

GK Hospitality Development, LLC



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Phone 281-895-7773

September 10, 2021

Tomball Economic Development Corporation ("TEDC")
Attn: Board of Directors
29201 Quinn Rd., Suite B
Tomball, TX 77377

RE: Grant Request – New Chevron Retail Center Development
Hwy. 2920 and Hwy 249 directly behind Lowes Department Store
Tomball, TX 77377

Dear TEDC Board of Directors:

On behalf of GK Hospitality Development, LLC. ("Owner"). I would like to request grant funding from the TEDC for the development and construction of a new 6,580 sq. ft. Chevron Retail Building (includes Grocery, Deli/Restaurant and Retail rental spaces) to be located on the northwest corner of FM 2920 and Hwy 249 directly behind Lowes Department Store. The legal description of the site are 3D, ABST 34 J House and RES F BLOCK 1 Tomball Center R/P.

This project involves the improvement of a raw .75 acre tract of land. Construction will include all requirements to complete the Chevron Center, underground utilities, water and waste water to be brought in to the property for connections, underground storage tanks, fuel pumps, canopy, parking and driveways.

We are also working on some pre-construction commitments for the remaining other rental spaces who will also be new employers in the City



of Tomball and would create new employment opportunities and generate sales tax revenues. We expect the remaining two spaces to be leased before the building is finalized.

GK Hospitality Development and its owners are partners in several other Holding Companies, that has developed Commercial and Residential holdings in several Texas Cities, Houston, Orange, Pearland, Beaumont, Silsbee and Port Arthur to name a few.

GK Hospitality Development has a strong interest in the Development of the Chevron Center in Tomball with plans to develop a Multi-Family Complex directly behind the Chevron Center. Our company values and appreciates the City of Tomball and would like for GK Hospitality to be involved long term with the City and its growth potential with current and future developments. Our request for grant funding is driven by different challenges in that the site does not have any waste water connection along with the development cost that has increased drastically over the last year creating greater expenses than we anticipated. Our plan as well is to seek grant funding for signage, lighting, landscaping and irrigation system

The Development and Construction of the improvements will take six to eight months due to all the supply delays. Our current estimate costs are as follows:

1. Development Services – none charged by GK\$00.00
2. Land Current Basis\$675,000
3. Hard Costs – Construction of Infrastructure\$870,170
4. Hard Cost – Building Construction\$1,115,000
5. Soft Cost – Architect & Engineering\$65,255
6. Soft Cost –other 3rd party, Bank, Title, Survey, etc.,\$170,575
7. Pylon Sign for Chevron and 2 tenants\$41,000
8. Landscaping & Irrigation\$48,000

Other: Rental Space Allowance for interior Build-out



9. T.I. Allowance from owner to tenant\$88,000

We have provided Kelly Violette, the Executive Director with preliminary architectural plans and drawings of the development and also included preliminary site plans, survey, aerial pictures of the development site, turnkey construction cost, IMST feasibility projection report on the Chevron Station and the TEDC grant application form duly filled out.

We are open to answer questions that you may have about the Chevron Center project and on the future Multi-Family Apartment Development. Thank you for your consideration regarding these Development Projects in the City of Tomball, Texas

Kind regards,

Ali Khan
Principal – GK Hospitality Development, LLC
Contact Telephone: 713-703-4649

