

Pegasus Properties 2, LLC
8582 Katy Freeway, Suite 240
Houston, TX 77024



Date: May 8, 2025
Tomball Economic Development
ATTN: Tiffani Wooten
29201 Quinn Road, Suite B
Tomball, TX 77375

RE: TOMBALL MERCANTILE – Request for Grant

Dear Ms. Wooten,

My name is Christy Bowen, and I work alongside Mr. Kyle Fox and Mr. Clay Graham at Fox & Graham, LLC (a 50% Member of Pegasus Properties 2, LLC) in Houston, TX. We would like to formally request a grant and seek assistance for the infrastructure and site construction costs to clean up, develop, and ultimately replace the +/- 3.92-acre tract at the NEC of SH 249 and Medical Complex Drive (the “front door” of HCA’s Tomball Medical Center) with a new, Class “A” retail development we have named Tomball Mercantile.

The new Tomball Mercantile retail development is ideally positioned to conveniently serve the HCA campus and directly benefit the Tomball community. The project will take the dilapidated remnants of a former car lot and transform the property into over 28,000 SF of vibrant, high-end retail and restaurant space. The "boutique" style and attention to detail that Tomball Mercantile will offer is something not currently captured by the existing power-centers and stand-alone “cookie-cutter” retail presently in the Tomball trade area. For example, the lead retailer on Building A is "La Viva Cantina", a lively and family-oriented Mexican restaurant, that is already established in the Houston MSA, owned and operated by a highly seasoned Houstonian, eager to bring his +/- 8,000 SF restaurant with upscale patio/outdoor seating area to the City of Tomball. In addition to La Viva Cantina, other prospects include national restaurant concepts like McAlister's Deli, a fast-casual, southern-style delicatessen originating from Mississippi, famous for its sweet tea, and looking to call Tomball “Home”. These are among a few examples of the caliber retailers we are interested in investing in alongside the Tomball community.

ABOUT FOX & GRAHAM AND PEGASUS PROPERTIES 2

Fox & Graham has successfully developed countless free-standing retail projects for National Credit Tenants such as Starbucks, Chipotle, Whataburger, Lupe Tortilla, and Region's Bank, as well as developed and fully leased more than 500,000 SF of new construction multi-tenant retail space since 2015. We would love to bring this same success to the City of Tomball and provide the community with a fun, family friendly development.

Pegasus Properties 2 formed via a great client relationship between Fox & Graham and Mr. Shane Wilson (President of Louetta Leasing, LP and Manager of SA Wilson Interest GP, LLC: both being 25% members of Pegasus Properties 2, LLC) plus the mutual love and interest in creating community driven developments. This is the second project that we have partnered on together and are excited to see it come to fruition.

OVERVIEW PROJECT AND BENEFITS TO TOMBALL

As with our previous developments, we are looking to make Tomball Mercantile a true "community stomping ground" with not only National Credit Tenant's but also cool and unique Mom & Pop groups that will provide everyone within and around the Tomball MSA with something special. We are excited to have Tomball Mercantile be the place for big events such as birthday parties, date nights and celebrations but also have it become a beacon for the community as THE PLACE for weeknight hangouts, bible studies, breakfast and lunch meetings, after High School games, a "one stop shop" for mom/dad running errands, etc.

In addition to our commitment to establishing the right tenant mix in Tomball Mercantile, the development represents a multi-million-dollar capital investment into both the project and community. Absolute attention has been given to the development of Tomball Mercantile; from the initial vision and land acquisition to the architectural design and coordination with prospective Tenants - the future Tomball Mercantile leaves little doubt to the project's future contribution to the City of Tomball and positive impact as both a property tax generator for the city & school district, and as a revenue & sales tax generator. All in all, Tomball Mercantile represents a significant investment establishing long-term benefits to the City of Tomball, the HCA Medical Campus (and its doctors, physicians, nurses, patients, etc), and the community.



INFRASTRUCTURE COST

Targeted Infrastructure	Cost
Site Preparations	\$ 375,000.00
New Public ROW	\$ 65,803.00
Storm Drainage *	\$ 494,000.00
Sanitary Sewer	\$ 137,390.00
Water	\$ 61,000.00
Telecommunications/Internet	\$ 10,000.00
Electric	\$ 150,000.00
Gas	\$ 10,000.00
Total	\$ 1,303,193.00

PROJECT COST & TIMING

TOMBALL MERCANTILE	
	COST
LAND: 8.05 AC	\$4,958,217.00
CIVIL ENGINEERING	\$52,000.00
ARCHITECT	\$104,000.00
SITEWORK AND BUILDING COST	\$5,272,178.00
GENERAL CONDITIONS	\$193,656.00
INSURANCE AND FEES	\$301,057.00
PROJECT SIGNAGE	\$150,000.00
TOTAL PROJECT COST (ESTIMATED)	\$11,031,108.00

Construction is estimated to start around October 1, 2025, and we hope to be able to deliver to Tenant's no later than 3Q 2026.

We look forward to working with you and are excited about the future!

Christy Bowen

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Clay Graham

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Kyle Fox

kyle@foxgraham.com



EXHIBIT “A”
RENDERING



EXHIBIT "B"

PROPOSED SITE PLAN

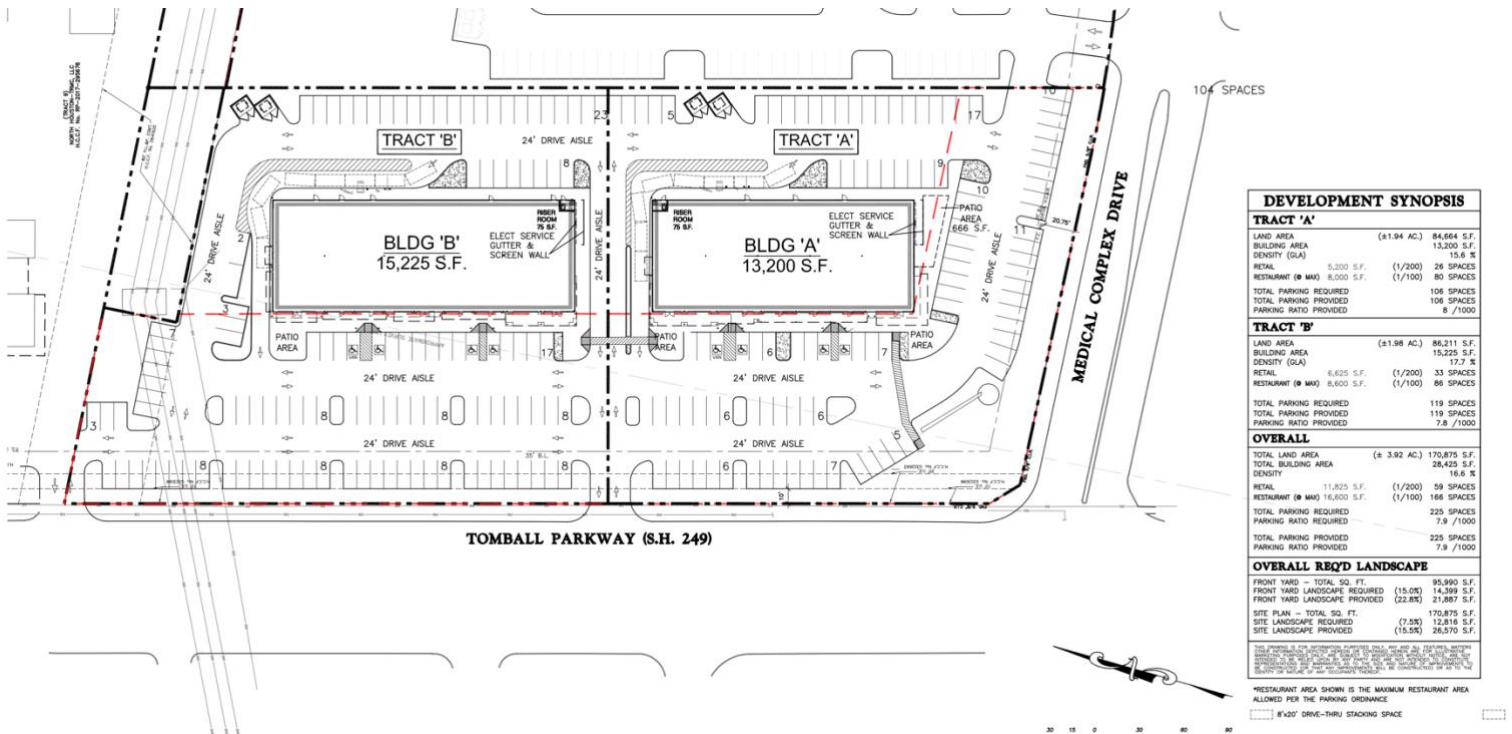


EXHIBIT "C"

PROPOSED BUILDING MATERIALS



EXHIBIT “D”
PROPOSED SIGNAGE

BUILDING “A”



BUILDING “B”

