

TOMBALL

ECONOMIC DEVELOPMENT CORP.

TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: March 17, 2025

SUBJECT: Theis and Cherry Street, LLC

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Matthew Lawrence, Managing Partner, Theis Lane and South Cherry Street, LLC, for assistance with infrastructure costs related to the construction of a commercial office/retail development.

Theis Lane and South Cherry Street, LLC is a project of the parent company, Lone Star Development, which builds and manages first-class buildings and properties with above industry standard amenities. Currently, Lone Star Development owns and manages over 150,000 square feet of office/warehouse space in the Houston area.

The development will consist of two standalone buildings, totaling 17,177 square feet. The first building will be approximately 8,403 square-foot and will feature 5,000 sq. ft. of built-out boutique salons and fully serviced office suites. The second building will be 8,774 sq. ft. that is designed to accommodate a diverse range of businesses, ideal for restaurants, medical offices, ice cream shops, and businesses seeking high visibility office space. The projected capital investment for the project is \$4,975,000.00.

Targeted infrastructure that will promote the development and expansion of business enterprise is a permissible project as outlined in Texas Economic Development Legislation. If this project is approved, it will go to the Tomball City Council for final approval by resolution at two separate readings.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the 5-year net benefit of this project on Tomball's economy is \$284,284.00.

If the agreement between the TEDC and Theis Lane and South Cherry Street, LLC is approved as a Project of the Corporation, the grant funding amount will not exceed \$83,615, based on 7% of the actual expenditures for the eligible infrastructure improvements.

