



GRAYLOU GROVE



50 Acre Mixed Use Development At Hufsmith Kohrville Rd. and Medical Complex Dr.

FLS Development LLC in Partnership with Harrisburg Homes

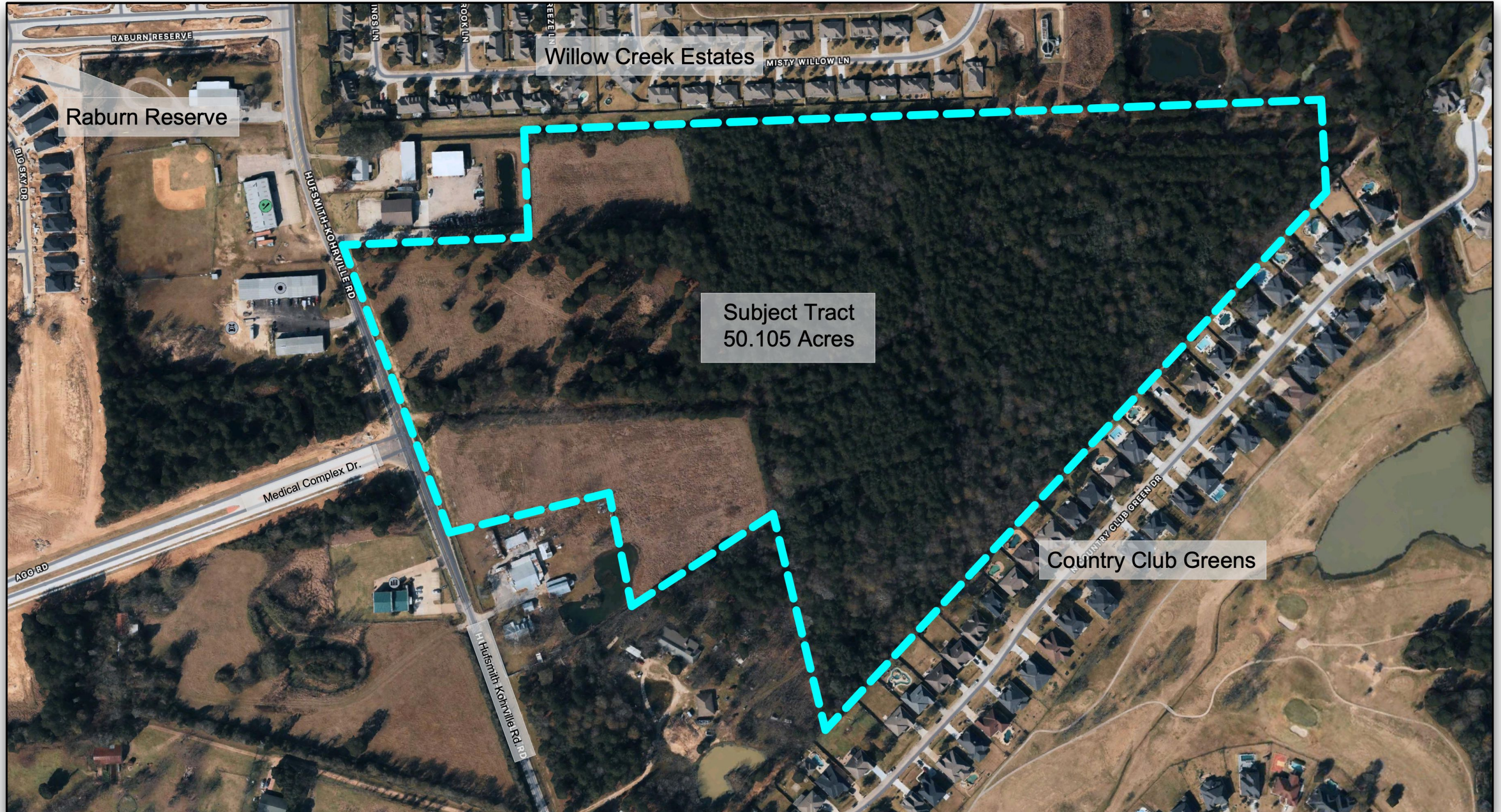


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HARRISBURG
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Aerial Map



Raburn Reserve

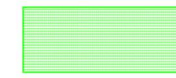
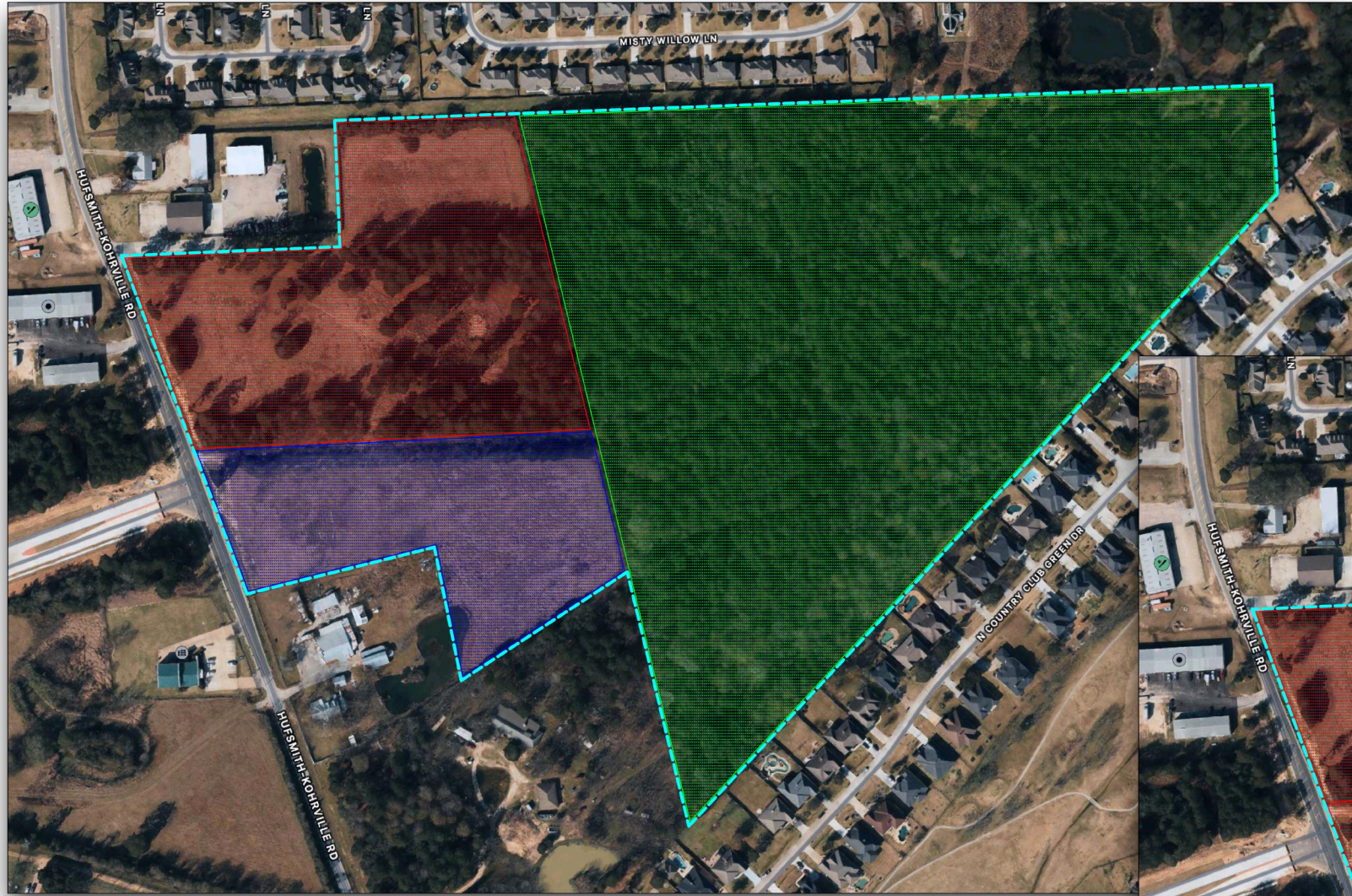
Willow Creek Estates

Subject Tract
50.105 Acres

Country Club Greens

Existing VS Proposed Jurisdiction Map

Existing Conditions



CCN 13203
(Aqua Texas, Inc.)



CCN 13257
(City of Tomball ETJ)



Tomball City Limits

Proposed Conditions



- Decertify (De-Annex) from CCN 13203 - Aqua Texas, Inc.
- Proposed annexation of entire property into city of Tomball corporate boundaries.
- Dedication of Medical Complex Blvd (Downgraded to minor arterial with 80' ROW approved as Case P22-184 in June 2022.)

Conceptual Land Plan

Development Considerations

1. Decertify/Annexation.
2. Planned Development (PD)
 - SFR with average lots of 8,500 SF
 - Commercial tracts with family-focused retail and green space/playground.
 - Detention facility with amenities (Fountain, walking trails, shade structure, fishing dock).
3. Public Improvement District (PID)
4. Platting.
5. Permitting (City of Tomball & Harris County.)





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Architectural Benefits

- A unique and controlled concept of Architectural Design
- Restrictions to create a consistent environment
- Residential and Commercial Showpiece for City of Tomball

GRAYLOU GROVE

EST.
2023





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Thank You