

NEW STORE PROPOSAL:

LA VERNIA, TX



Company Overview

- **Industry Leader in Rural Lifestyle Retail**
 - Largest U.S. retailer focused on farm, ranch, pet, and rural lifestyle customers, with a national store footprint and strong small-town presence.
- **Scale & Stability**
 - ~52,000 employees nationwide, supporting stores, distribution centers, and corporate operations.
 - National retail footprint of approximately 2,435 stores across 49 states.
- **People-First Employer**
 - Comprehensive benefits supporting physical, mental, and financial wellbeing, including healthcare, mental health resources, parental leave, tuition reimbursement, and retirement matching.
 - Benefits offered to part-time employees after completing a 90-day measurement period and have averaged 15 hours per week.
- **Community-Centered Corporate Citizen**
 - \$15M+ donated annually through the Tractor Supply Foundation to support agriculture education (4-H & FFA), veterans and first responders, animal welfare, and disaster relief.
 - Strong focus on local community engagement aligned with rural values and small-town investment.

Proposed La Vernia, TX Project Overview

- **Strategic Market Investment**
 - A new proposed store consisting of a 23,729 sq. ft Retail Building with a 25,000 sq. ft Fenced Outdoor Display Area will strengthen service to La Vernia’s growing rural and semi-rural customer base as a durable retail anchor.
- **Jobs & Economic Impact**
 - Creation of an estimated 5 full-time and 10 part-time local jobs across La Vernia and Wilson County.
 - Tractor Supply estimates investing \$9.6M for this project.
 - \$8.2M for land acquisition and construction cost
 - \$1.4M for equipment and inventory.
 - Tractor Supply estimates sales ranging from approximately \$5M - \$9M as the proposed new store ramps up to full maturity.
- **Community Partnership**
 - Commitment to local engagement through agriculture education, first responder support, and community initiatives.
- **Construction Timeline**
 - Estimated permitting start date of mid summer 2027
 - Estimated construction start date of early 2028.
 - Estimated construction completion date of late summer 2028.

Site Plan

- Site plan has been provided separately in the meeting review materials.
- Please note the proposed right turn lane coming off Highway 87. Tractor Supply Company estimates the cost of this roadway improvement at **\$125,000**.
- The site plan also shows an internal shared access drive that can be continued for future neighboring projects. Tractor Supply Company estimates the shared access drive cost to be **\$200,000**.

Sanitary Sewer Exhibit

- Sanitary Sewer Exhibit has been provided separately in the meeting review materials.
- Lift station located next to H-E-B.
- Sewer must be run from the lift station across Highway 87. There is a 15” sewer main extension. The City of La Vernia has indicated a willingness to contribute some costs to address the large main extension.
- Tractor Supply Company estimates the total cost of the sewer line to be **\$153,000**.

Request for Assistance

- Tractor Supply Company has identified at least **\$478,000** in site improvement costs that must be incurred prior to commencing operations in La Vernia.
- Given previous incentive history, Tractor Supply Company is respectfully requesting **\$250,500** in assistance from the La Vernia Municipal Development District (“MDD”) Board to assist with extraneous site improvements at the proposed project location (29.357136531753405, -98.13921743028556). The required site improvements render the project unfeasible for TS Real Estate Council approval without the MDD’s assistance

THANK YOU!

