



The Shops at Theis and Cherry

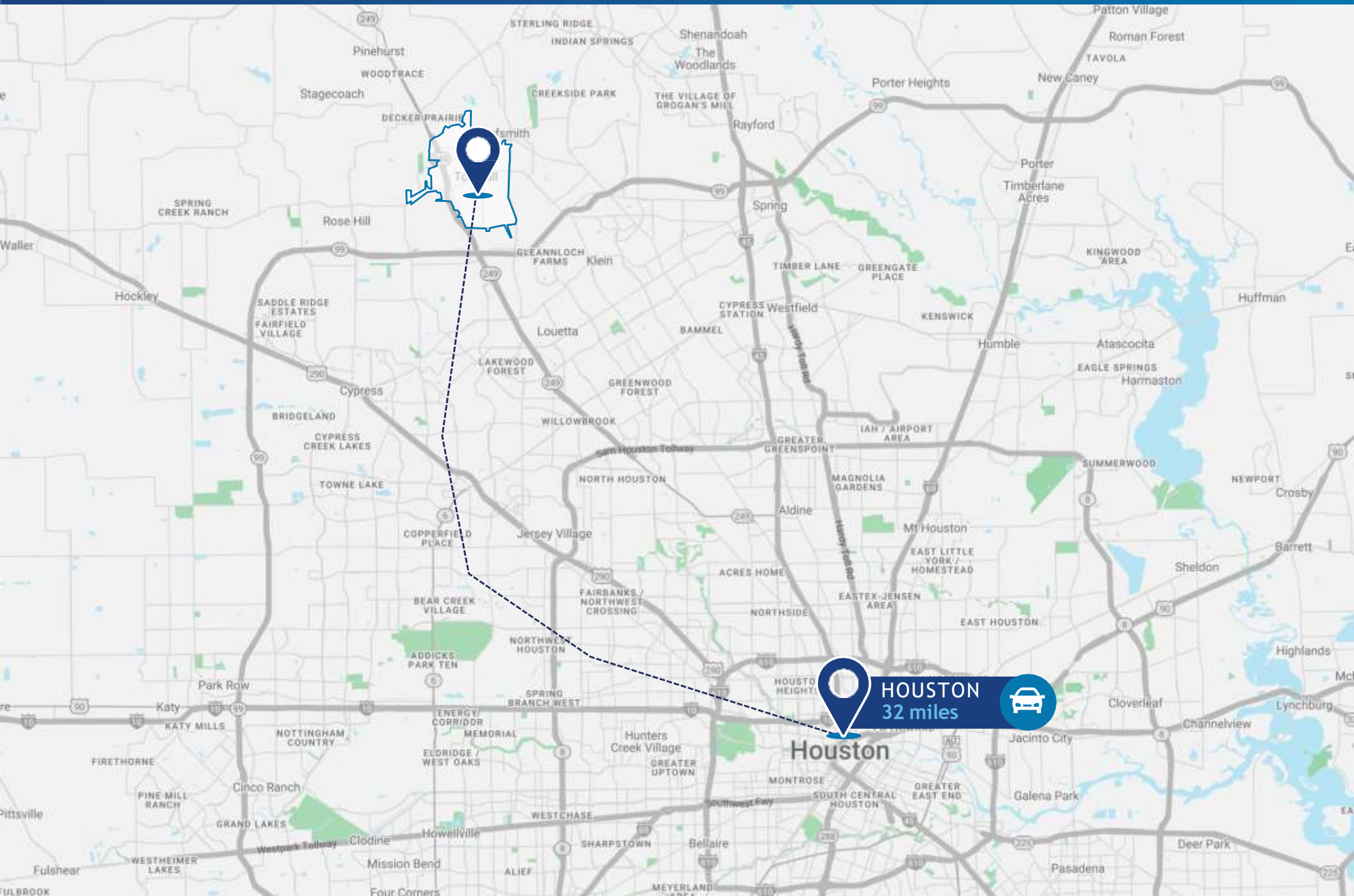
➤ Tomball, TX



Lone Star Development Bio

Lone Star Development is a leading real estate company from Spring, TX, specializing in the development, construction, and management of premier properties. With over 150,000 square feet of meticulously managed real estate, Lone Star Development offers small businesses clean, safe, and affordable spaces to thrive. Founded by three exceptional partners, their combined expertise in entrepreneurship, construction, and architecture ensures the creation of first-class properties. Lone Star Development recently completed construction on a 44,000 square foot mixed-use project in Tomball. With 17,000 square feet of retail space currently under development, and an additional 100,000 square feet of mixed-use space planned for the near future in Magnolia, TX, Lone Star Development is committed to delivering exceptional spaces that contribute to the growth and success of businesses in the Houston area.





The Shops at Theis and Cherry

Welcome to The Shops at Theis and Cherry, an exceptional neighborhood retail center nestled in a prime location surrounded by rapidly developing neighborhoods in Tomball. This 17,100 square-foot retail center, located on the corner of Theis Lane and Cherry Street, offers the community first-class retail, office, and medical within walking distance of their homes.

- » The current zoning for this sharp corner designates it as residential. Given its location on two prominent streets, we propose that transforming it into a neighborhood retail center would be more beneficial for the community. Consequently, we have applied to rezone the property to Neighborhood Retail.
- » The City of Tomball recently introduced a new zoning category called Neighborhood Retail, tailored for properties such as this one. This designation is more stringent compared to general commercial zoning. It prohibits drive-thru restaurants, convenience stores, and gas stations. Additionally, businesses are not permitted to operate between 11:00 PM and 6:00 AM. Moreover, structures must be designed in proximity to the streets, obscuring parking lots from view. A landscape buffer with a higher fence standard and a designated tree buffer zone are also mandated.



The Shops at Theis and Cherry

» Our proposal includes the development of two distinct buildings, employing a mix of materials to create a modern and stylish aesthetic. While both structures will utilize similar materials, one will have a white base while the other will be based in a dark grey color, adding visual contrast. We plan to integrate a covered patio area between the buildings, allowing future tenants to offer outdoor seating for customers. Additionally, since the buildings will front the two streets, we'll ensure that all sides showcase storefront window systems and attractive architectural elements to enhance their appeal and invite engagement from passersby.



We will lease exclusively to businesses that cater to the local community. Our focus will be on leasing to establishments such as restaurants, cafes, bakeries, boutiques, family doctors, dentists, office spaces for various businesses, and other similar high-quality businesses that align with the surrounding area's needs and demographics.





Site Plan



Concepts - Renderings



Concepts - Renderings



Concepts - Renderings



Concepts - Renderings



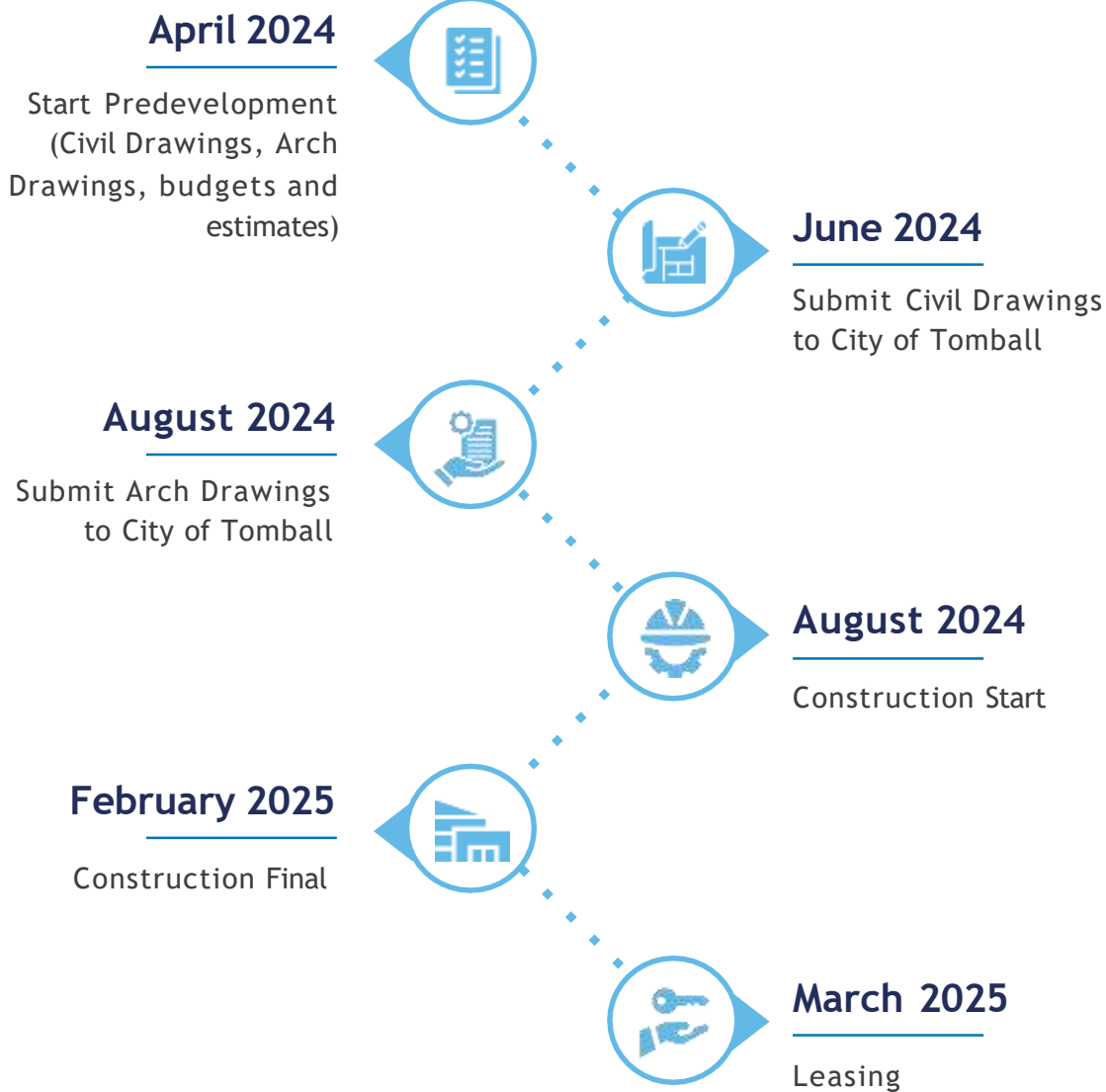
Concepts - Renderings



Concepts - Renderings



Proposed Time Line



Hufsmith Kohrville Business Park- Completed April 2024



Hufsmith Kohrville - Light Speed Construction





Contact our Team

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