

Tomball Group LLC

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Magnolia, Texas 77354

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November 9, 2025

Kelly Violette
Executive Director
Tomball Economic Development Corporation
29201 Quinn Road, Suite A
Tomball, Texas 77375

RE: Grant Request Letter - 209 Market St, Kitchen Addition Project

Dear Ms Violette,

This request is submitted to the Tomball Economic Development Corporation (TEDC) for grant funding assistance to support real estate redevelopment efforts in Old Town Tomball. This grant would help in building a kitchen addition to an existing structure located at 209 Market Street, Tomball TX 77375, enabling the updated space to be leased for food service (full service restaurant).

The Tomball Group an LLC owned by Teresa & Mike Latsis and is associated with the Hutson Group, a small, family-owned real estate development business focused on commercial properties in Old Town Tomball. We acquire, develop, and manage our own properties in an intentional and meaningful manner to support Old Town and the greater Tomball area. Our family established roots in Tomball in the early 1970's and has continued to develop a deeper commitment to this town and its community for over 50 years. My husband and I are excited to start this development project on our own with support and counsel from the Hutson Group (my extended family).

Impact on Old Town Tomball

As the primary location of our town's many festivals, Market Street is a reflection of the city of Tomball. It is a quaint, yet bustling street that serves as a window displaying Old Town Tomball's charm and character. We believe that people are first drawn to food service, then linger to support retail. With the development of this space into food service, we hope to support the economic development of Old Town retail shops while also benefiting from the many festival visitors.

Project Scope

The project scope focuses on a kitchen addition that will be built behind and attached to the existing structure, allowing easier access to install plumbing and other amenities required for a commercial kitchen. We will also create a slab patio to the west of the existing structure, allowing for outdoor seating. This project is expected to start in November 2025 and is estimated to be complete in six to nine months.

Estimated Cost

The total cost for purposes of this grant funding request is estimated at \$140,211 which includes the following estimates:

Site work, labor & materials (foundation prep & pour)	\$ 14,645
Labor, kitchen addition	\$ 29,000
Materials, kitchen addition	\$ 49,761 (w/o tax)
HVAC, labor & materials	\$ 14,066 (w/o tax, s/h)
Vent hood, labor & materials	\$ 31,800
Grease Trap, materials only	\$ <u>939</u> (w/o tax)
Total Estimated Cost	\$140,211*

* Note - Estimate excludes plumbing, electrical, and drywall trades (labor and materials)

We appreciate your consideration for this grant and the extensive efforts of TEDC in supporting and developing Tomball.

As always, if you have any questions or comments, please feel free to contact me directly.
Thanks so much,



Teresa Latsis
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