

FARMERS BRANCH COMMERCIAL FAÇADE REVITALIZATION PROGRAM APPLICATION

Please return completed application with necessary attachments and signatures to the City of Farmers Branch Economic Development Office, 13000 William Dodson Parkway. If you have any application questions, please contact the Economic Development Director at 972.919.2509. If you have any building or sign permit/historic preservation questions, please contact Community Services at 972-919-2549.

Applicant Name: Jason A. Nunley **Date:** 02/06/25

Business Name: Urban Logistics Realty, LLC

Mailing Address: 13636 Neutron Road, Farmers Branch, Texas 75244

Contact Phone: 214-714-1411 **Email Address:** jnunley@ulrlc.com

Building Owner (if different from applicant): _____

Physical Building Address: 13636 Neutron Road, Farmers Branch, Texas 75244

Type of Work: (check all that apply)

Paint X Stonework X Awning/Canopy X Uncovering/replacing windows X Roof Repair X

Masonry Cleaning/ Paint Removal X Other: Full Building & Site Renovation

Details of Planned Improvements:

(See Enclosed ULR Document)

Urban Logistics Realty, a Texas Industrial real estate developer, is excited to renovate and revitalize 13636 Neutron Road in Farmers Branch as their new corporate headquarters.

Exterior renovations will highlight the transformation of the building's facade through elements like new structural entry feature to provide horizontal articulation for building facade, Shou Sugi Ban wood slat feature wall, new entry canopies, replaced roofing system, Velux skylights to improve Biophilic interior design, paving repair and resurfacing, enhanced high efficiency window systems, updated entryways, integrated landscaping, signature art installation, relocation of franchised utilities underground and thoughtful lighting design, aiming to create a modern, visually appealing aesthetic while improving energy efficiency and ADA accessibility, all while respecting the communities existing character and context.

List Contractor/Project architect Proposals and Total Amounts (please attach original proposals):

Resource Commercial Construction - 4890 Alpha Rd #200, Farmers Branch, TX 75244

- Proposed Estimate Enclosed

TOTAL COST OF PROPOSED BUILDING PROJECT: \$614,698.00

AMOUNT OF FUNDS REQUESTED (UP TO \$50,000 FAÇADE MAX): \$50,000

Attach with all required color samples of paint, awning/canopy, sign design, etc. as well any photographs of building's exterior façade, roof, and foundation.



Applicant's Signature

Date : 02/06/25

Approved _____ **Rejected** _____ **By** _____ **Date** _____

FARMERS BRANCH COMMERCIAL FAÇADE REVITALIZATION PROGRAM APPLICATION AGREEMENT FORM

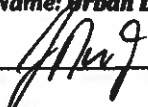
Please return completed with necessary attachments and signatures to the City of Farmers Branch Economic Development Office, 13000 William Dodson Parkway, no later than 5 pm Thursday, prior to the first Friday of each month. If you have any application questions, please contact the Economic Development Director at 972-919-2509.

I have met with the City of Farmers Branch, and I fully understand the Commercial Revitalization Program Procedures and Details established by the City of Farmers Branch. I intend to use this grant program for the aforementioned renovation projects to forward the efforts of the revitalization program. I have not received insurance monies for this revitalization project.

I have read the Commercial Revitalization Program Application Procedures Including the Program Details.

I understand that if I am awarded funds by the City of Farmers Branch, any deviation from the approved project may result in the partial or total withdrawal of the awarded funds. If the façade is altered for any reason within _____ year(s) from construction, I may be required to reimburse the City of Farmers Branch immediately for the full amount of the funds awarded.

Business/Organization Name: Urban Logistics Realty, LLC

Applicant's Signature:  Date: 2/6/25

Building Owner's Signature: _____ Date: _____
(if different from applicant)

City of Farmers Branch Approval: _____ Date: _____

February 5th, 2025

Jason Nunley
Founder & Managing Partner
Urban Logistics Realty
5440 Harvest Hill Rd, Suite 260E
Dallas, Texas 75230

via email: jnunley@ulrllc.com

RE: ULR Headquarters Exterior Upgrades
13636 Neutron Rd
Farmers Branch, Texas

Dear Jason,

We are pleased to submit our proposal for the **ULR Headquarters Exterior Upgrade Project**. Please review the following qualifications and exclusions which we can discuss at your convenience. Our price for this project is **\$614,698.00**

Qualification:

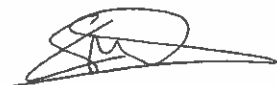
- Scope to include the following:
 - New site paving at entrance and rear of the building
 - Relocate main electrical utilities from overhead, to underground
 - New Roof with R-25 insulation
 - New storefront entry door system and rear storefront glass
 - New windows
 - Entry façade upgrade per design renderings provided
 - Full exterior paint
 - Exterior lighting upgrades

Exclusions:

- After hours or weekend work
- Telephone, data or security systems, or cabling
- Distribution or connections of electrical to tenant equipment
- Landscaping
- Architectural, structural design fees or fabrication if required by a 3rd party engineer

If you should have any questions or need any additional information. Please do not hesitate to call me.

Regards,



Chris Shakesby
Resource Commercial

4890 Alpha Road, Suite 200
Dallas, TX 75244

972.980.0880

resource-commercial.com

PASSIONATE
PROACTIVE
ACCOUNTABLE
ENERGETIC



ULR Headquarters - Exterior Scope

13636 Neutron Road

Farmers Branch, Texas

Pricing Date : February 5, 2025

Usable Square Footage : 8,000

Rentable Square Footage: 8,000

ITEM #	COST CODE	TRADE DESCRIPTION	BID AMOUNT	COST PER SF	REMARKS
TRADE COSTS					
1	02220	Demolition	\$0	\$0.00	Approximately 12,000 SF of new site paving at main entrance and at the rear of the building, new concrete panel entry façade
2	03001	Concrete	\$209,625	\$26.20	
3	05000	Misc. Steel	\$23,145	\$2.89	
4	64000	Millwork	\$0	\$0.00	
5	74000	Roofing	\$131,224	\$16.40	Remove existing roof, install new R-25 insulation and new 60 mil TPO roofing system
6	07510	Pin Weld Insulation	\$0	\$0.00	
7	81000	Doors / Hardware	\$0	\$0.00	
8	88000	Glass & Glazing	\$73,620	\$9.20	New storefront entry, new rear building glass entry, entry sidelites, and windows
9	92000	Drywall & Acoustical	\$0	\$0.00	
10	96000	Flooring & Base	\$0	\$0.00	
11	09610	Floor Sealer	\$0	\$0.00	
12	99000	Painting & Wallcoverings	\$7,100	\$0.89	Paint exterior building
13	10800	Specialties	\$9,900	\$1.24	Install new slat at front entry façade
14	85004	Dock Equipment	\$0	\$0.00	
15	11132	Window Coverings	\$0	\$0.00	
16	11135	Fire Extinguishers	\$0	\$0.00	
17	15700	Mechanical	\$0	\$0.00	
18	15100	Plumbing	\$0	\$0.00	
19	13900	Fire Protection	\$0	\$0.00	
20	16100	Electrical	\$32,200	\$4.03	Install new exterior light fixtures, underground utilities to bring existing power feed underground to the building
21	16700	Fire Alarms	\$0	\$0.00	
22	16110	Telephone & Data Cabling	\$0	\$0.00	
23	1750	General and Final Clean	\$6,300	\$0.79	
24	1007	Building Permit	\$5,000	\$0.63	Permit Allowance
25					
26		SUBTOTAL (Hard Costs)	\$498,114	\$62.26	
27					
28		Architectural/Engineering	\$0	\$0.00	
29		General Conditions	\$35,480	\$4.44	
30		Fee	\$34,256	\$4.28	
31					
32		CONSTRUCTION TOTAL	\$567,850	\$70.98	
33		Sales Tax	\$46,848	\$5.86	
34					
		GRAND TOTAL	\$614,698	\$76.84	Per Square Foot

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

13636 Neutron LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☒ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

5040 Harvest Hill Road, Suite 240E

6 City, state, and ZIP code

Dallas, TX 75230

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

OR

Employer identification number

9 9 - 0 6 2 1 8 3 1

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Linda Martin

Date ► *1/25/2024*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

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LOGISTICS REALTY

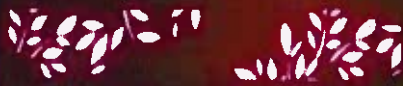
OFFICE HEADQUARTERS
13636 Neutron Road | Farmers Branch, Texas
Revitalization Renovation



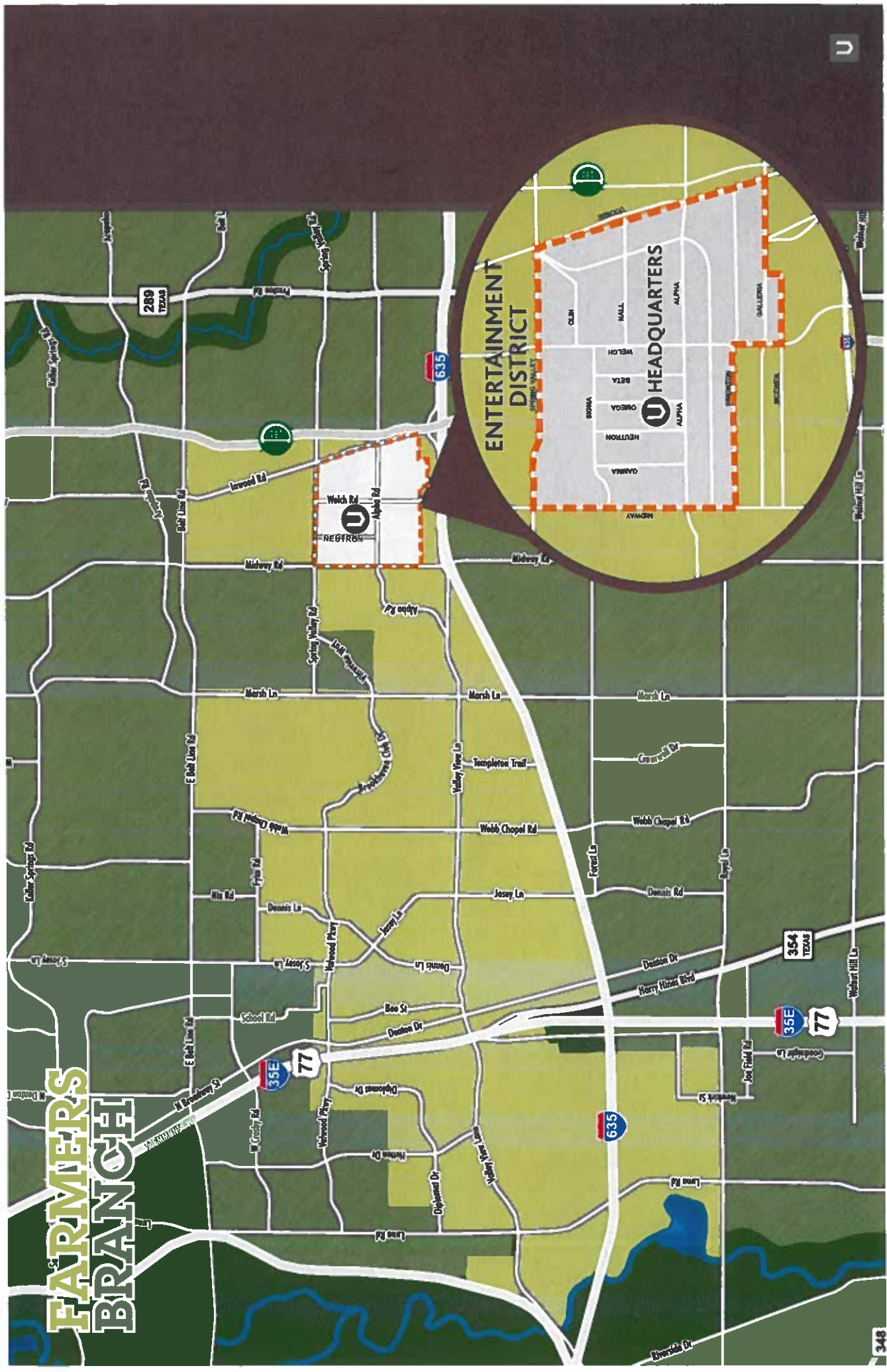
FARMERS
BRANCH

FARMERS

BRANCH



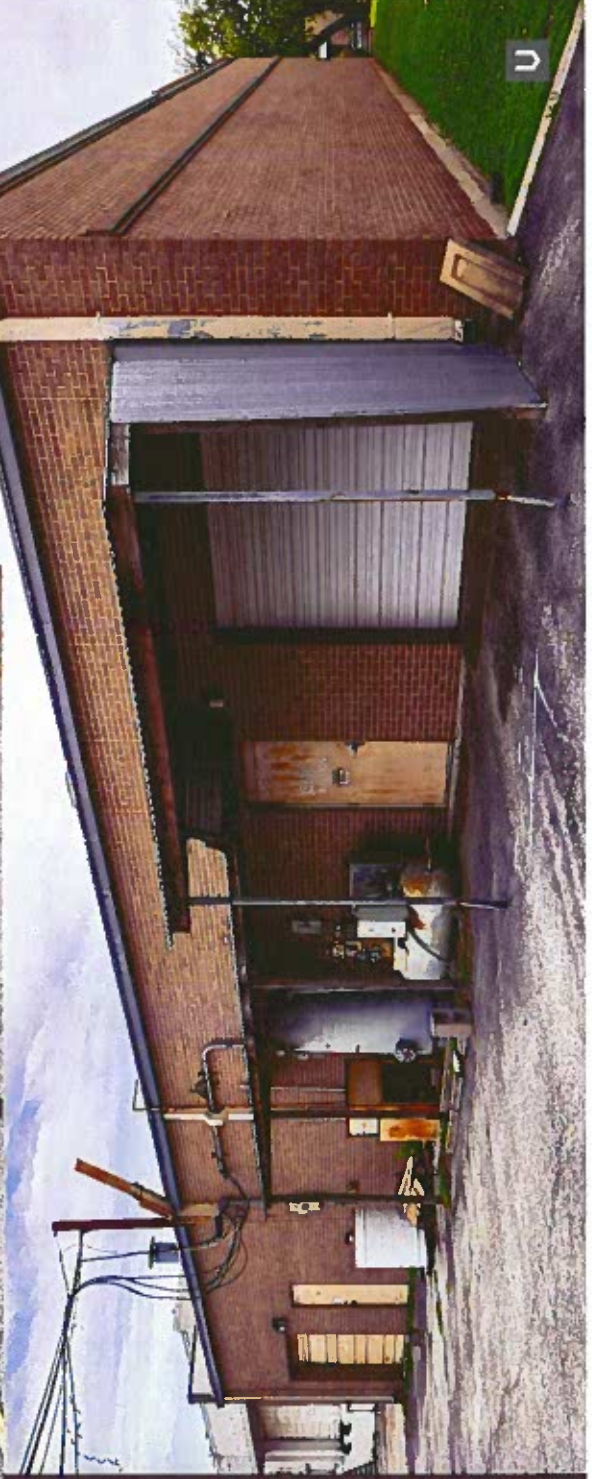
FARMERS BRANCH





BUILDING INFORMATION

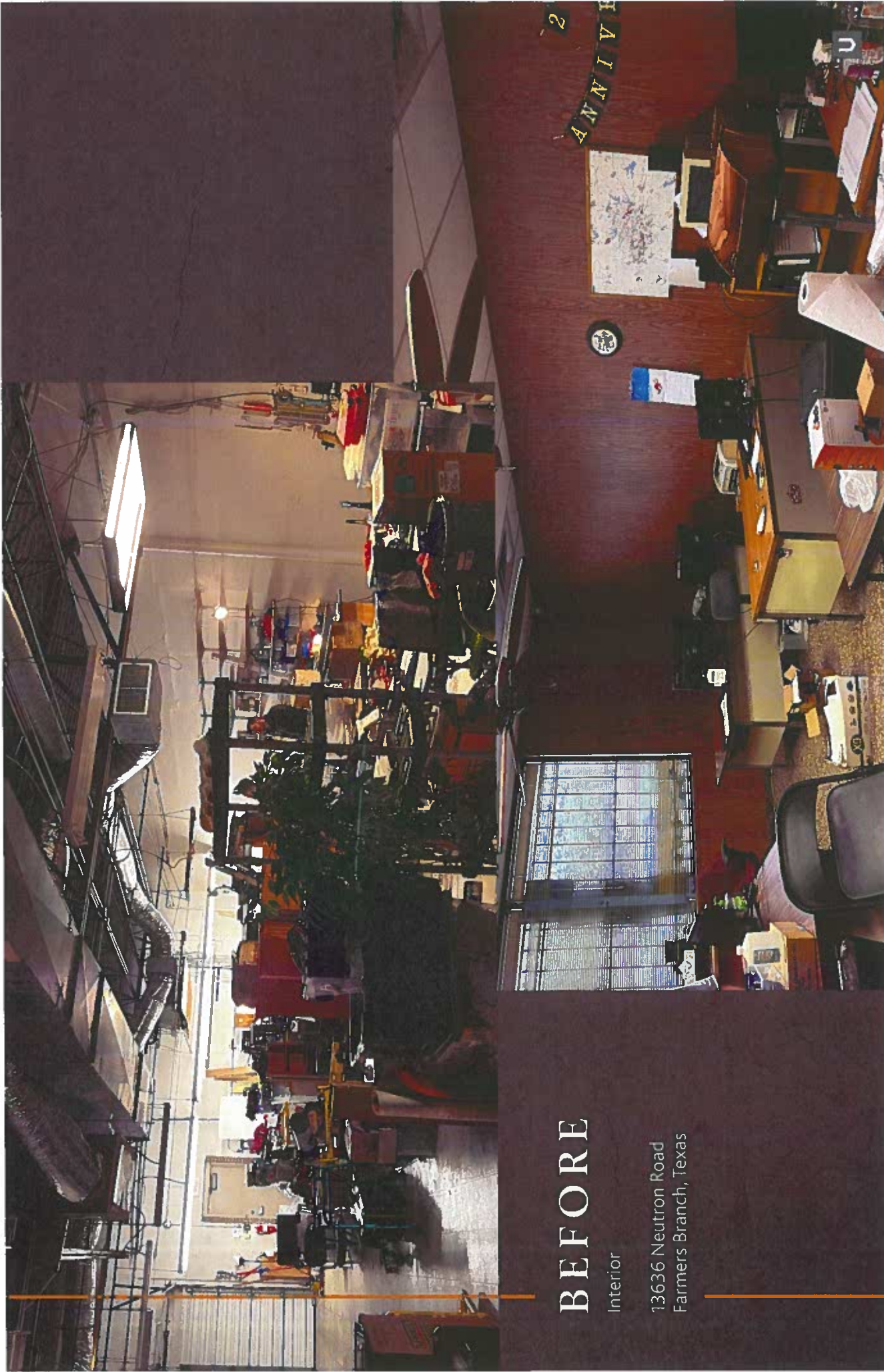
- Constructed in 1980
- Building area approximately 7800 SF
- Occupancy
 - Suite 100 - Cane Rossa Pizza /
 - Zoli's Pizza Corp. Headquarters
 - Suite 200 - Vacant



BEFORE

Exterior

13636 Neutron Road
Farmers Branch, Texas



BEFORE

Interior

13636 Neutron Road
Farmers Branch, Texas



BEFORE

Aerial

13636 Neutron Road
Farmers Branch, Texas

CONCEPTUAL

Site Plan

13636 Neutron Road
Farmers Branch, Texas

EXTERIOR FACADE REVITALIZATION / RENOVATIONS

- New structural entry feature to provide horizontal articulation for building façade
- Architectural composite Shou Sugi Ban wood slat feature wall
- New entry canopies
- Exterior lighting package
- Add new, and replace exiting windows, with upgraded high efficiency windows
- New entry storefront with feature doors to each suite
- Complimentary paint entire exterior
- Securing of "oasis" exterior garden and outdoor space

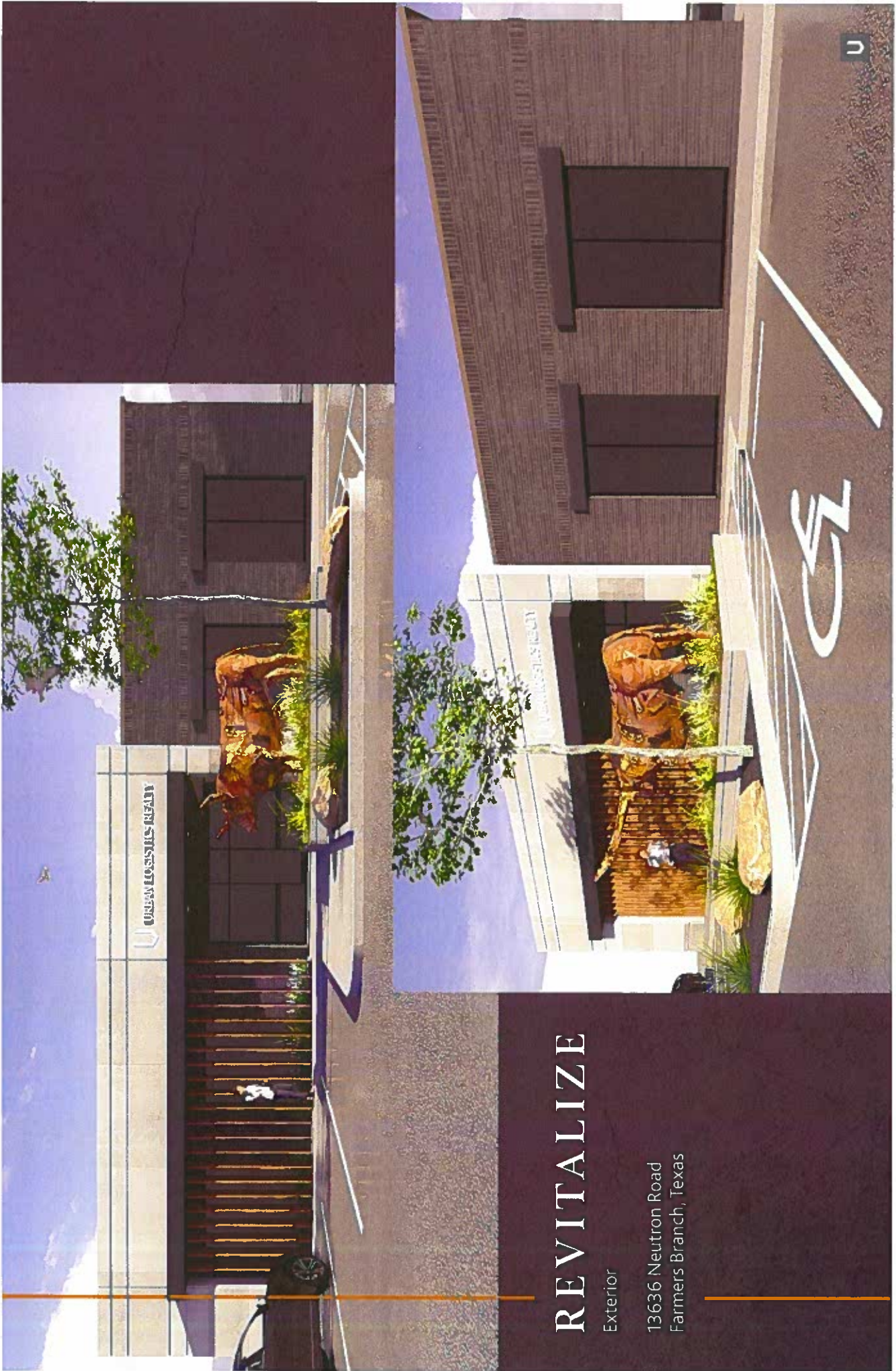
EXTERIOR ENHANCEMENTS

- Signature art installation
- New comprehensive landscaping at building and at street island
- Paving repair and resurfacing
- Install new building security system

INTERIOR IMPROVEMENTS

- Full new Class A creative office build out for suite 200

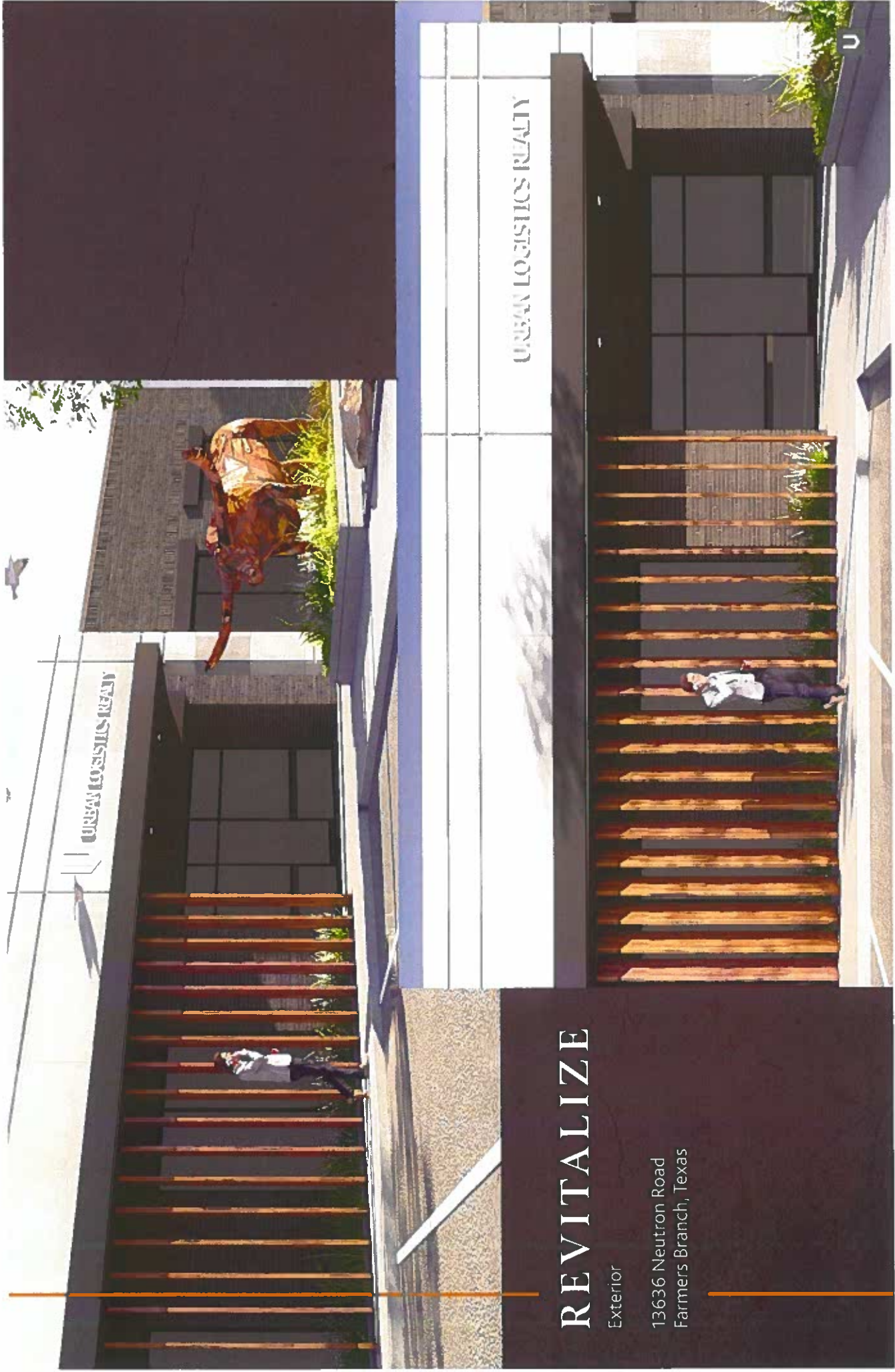




REVITALIZE

Exterior

13636 Neutron Road
Farmers Branch, Texas



REVITALIZE

Exterior

13636 Neutron Road
Farmers Branch, Texas

URBAN LOGISTICS REALTY

URBAN LOGISTICS REALTY

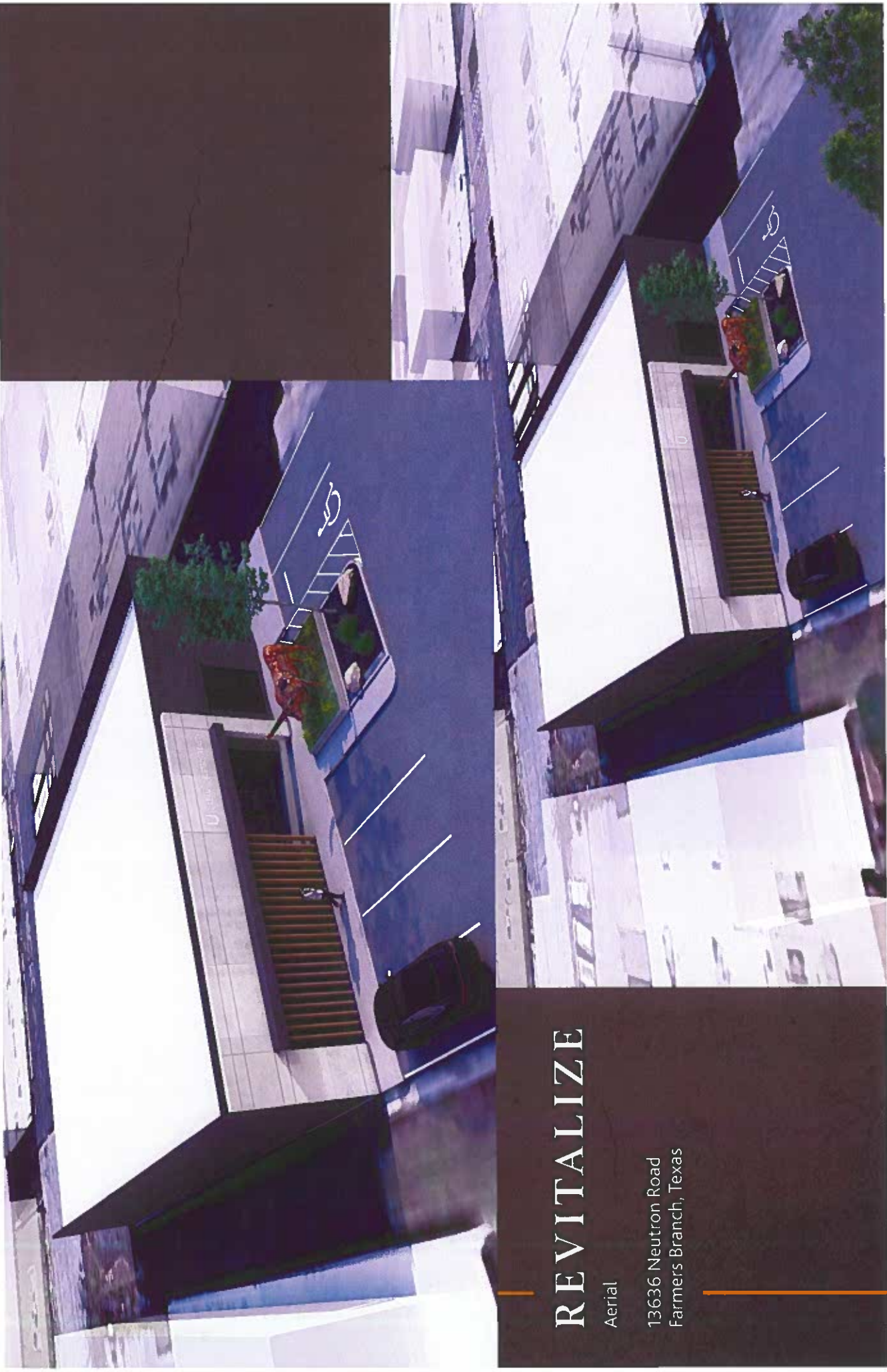


Art Installation

JOHN LOPEZ

Potential Urban Logistics Headquarters Sculptor John Lopez's own forte lies in gentling colts and perfecting their bloodlines—and he started his celebration of them by sculpting in clay. Capturing every nuance, every muscle, in this land where business is still conducted over a cup of tea and “neighboring” is a way of life. Somehow that way of life—where times seems to have stood still—has seen the transition from horsepower to vehicles. The rusted carcasses of discarded equipment stand testament to generations of labor. And the man who knows blood lines has picked through them, choosing the elements of the past—the actual implements that plowed the soil or cut the grain or dug the dinosaur—and created the curve of a jaw, the twitch of a tail, the power of a shoulder.

Listen carefully. There's a story in the wind.



REVITALIZE

Aerial

13636 Neutron Road
Farmers Branch, Texas

CONCEPTUAL

Elevation

13636 Neutron Road
Farmers Branch, Texas

INTERIM REVIEW DOCUMENTS
Fernando J. Andrade,
TX, #17866.02-#1-2023
Not for Regulatory Approval,
Permit, or Construction.

Copyright © 2023 Andrade Architects, Inc.

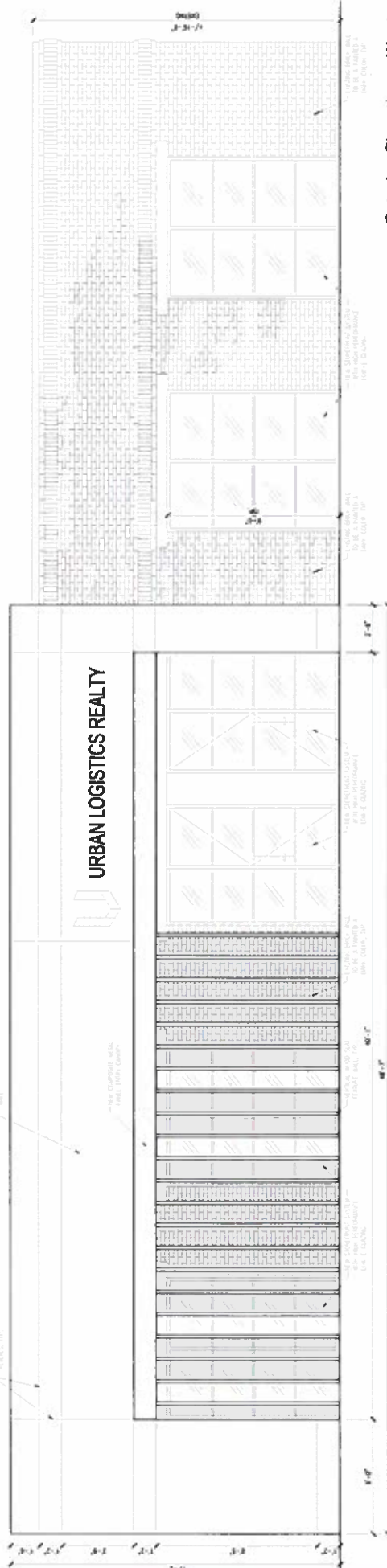
gar andrade

13636 Neutron Road, Suite 100
Farmers Branch, TX 76044
P: (817) 441-1000
F: (817) 441-1001

JSEA Andrade Architects	
Architect	
Civil Engineer	
Structural Engineer	
Mechanical Engineer	
Electrical Engineer	
Plumbing Engineer	



PROJECT NO.: 3220
DATE: FEB 6, 2023
FEB 16, 2023



01 Exterior Elevation - West



FINISHES

Interior

13636 Neutron Road
Farmers Branch, Texas

COAL



CONCRETE
LAYERS
TEXTURES

SHOU SUGI BAN



CHARRED WOOD
PATTERNS
PRESERVATION

STEEL



STAINLESS STEEL
DURABILITY
CLEAN

DISTRESSED BRICK



INSULATION
CHARACTER
AESTHETIC

U



U



VISION

Interior

13636 Neutron Road
Farmers Branch, Texas



VISION

Interior

13636 Neutron Road
Farmers Branch, Texas



VISION

Exterior - Outdoor Living

13636 Neutron Road
Farmers Branch, Texas

TENANT

Cane Rosso Pizza /
Zoli's Pizza Corporate Headquarters

13636 Neutron Road
Farmers Branch, Texas



Cane Rosso was born when owner, Jay Jerrier, visited Italy in 1995 for his honeymoon. A former corporate exec, he had an epiphany upon tasting his first true Italian pizza and knew that he had found something special. Wanting to replicate the experience that he had in Italy, when Jerrier eventually made his way to Dallas, Texas, he had a wood-burning oven built in his backyard and trained with Master Pizzaiolos at the Associazione Verace Pizza Napoletana (AVPN), an organization that promotes and protects the true craft of Neapolitan style pizza. Jerrier launched a mobile catering oven in 2009 and quickly developed a large and loyal following in the Dallas area and received a number of accolades from the press. Momentum grew quickly, and the first location of Cane Rosso was opened in early 2011 in Dallas' Deep Ellum district.

A New York-style alternative to his original Cane Rosso by founder/owner, Jay Jerrier, Zoli's is Dallas-Fort Worth's greatest and most humble New York-style pizza & gen-u-ine Italian joint, bringing together years of pizza, culinary, and restaurant experience to create the original Pizza Vibe Dining Experience in DFW!!

Cane Rosso has been named "Best Pizza in Dallas" by D Magazine 5 years in a row (2011-2015), appeared on The Food Network's "Diners, Drive-Ins, and Dives" with host, Guy Fieri, and has received numerous awards and honors from The Dallas Morning News, the Dallas Observer, and Eater Dallas, as well as being listed among Eater National's 38 Essential Pizzerias in America and The Daily Meal's 101 Best Pizza Places in America.

LOCATIONS

DALLAS

- Farmers Branch - Headquarters
- Deep Ellum
- White Rock
- Carrollton
- Frisco @ The Star
- North Dallas
- Lake Highlands

FORTWORTH

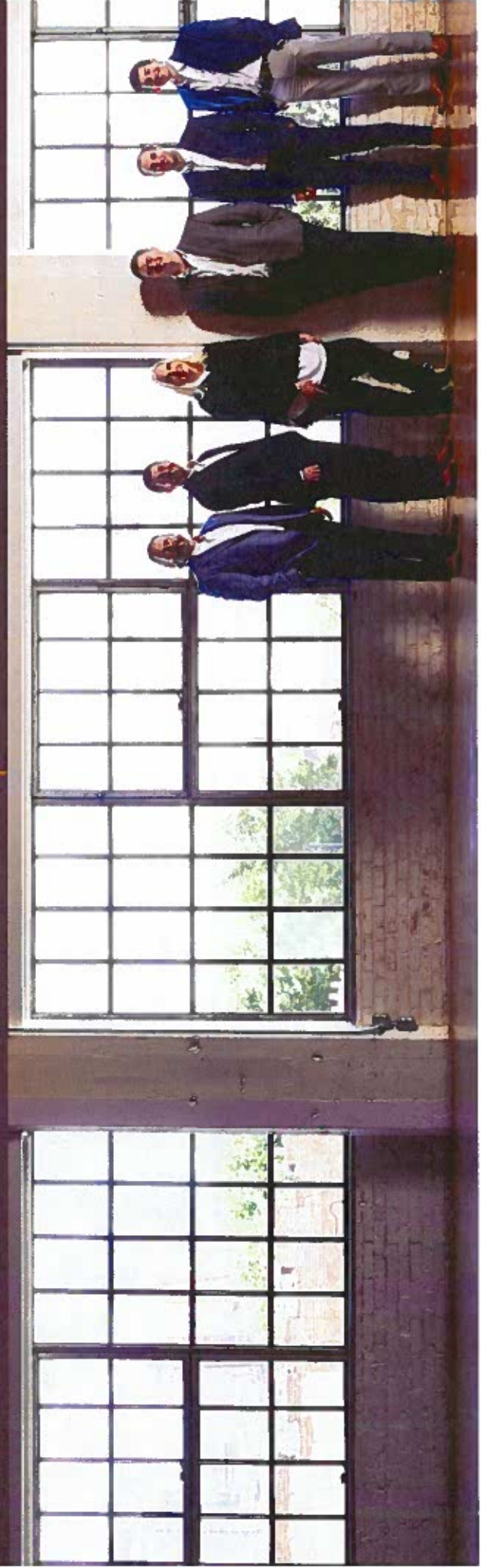
ARLINGTON





EXPERTISE

We bring our individual strengths together to create the best possible real estate development experience. We have combined the market experience of industry veterans with the fresh perspective of professionals from non-traditional backgrounds. The results are a team with unique problem-solving capabilities, creativity and a different definition of how to define the success of a project.



PROVEN PARTNER

By establishing longstanding, meaningful relationships, our success is a reflection of the individuals and partners that choose to invest with us. Urban Logistics has built a reputation for excellence, trust, and integrity.



ALPHA

When the "whole is greater than the sum of its parts" collaboration, teamwork and unity, both internally and externally, naturally accomplishes Alpha. Urban Logistics' relentless pursuit of Alpha goes beyond excess return on an investment, it can be found in every touch point across the development's life cycle.

U

PERFORMANCE

Future performance has no better measure than proven past results. With a track record of over 6.5 million square feet developed, we are proud of how our investments regularly outperform underwriting and deliver outsized investment returns for our partners.



ELEVATE

Every development has a unique story that results from the culmination of thousands of decisions made during the course of a project. We continually elevate innovative practices and technologies every step of the way to ensure our developments a one-of-a-kind persona.

HUMAN-CENTRIC

We enhance problem-solving skills by thinking creatively and considering solutions from every angle. At Urban Logistics, human-centered development prioritizes the human experience in addition to hard and fast goals, such as target numbers and deadlines. This process considers experimentation, analysis and communication as a method to find innovative solutions. We create spaces that resonate with human experiences, enhancing functionality and design for wellness.



COMMUNITY

Community is at the heart of everything we do. At Urban Logistics, communities are more than the places we live. When we talk about community we mean everybody with a stake in the work we do—from the teams we collaborate with to the populations we reach. When we talk about community, we mean the many sectors we serve and the teams working together to serve them. To us, community is inclusive, creative, and moves beyond physical borders.

SIGNATURE PROJECTS



URBAN DISTRICT 290
Houston, Tx
2 Buildings | 238,200 Sf



SCAN QR CODE
or
CLICK
for video tour



PARC AIR 59
Houston, Tx
3 Buildings | 320,000 Sf



SCAN QR CODE
or
CLICK
for video tour



URBAN DISTRICT 30
Mesquite, Tx
5 Buildings | 977,013 Sf



SCAN QR CODE
or
CLICK
for video tour



ALCOTT STATION
Mesquite, Tx
2 Buildings | 918,213 Sf



SCAN QR CODE
or
CLICK
for video tour



URBAN DISTRICT 183
Euless, Tx
3 Buildings | 366,771 Sf



SCAN QR CODE
or
CLICK
for video tour



URBAN DISTRICT 35
Denton, Tx
4 Buildings | 440,663 Sf

urban

LOGISTICS REALTY



