

NIVIS SERIES LLC

424 Holderrieth Blvd

Tomball, TX 77375

Date: October 02, 2024

Tomball Economic Development

29201 Quinn Road, Suite B

Tomball, TX 77375

RE: Cuppo Office Building – Request for Grant

To Whom It May Concern:

My name is Tam Duong, the owner of NIVIS SERIES LLC. I would like to formally request a grant and seek assistance for the infrastructure and site construction costs to build a 10,350 sqft commercial building locating right in the heart of Tomball medical center. This commercial site will be built out with a 2,300 sqft community coffee shop with a built-in 1,750 sqft small office/conference spaces for working remotely, hosting meetings/events, and other business needs for corporate citizens as well as medical professionals nearby with meeting/conference needs. Additionally, I will also build a 6,300 retail space building for office leases for small businesses or other medical facility needs.

### **Overview Project**

As we have successfully managed a coffee shop boutique for five years in the City of Jersey Village where our concept was to bring a city-like specialty coffee shop to the suburb area. We would like to bring our own success story and implement this proven concept in the City of Tomball. We plan to build a 2,300sqft coffee shop boutique with a 1,700 sqft built-in office/conference open spaces to allow young professionals, students, working from home populations to find their nooks locally and nearby in Tomball without driving a distance. The office/conference space will be on the 2<sup>nd</sup> floor of the coffee shop with a private entrance sharing an open ceiling with the coffee shop. This will create a unique “coffee shop effect” office setting which will make it convenient for customers to host private meetings, office events, workshops, and remote working needs while grabbing their coffee/lunch.

In addition to the anchor coffee/office building, I will also build an additional 6,300 sqft retail space with 5 spaces, each space will have approximately 1,260 sqft. Potential tenants are medical related tenants and small business offices. The parking lot will have 51 parking spots with a potential installation of electrical ports for electrical vehicles. The location of our building strategically sits in the heart of Tomball medical center with steps away from Lone Star Community College. Having a community coffee shop with office built-in, I strongly believe that our business fits perfectly the unmet need of having a quick bite café while providing offsite office spaces for medical and corporate professional nearby. With a continuous tremendous growth of development in Tomball, the development of this site will bring great economic values to the city.

## Project Cost and Timing

	Cost
<b>1 acre land</b>	<b>\$600,000</b>
<b>Sitework and Building Cost</b>	<b>\$2,168,189</b>
<b>Generation Conditions</b>	<b>\$108,469</b>
<b>Insurance &amp; Fees</b>	<b>\$170,000</b>
<b>Contingencies</b>	<b>152,000</b>
<b>Interior Build Out</b>	<b>\$500,000</b>
<b>Total Project Cost (Estimated)</b>	<b>\$3,698,658</b>

The construction is estimated to start beginning of 2025 and completed by 4Q 2025

## Benefits to Tomball

We are excited to bring this development to the City of Tomball and strongly believe that this commercial and community specialty coffee shop building will provide tremendous economic as well as culture benefits who Tomball. The benefits to Tomball include:

1. Fulfill the gap to provide a coffee shop / office spaces for medical professionals in Tomball
2. Create additional jobs for young full-time workers, part-time students, and the community
3. Create collaborative partnerships with other small businesses to cater complimentary products at our coffee shop to support our local business.
4. Increase new and additional traffic for newcomers to Tomball for students, young professionals, and other work-from-home corporate citizens
5. Increase property tax revenue to the City and Tomball ISD schools
6. Increase onsite office spaces for the work-from-home/work-from-anywhere to bring in more other business demands
7. Provide flexible/non-typical meeting spaces or corporate events for corporates/hospital nearby
8. Provide HCA Houston Healthcare Medical Center more options to fulfill a gap in bringing easy access to breakfast/food/coffee establishments nearby
9. Provide additional retail spaces for lease for all business and medical needs in Tomball which in return bring additional revenue to the City of Tomball.

All the Best,

Tam Duong

NIVIS SERIES LLC

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