

Operational Plan

Century Industrial Park
1801 E. Main St.

BVA NorTex Properties is requesting the approval of a Specific Use Permit to update and develop the 7.5-acre Century Commercial Park into a well-organized and esthetically pleasing fleet service facility. We have owned businesses on Main Street in Grand Prairie since the early 80s and on this specific property since 1999. We have owned this property and operated one of our businesses (Mainstreet Auto Repair) in the 1725 E. Main Building for 18 years but we have now outgrown our existing facility. We are now prepared to invest heavily in this property to build a brand new 15,000 square foot automotive repair shop with modern design and architectural interest as well as complete renovations to the two neighboring buildings on the property. Our intent is to upgrade another piece of property on Main St. as we did with our Century Trucks & Vans property. Like Century, we expect this property to be a model of organization and cleanliness that the city can proudly boast as another example to others. This new facility will serve as a comprehensive service center to offer an all-inclusive fleet management solution for businesses fleets in Grand Prairie and the greater DFW metroplex.

Operations:

Mainstreet Auto Repair will continue to occupy the 1725 and the new 1801 building as two divisions of one business. The new 1801 building will house our mechanical division which will consist of 10 technicians, 4 support personnel (tires, janitorial, parts & shop forman), 6 office persons including shop manager, office manager, and 4 service writers. This division will perform all auto and truck related mechanical repairs as well as tires sales and installation. We expect to service 400-500 vehicles a month.

The 1725 building will house all of our upfit division which consists of a 5000 sqft indoor/covered showroom for display as well as our 3 installers and a shop forman. This division is will perform custom work bed and accessory installations. We plan to have a vast inventory of 250 various types of work beds in stock and organized for display. All inventory will be placed on racks and kept in impeccable order to display for retail sales. Furthermore, all our inventory will be stored behind an 8' screen wall which will make it virtually invisible to any street traffic with the exception of what is displayed in our showroom.

The 1821 building will remain a used auto dealership with an expected inventory of 25-35 vehicles in stock.

Improvements:

In addition to the new building that will be replacing the old one located at 1801, we will completely renovate the 1725 and 1821 buildings to revitalize the entire property and gain visual continuity.