

“Off Main” Development on 1211 Rudel Road

August 7th, 2024

Dear TEDC Board of Directors,

On behalf of Red Grip LLC we are kindly asking for grant funding from the TEDC for the completion of our 9,240 sq/ft “Off Main” development. Our intent is to do further development in Tomball that is more focused on the entertainment side of business to bring more things to do in Tomball that are family friendly.

The “Off Main” construction project that is located at 1211 Rudel Road consists of two buildings each consisting of 4,620 sq/ft. The current plan is for one of the buildings to be a Day Care/Early Learning facility as we are working closely with a tenant on the building design and layout to accommodate their needs. We have designed the buildings to be consistent with the theme of the TEDC as well as the medical facility across the road on Quinn. The design is all side stone and brick with wood beam accents and a metal roof. The location is perfect as it is located between several different apartment buildings that would help fulfill the need for affordable childcare in the area. We believe that the location across from the Fire Station also adds some extra element of comfort to parents that drop off their kids. The project would begin approximately in mid-September and end by May or June.

The other 4,620 sq/ft building is currently planned as office space that would support further growth of the area. Currently we are in discussions with a Therapy group out of Cypress, Texas so that is a possibility as well.

We are seeking grant funding for approved installations at our project, including infrastructure, landscaping, and development services.

Please feel free to contact us to discuss into further detail regarding this project. We look forward to the pleasure of working with all of you and putting the best product out there in the community for which I grew up in so that it serves the community in the best way possible.

Sincerely,

Mike Matheson
Owner of Red Grip LLC