



Date: September 8, 2025

To: Tiffani Wooten

Assistant Director

Tomball Economics Development Corporation

29201 Quinn Road, Suite B

Tomball, TX 77375

TWooten@tomballtxedc.org

Re: Request for Grant – W-Industries Campus Development in Tomball

Dear Tiffani,

On behalf of CSE W-Industries, Inc., we respectfully request the support of the Tomball Economic Development Corporation and the Tomball City Council for our proposed campus development in the city of Tomball. This new campus will serve as our consolidated manufacturing and production facility, bringing together our current stand-alone operations under one roof. This support is a key factor in our final decision to purchase land and relocate our operations to Tomball.

W-Industries is a fully integrated service provider of technology and engineered system solutions, specializing in Automation, I&E Construction Services, Packaged Equipment and Power Generation. Our expertise spans the entire spectrum of system technologies — from pneumatic and hydraulic control systems to state-of-the-art programmable automation. We also design and manufacture chemical injection systems and lead the charge in advanced electrification solutions, including low and medium voltage systems; Conventional and arc-resistant equipment; Power Distribution Centers (PDCs); Electrical Equipment Centers (EECs); Remote Instrument Enclosures (RIEs); Blast-resistant enclosures.

Over the past four years, our company has experienced substantial and sustained growth, leading to a strategic decision to expand our operational footprint within the Greater Houston area. This next phase of development is driven by the need for a larger, more integrated facility capable of supporting increased demand, streamlining operations, and enhancing efficiency across all business units.

As part of our global strategy, the company is actively expanding its capacity in the United States to better serve our U.S.-based clients, including **Oxy, Chevron, Total, BP, Venture Global, Air Liquide, Bechtel, TechnipFMC, LLOG, and Tullow**, just to name a few. Establishing a strong, centralized base of operations in the Houston region will enable us to deliver greater responsiveness, closer collaboration, and enhanced logistical support to these and other valued partners.

Following a thorough site selection process, we have identified Tomball as the ideal location for this expansion. We are currently in the final stages of negotiating the purchase of approximately 72.8 acres at the northeast corner of Highway 2920 and FM 2978. The proposed development will include approximately **500,000 square feet** of manufacturing and warehouse space, and **around 55,000 square feet** of office space. This multipurpose-built facility will significantly enhance our production capacity, operational integration, and future scalability.



To bring this vision to life, the company plans to invest more than **\$80 million** in capital expenditure over the next **five years**. This investment includes:

- **\$11.9 million** allocated for land acquisition
- **\$62 million** for buildings and real property improvements
- **\$7 million** dedicated to equipment, furniture, and fixtures

Phase 1 of the project—breaking ground on the first office, shop, and warehouse building—is anticipated to begin in **January 2026**, with **operations targeted to launch in July 2027**.

The anticipated cost for **Phase 1**:

- **\$11.9 million dollars** - 72.8 acres of land
- **\$25 million dollars** - Buildings & Real property improvements
- **\$3 million dollars** - FFE (Furniture, Fixtures, Equipment)

Upon completion of **Phase 1**, the company plans to create **300 full-time equivalent jobs**, contributing significantly to the regional economy. These positions will support a wide range of operational functions and will carry an **average annual payroll of \$20 million**.

Phases 2 and 3, that will include buildout of **two additional office/shop/warehouse buildings (approx. 345,000 square feet total)** are tentatively planned for future development between **2027 and 2031** and expected to bring **additional 350 and 350 jobs**, respectively. This will result in a total projected job creation of **1,000 full-time positions** upon full buildout.

This expansion represents a major milestone in our company's growth strategy and reaffirms our commitment to innovation, operational excellence, and long-term investment in the Greater Houston region. We believe this project will bring significant economic and workforce benefits to Tomball, and we are excited about the opportunity to grow within such a vibrant and business-friendly community.

As the company finalizes its decision, we are very grateful for the support and encouragement of the **Economic Development Corporation and City Council**. Thank you for your consideration of this request and for your continued partnership as we plan for this exciting next chapter.

Sincerely,

Donnie Smith

President & CEO

CSE W-Industries, Inc.

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