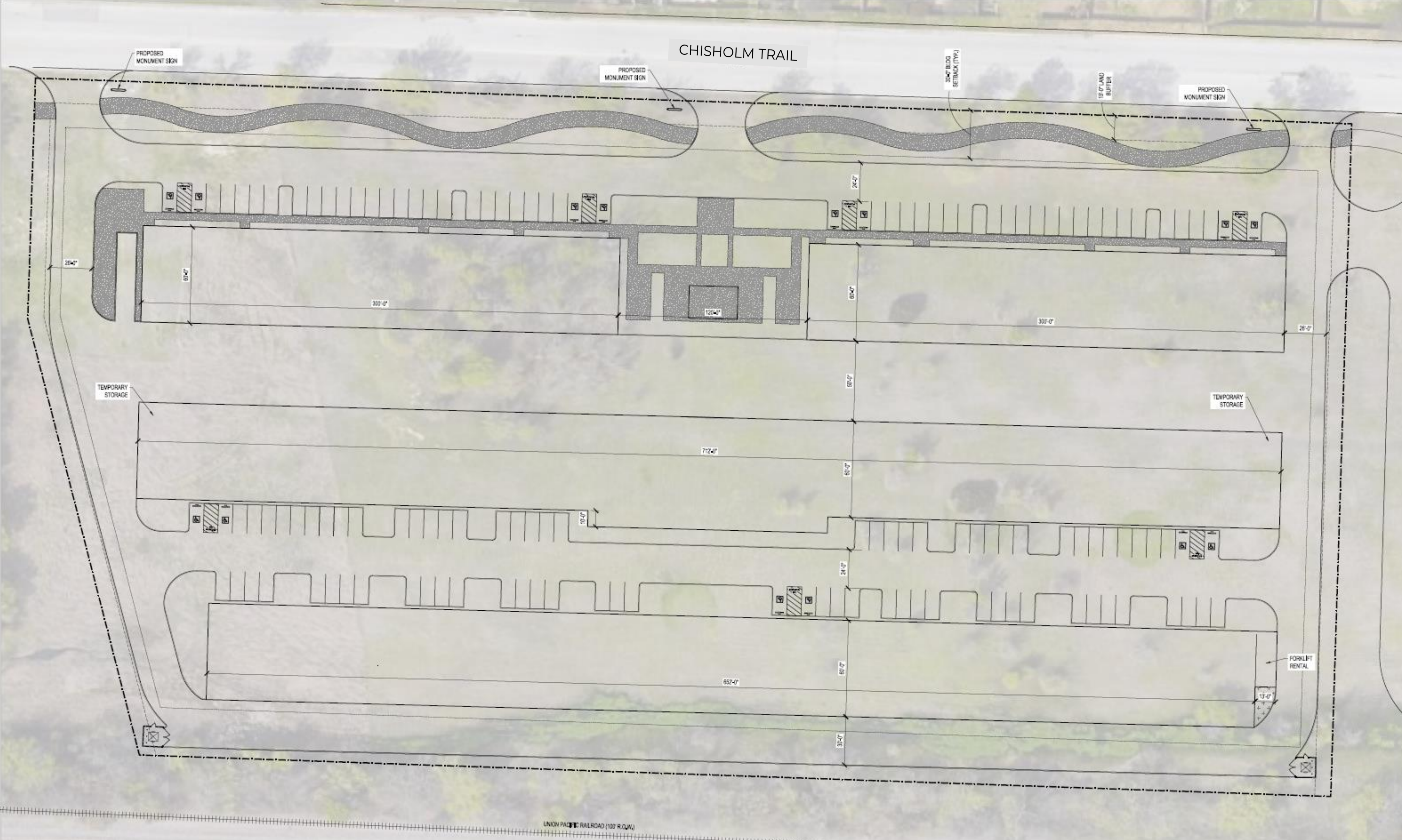
15' LAND BUFFER

PROPOSED MONUMENT SIGN

TEMPORARY STORAGE

TEMPORARY STORAGE

FORKLIFT RENTAL





MATERIAL LEGEND

- SPLIT FACE CMU
- PAINTED CONCRETE TILT-WALL
- ALUMINUM & GLASS STOREFRONT
- PAINTED METAL
- BRICK VENEER

SAMPLE MATERIAL CALCULATIONS									
Elevation	Total Area	Glass/Openings Area	DOC %	Concrete Tilt Wall Area	T.W. %	Split Face CMU Area	CMU %	Stucco Veneer Area	Stucco %
NORTH	1,303 sqft	75 sqft	5.7%	881 sqft	67.4%	374 sqft	28.6%	41 sqft	3.0%
SOUTH	1,303 sqft	76 sqft	5.8%	881 sqft	67.4%	374 sqft	28.6%	41 sqft	3.0%
WEST	7,719 sqft	1,000 sqft	14.2%	2,569 sqft	33.3%	2,209 sqft	28.7%	1,020 sqft	14.2%
EAST	5,450 sqft	1,710 sqft	32.1%	4,000 sqft	100%	-	-	-	-
OVERALL MASONRY + GLASS AREAS = 98.8%									

Note: Masonry percentages are calculated based on the total area of the associated facade minus glass.

Note: All facades to be finished with similar architectural elements and materials including minimum 75% masonry.

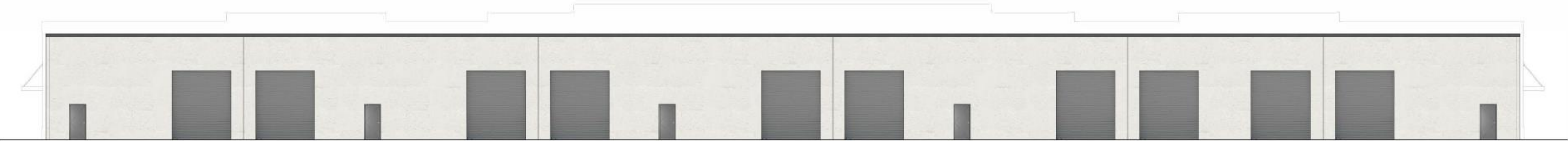
Permitted elevations will include masonry/tilt-wall mix to meet and exceed UDC masonry requirements. Buildings will feature textured surfaces/architectural elements to enhance wall surfaces.

Similar architectural elements, materials, and colors will be carried through each building on the sites. The elevations presented in this exhibit are representative of a consistent design style that will carry through each building on both sites.



ENLARGED ELEVATION - NORTH / SOUTH - BUILDING 1

Scale: 1" = 10'-0"



ENLARGED ELEVATION - EAST - BUILDING 1

Scale: 1" = 20'-0"



ENLARGED ELEVATION - WEST - BUILDING 1

Scale: 1" = 20'-0"



CHISOLM TRAIL STREET ELEVATION - BUILDINGS 1 & 2

Scale: 1" = 50'-0"

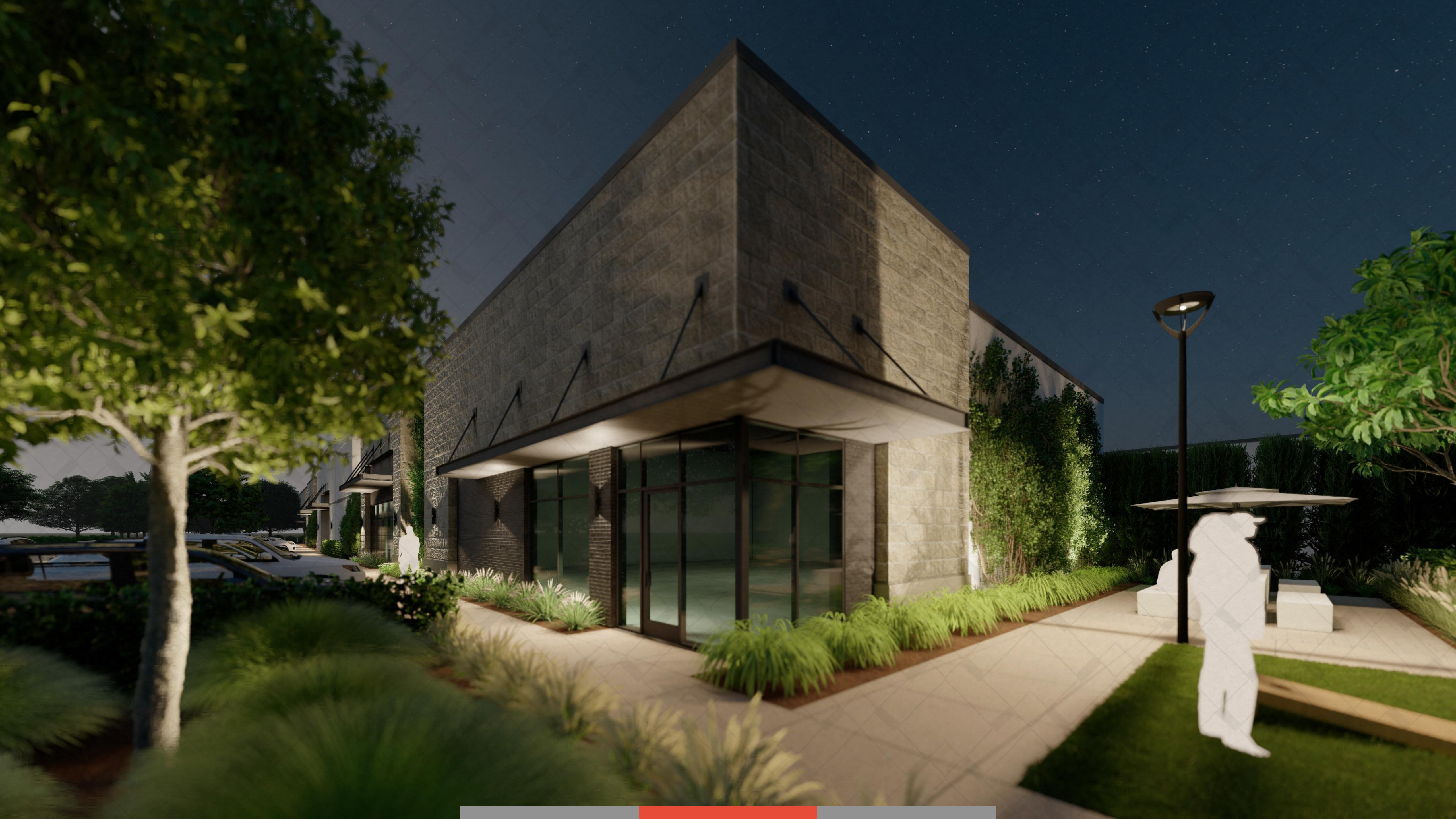














# FLEXD



We appreciate your consideration and look forward to working with the City of Keller to partner on this exciting opportunity.

Please do not hesitate to reach out with any questions.

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