



Development Services - Real Estate

401 N. Elm St., Denton, TX 76201

DATE: 9/11/2025

TO: Attn: Dr. Susannah Holbert O'Bara, Superintendent
1307 N. Locust St.
Denton, TX 76201

FROM: Angel DeLory, Senior Real Estate Specialist

SUBJECT: Settlement Amount for 49,721 square foot Temporary Construction Easement and a 3,237 square foot Drainage Easement; 3001 Bronco Way, Denton, TX, Bonnie Brae High School Addition, Blk A, Lot 1, DCAD #: 957859

Dear Dr. O'Bara,

Provided below are the details regarding the valuation used for the easements to be purchased by the City of Denton (the "City").

Initially, the City offered \$12,857 based on the current appraised land value from CBRE's appraisal dated March 10, 2025. This figure included \$2,913 allocated for the Drainage Easement and \$9,944 for the Temporary Construction Easement.

Following careful review of the materials you provided—alongside additional research and valuation analysis—we have arrived at a proposed valuation for the necessary easements.

Our independent appraiser examined the comparables submitted by DISD Realtor and noted a few key distinctions: the properties referenced are significantly smaller in size than the subject parcel, and many were intended for industrial development, which differs from the surrounding land uses. Additionally, the residential comparables, due to their smaller tract sizes, reflect different valuation dynamics. The appraiser did not agree that these were comparable.

In determining appropriate comparables, the independent appraiser focused on transactions involving properties of similar size and highest and best use (HBU) to the subject. We also considered the fact that a substantial portion of the temporary construction easement, as well as the entirety of the drainage easement, lies within the floodplain.

However, with the goal of reaching a mutual agreement on a purchase price, the City hereby proposes:

Temporary Construction Easement (TCE)

Land in Floodplain with 35% discount: $3,332 \text{ SF} @ \$5.00 \times 65\% = \$10,829 \times 10\% = \mathbf{\$1083/ \text{ year}}$

Land out of Floodplain: $46,389 \text{ SF} @ \$5.00 = \$231,945 \times 10\% = \mathbf{\$23,195/ \text{ year}}$

Total value for TCE: $\$1,333 + \$23,195 = \mathbf{\$24,278}$

OUR CORE VALUES

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

Drainage Easement (DE):

Land in Floodplain with 35% discount: $3,237 \text{ SF} \times \$5.00 \times 65\% = 10,520.25 \times 90\% = \$9,469$

Total combined acquisition amount: **\$33,747**

Thank you for your attention to this matter.

Signed by:

Angel DeLory

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Angel DeLory

Senior Real Estate Specialist

Enclosure: Counteroffer Approval Memo for signature