

THE ENCLAVE AT TOMBALL SQUARE

SENIOR RESIDENCES

A 115-Unit Senior Housing
Mixed-Income Development

Resolution of Support Request

Attn: David Esquivel, P.E. City Manager
City Hall 401 Market Street
Tomball, TX 77375

RBM Living LLC
Meridiem Development Group LLC



The Enclave at Tomball Square

PROJECT SUMMARY

An Upscale Mixed-Income Senior Living Development

| | |
|---------------------------------|--|
| Development Name: | The Enclave at Tomball Square |
| Location: | Medical Complex Dr. & SH 249 (NW) |
| Proposed Land Use: | Mixed-Income Senior Housing (Continuing Care Retirement Community) |
| Current Zoning: | GR (General Retail) |
| Site Size: | 3.3 +/- acres |
| Estimated Unit Count: | ~110 units |
| Unit Mix Summary: | 1BD: 28 Units (25%) 2BD: 82 Units (75%) |
| Average Unit Size: | 1BD: 600 Sq. Ft. 2BD: 913 Sq. Ft. |
| Density: | +/- 35 units per acre |
| Construction Type: | 4-Story Wood Framed Surface Parking |
| Exterior Finish: | Stone, Stucco, & Siding |
| Est. Total Development Cost: | ~\$30 million |
| Est. Construction Commencement: | Q4 2026 |
| Est. Completion Date: | Q2 2028 |



The Enclave at Tomball Square

SITE AERIAL

An Upscale Mixed-Income Senior Living Development



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DESIGN FEATURES

An Upscale Mixed-Income Senior Living Development

DESIGN FEATURES

High Quality Building Materials

- Stone, Stucco, & Siding Exterior
- Metal & timber Accents
- Durable Exterior Materials with Long-Term Performance & Durability
- Energy Efficient Windows & Doors

Thoughtfully-Integrated Resident Amenities

- Wellness & Restricted-Mobility Amenities
- Common Area Sunroom & Patio
- Enhanced Landscape Plans

Interior & Accessibility Design

- Wide corridors and clear wayfinding
- Step-free access throughout common areas
- Non-slip flooring and high-contrast finishes

Beautiful, resident-focused design centered on inclusivity, accessibility, and sustainability—with sensory-sensitive spaces and amenities that prioritize comfort, care, and connection.



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COMMUNITY FEATURES

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Access & Security

- Gated Community with Controlled Building Access

Community & Social Spaces

- Resident Clubhouse with Kitchen
- Community Lounge with Library and Business Center
- Art Studio
- 24hr Retail Market & Parcel Lockers

Health & Wellness

- Fitness Center
- Telehealth & Wellness Amenities

Outdoor Amenities

- Community Gardens & Outdoor Seating Areas
- Fully Fenced Dog Park
- Sunroom & Covered Patios



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AMENITIES

COMMUNITY GARDENS



LIBRARY



ART STUDIO



FITNESS CENTER



TELEHEALTH, CARE & WELLNESS



GATHERING SPACE



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UNIT FEATURES

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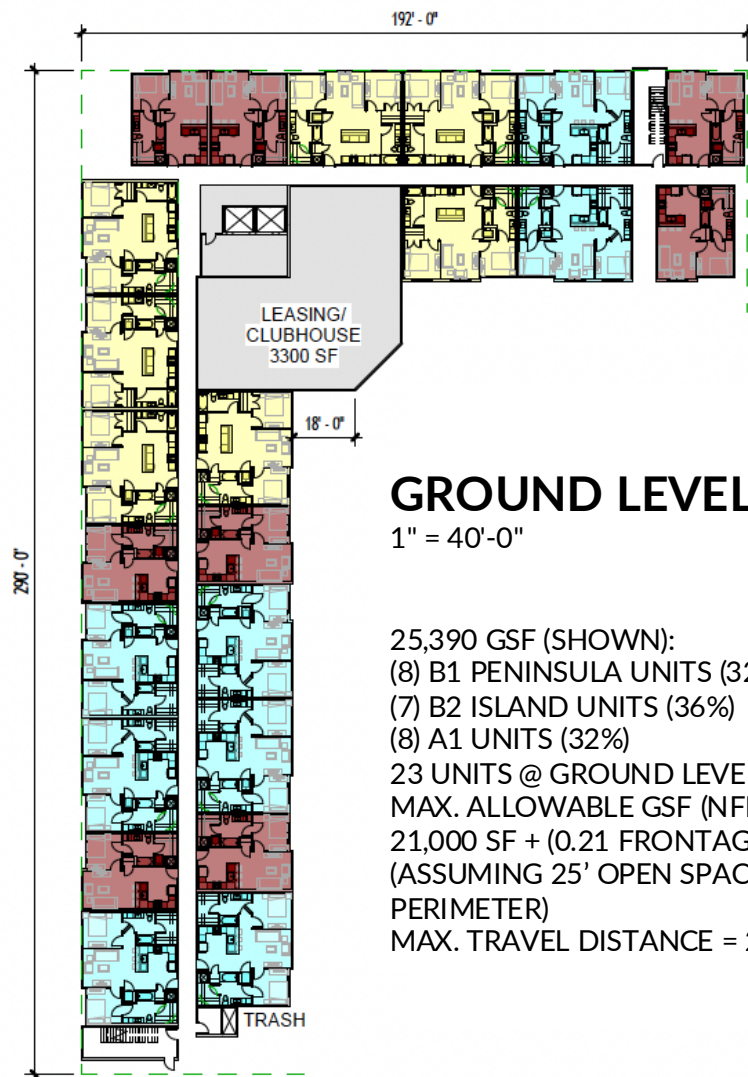
- 1 & 2 Bedrooms
- 9 Foot Ceilings
- Sleek Stone Countertops
- Wood-Style Flooring
- Designer, Energy Efficient Lighting
 - Kitchen Islands
- Stainless Steel Appliances
 - In-Unit Washers & Dryers
- Garden Patios



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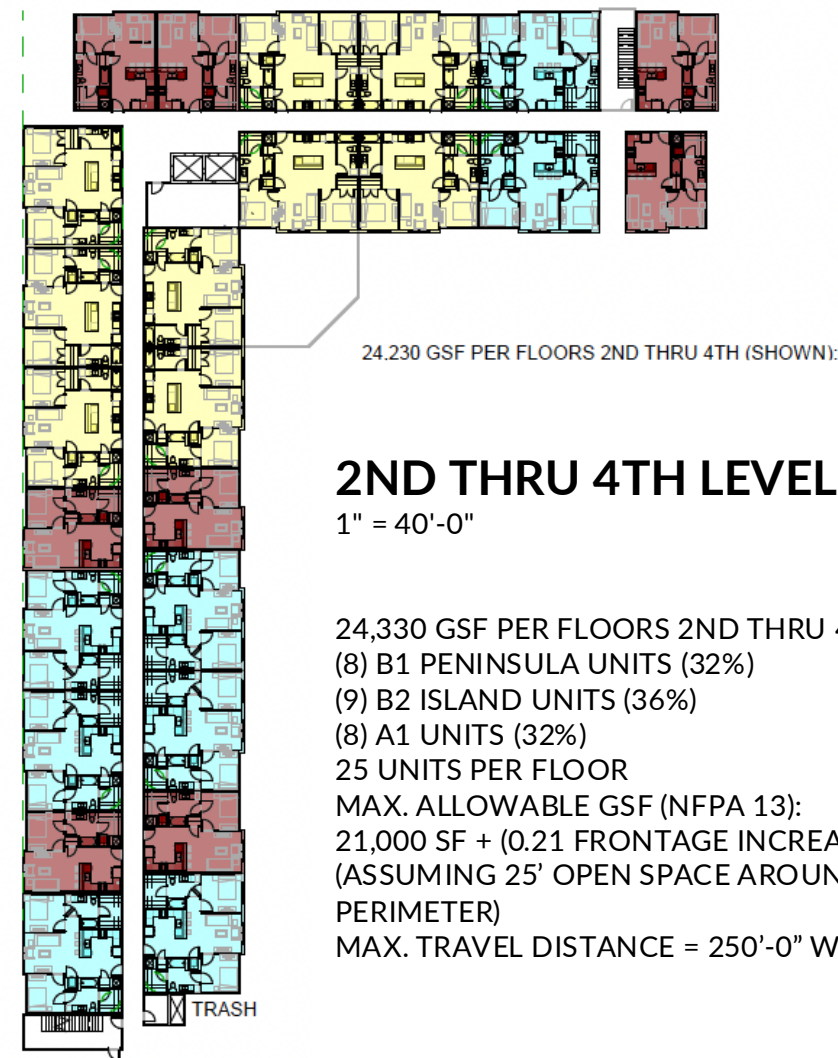
FLOOR PLATES



GROUND LEVEL

1" = 40'-0"

25,390 GSF (SHOWN):
(8) B1 PENINSULA UNITS (32%)
(7) B2 ISLAND UNITS (36%)
(8) A1 UNITS (32%)
23 UNITS @ GROUND LEVEL
MAX. ALLOWABLE GSF (NFPA 13):
21,000 SF + (0.21 FRONTAGE INCREASE = **25,410**)
(ASSUMING 25' OPEN SPACE AROUND 50% OF BLDG. PERIMETER)
MAX. TRAVEL DISTANCE = 250'-0" W/NFPA 13



2ND THRU 4TH LEVEL

1" = 40'-0"

24,330 GSF PER FLOORS 2ND THRU 4TH (SHOWN):
(8) B1 PENINSULA UNITS (32%)
(9) B2 ISLAND UNITS (36%)
(8) A1 UNITS (32%)
25 UNITS PER FLOOR
MAX. ALLOWABLE GSF (NFPA 13):
21,000 SF + (0.21 FRONTAGE INCREASE = **25,410**)
(ASSUMING 25' OPEN SPACE AROUND 50% OF BLDG. PERIMETER)
MAX. TRAVEL DISTANCE = 250'-0" W/NFPA 13

FLOOR PLANS

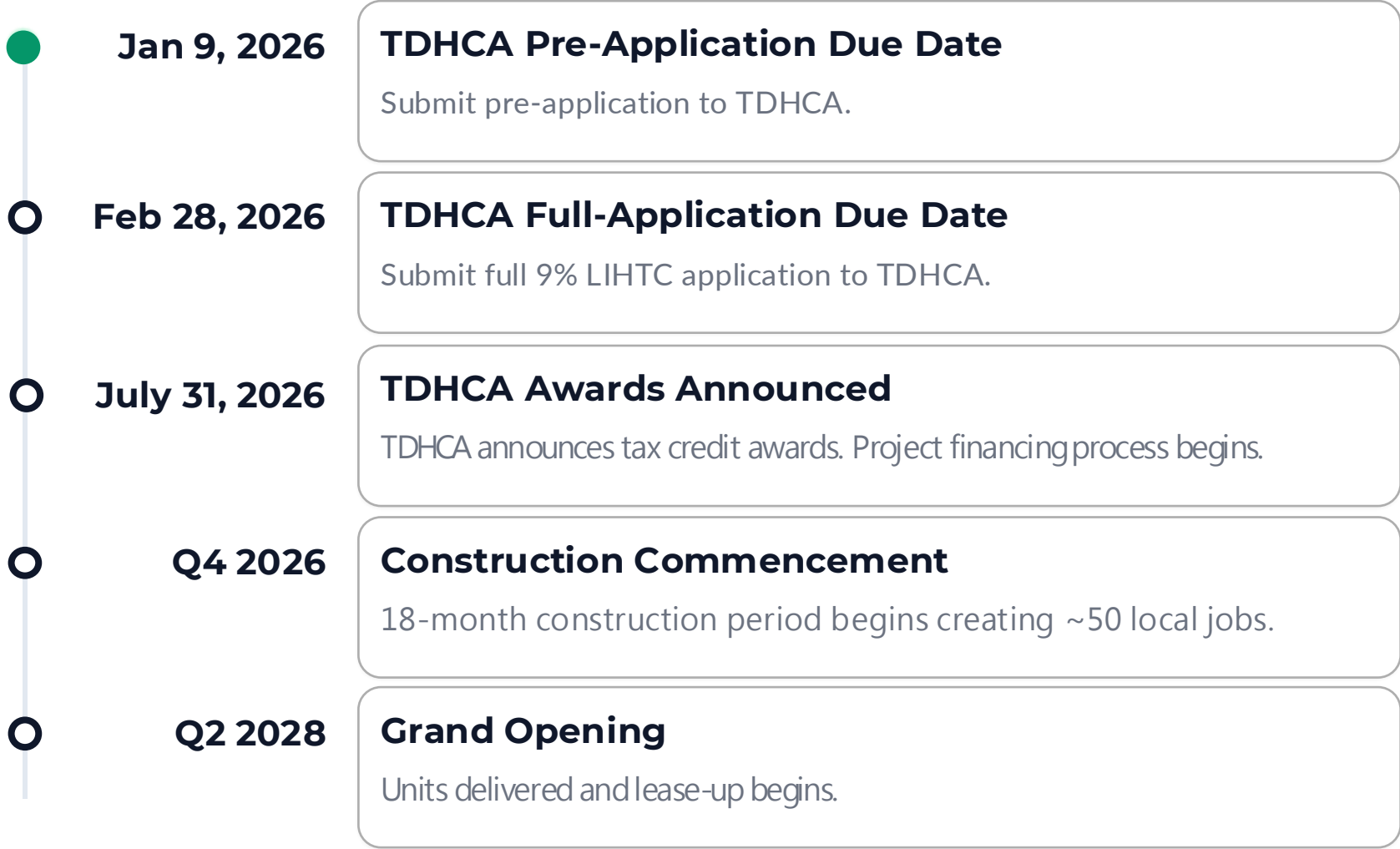
One Bedroom Units



2 Bedroom | 2 Bathroom | 913 SF



Estimated Project Timeline



Growing Senior Population in Tomball A Community Aging in Place

Tomball’s 65+ population has doubled since 2010, growing 6x faster than all other groups combined.

As seniors age in place on fixed incomes, the demand for affordable senior housing far outpaces supply.

25%

Total Population Growth Rate

Tomball's population grew 25% from 2010-2023, reaching over 13,000 residents.

86%

Senior Household Growth Rate

Tomball’s 65+ population grew 86% from 2010-2023—3x faster than overall population growth.

21.7%

Senior Concentration

Over 1 in 5 Tomball residents are 65+, well above the 15% Texas and 17% national averages.

33%

Senior Head of Household

One-third of all Tomball households are headed by someone 65+, up from 28% in 2010.

38.6

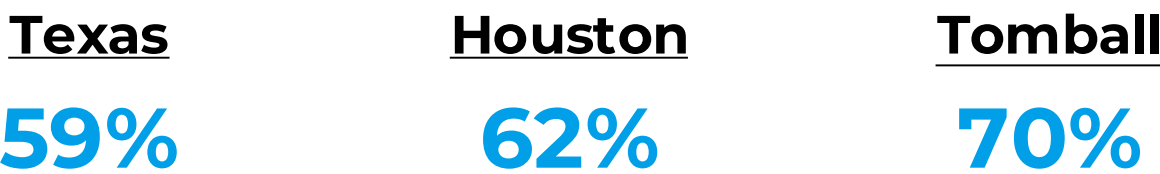
Average Age

Tomball's median age rose from 32 to 38.6 since 2020—now 3 years above the Texas average of 35.5.

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The Majority of Senior Renters in Texas Are Cost-Burdened

Percentage of Rent Burdened Senior Households (Ages 65-79) in 2023 (Census ACS):



Number of Texas Rent Burdened Seniors spending over 30% of income on housing:



When seniors devote 30% – 50%+ of a fixed income to rent, they are forced to *sacrifice essentials*. AARP Texas reports that older adults routinely forgo medical care, prescriptions, and groceries just to avoid eviction. Tax credit affordable housing changes that equation.