

Date: August 13, 2025

Tomball Economic Development  
29201 Quinn Road, STE B  
Tomball, Texas 77375

**RE: 28159 HWY 249, TOMBALL TEXAS 77377 (UPDATED)**

To Whom It May Concern:

This is a formal request for a grant to assist with infrastructure and site construction costs of a new retail center in Tomball. Tomball Pawn is a Tomball pillar, and moving to a retail center owned by the company will not only attract more retailers, but free up space in our current location to add to the sales tax base for the City of Tomball. The development is on a 1.44 acre tract where the south side of Medical Complex and the west side of Hwy 249.

**Project Overview:**

Tomball Pawn currently pays \$16K per month in rent which has materially destroyed the profitability. To restore profitability the company has elected to move to an owner-occupied facility. In addition to restoring profitability, this project creates additional revenues for the Company and the City via sales tax and property tax. The project is a 12,000 ft<sup>2</sup> retail center. 5000 ft<sup>2</sup> to be occupied by Tomball Pawn with 7000 ft<sup>2</sup> available for rent. The center should attract high quality tenants, particularly for southbound Hwy 249 traffic. (There are current confidential negotiations going on with a national recognize service company for the southern end space) For southbound 249 traffic they can exit 2920 and only have 1 traffic light to access the center. From there they can re-enter 249 southbound with no traffic lights. Northbound 249 traffic has no lights to access the center via a U-turn at 2920, and a U-turn that will allow access to northbound 2920. The location is superior for retail sales given the location.

**Project Cost and Timing:**

The total project cost is estimated to be \$4,650,000. The following table represents the breakdown.

Asset/Expense	Cost
1.44 acre trace (purchased)	\$1,200,000
Building Cost	\$3,200,000
Tenant Interior	\$250,000
Total Project Cost	\$4,650,000

The infrastructure portion of the total project is \$870,081 and broken down as follows:



August 1, 2025

**Tomball Pawn Development Letter**

Site Preparations	\$ 397,081
New Public Row	N/A
Storm Drainage	\$56,000
Sanitary Sewer	\$60,000
Water	\$130,000
Telecommunications	\$20,000
Electric	\$140,000
Gas	\$50,000
Sidewalks, Curbs, Concrete Dumpster Pad	\$17,000
Total	\$870,081.00

**Benefits to Tomball:**

This retail center will benefit the city of Tomball economically. Among other reasons the following stands out as most impactful:

**Economic Growth and Increased Sales Tax Revenue:** The development of a 12,000 ft<sup>2</sup> retail center, with 7,000 ft<sup>2</sup> available for rent to high-quality tenants (including potential national service companies), will attract more businesses and customers, boosting sales tax revenue for the city.

**Utilization of Prime Retail Space:** Relocating Tomball Pawn will free up its current prime retail location, allowing new businesses to occupy the space and further enhance the city's sales tax base.

**Improved Traffic Accessibility:** The strategic location near Hwy 249 and 2920, with minimal traffic light interruptions for both southbound and northbound traffic, will facilitate easier access for shoppers, increasing retail activity and benefiting local commerce.

**Property Tax Revenue:** The construction of a new owner-occupied facility on a 1.44-acre tract will add to the city's property tax base, providing a stable revenue stream.

Yuna Holdings, LLC  
14011 FM 2920  
Tomball, Texas 77377

**Job Creation and Local Investment:** The project, with a total cost of \$4,650,000 and an infrastructure investment of \$870,081, will create construction and retail jobs while demonstrating confidence in Tomball's economic future.

Based on the information provided and the clear indication that it will benefit the City of Tomball on multiple levels, the company humbly request approval of the grant.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey M. Yuna', followed by a long horizontal line extending to the right.

Jeffrey M. Yuna  
Yuna Holdings LLC, dba Tomball Pawn & Jewelry  
Email: jeffryuna@gmail.com