

# HUFSMITH-KOHRVILLE BUSINESS PARK, LLC

January 5, 2022

Dear TEDC Board of Directors,

On behalf of Hufsmith-Kohrville Business Park, LLC, we respectfully submit this request for grant funding from the TEDC for the completion of the 44,050 square foot Hufsmith-Kohrville Business Park. Our development, management and ownership team consist of the following individuals:

- Matthew Lawrence – over 15 years business operational management skills both here in the United States and in Europe
- William Lawrence – over 40 years entrepreneurial experience in the restaurant and car wash industry
- Jason Snell – over 25 years' experience and former owner/operating partner of one of Houston's largest independent construction firms.

We currently own and manages over 150,000 square feet of office/warehouse space in the Houston metropolitan area. Our business model entails building and managing first-class buildings and properties with above industry standard amenities and construction techniques and materials, while commanding rents that are consistent with current market rates. This strategy results in their history of zero (0) availability at all of their properties.

We have and always will take the position that tenants are business partners, and that by working to assist each other in the accomplishment of their business objectives, together they can provide the businesses and their employees the safest, most secure working conditions that serve their constituencies more professionally than their competitors.

Our mission in developing The Hufsmith-Kohrville Business Park is to serve the growing needs of existing and new businesses that are looking for a more modern and state-of-the-art building where they can locate their new or growing businesses. We will be offering flexible suite sizes ranging from 1,500 square feet to 15,000 square feet for our tenants. With this range of suite sizes, we can meet the demands of a variety of businesses; from the small business that is upsizing from their home garage to the growing and established businesses looking for a location to base their business operations.

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The Hufsmith-Kohrville Business Park will consist of four (4) separate pre-engineered metal buildings for multi-tenant use. The front building will be an 11,050 square foot retail building and behind the retail building will be a 16,500-square-foot, a 7,500-square-foot, and a 9,000-square-foot office warehouse building. These pre-engineered metal buildings will be architecturally pleasing and will use various panel profiles and colors to give the park a clean and modern look. We will also provide landscaping throughout the park, giving tenants a more welcoming space for their businesses and associates. Conveniently located within the City of Tomball, the property is less than a mile south of FM 2920 and is just minutes from the Grand Parkway and State Highway 249.

The construction phase of this project is anticipated to commence in April and is scheduled for completion approximately 7 months later.

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

Based on our research and that of the major home development companies, we believe that the area known as the northwest corridor of Houston (more specifically Tomball) will continue to experience significant growth in residential development, thereby enhancing the need for this type of development to support the growing business community. The Hufsmith-Kohrville Business Park will help facilitate that growth and provide new and existing residents of the growing area with flexible, clean, and affordable spaces for them to locate their businesses.

For further assistance in your consideration efforts, we have completed the online Tomball EDC Data Sheet.

We welcome any questions you may have about the Hufsmith-Kohrville Business Park. Please feel free to contact us at [development@wjl.me](mailto:development@wjl.me). We are grateful for this opportunity and look forward to receiving your assistance. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Matthew Lawrence". The signature is written in a cursive, flowing style.

Matt Lawrence