



TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: December 1, 2025

SUBJECT: Tara Builders, LLC

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Matthew Nickson, Project Manager of Tara Builders, LLC, for assistance with infrastructure costs related to the development of a proposed multibuilding office/warehouse development.

Tara Builders, LLC proposes to develop approximately 9.56 acres located 1711, 1721 and 1801 South Persimmon Street. The development will consist of three 25,125 square foot tilt wall office/warehouses. The estimated capital investment for the project is approximately \$10.7 million.

The eligible infrastructure improvements include water, sanitary sewer, storm drainage, detention, electric utilities and related site improvements totaling approximately \$765,000.00.

Targeted infrastructure that will promote the development and expansion of business enterprise is a permissible project as outlined in Texas Economic Development Legislation. If this project is approved, it will go to the Tomball City Council for final approval by resolution at two separate readings.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the 5-year net benefit of this project on Tomball's economy is \$204,452.00.

If the agreement between the TEDC and Tara Builders, LLC is approved as a Project of the Corporation, the grant funding amount will not exceed \$61,336.00, based on 8% of the actual expenditures for the eligible infrastructure improvements.