

# REPUBLIC BUSINESS PARK, LP

August 15, 2025

Dear TEDC Board of Directors,

On behalf of Republic Business Park, LP we respectfully submit this request for grant funding from the TEDC for the completion of the 71,900 square foot Republic Business Park. Our development, management and ownership team consist of the following individuals:

Jon Sellers – Over 20 years of experience in commercial real estate development, specializing in industrial and business park projects across Texas. And a local Tomball Resident

Cole Mulder – Extensive background in construction management and project coordination, with a focus on delivering large-scale developments on time and within budget.

Currently own, manage, and develop over 1 million square feet of office and warehouse space across 150 acres in the Greater Houston area. Our business model focuses on building and managing first-class buildings and properties with above-industry-standard amenities, construction techniques, and materials—while maintaining rents consistent with current market rates.

We view our partners as valued family, recognizing that mutual success comes from working together toward shared goals. By supporting one another in achieving business objectives, we help create workplaces that are safe, secure, and designed to foster productivity. This collaborative approach not only strengthens the businesses we serve but also enhances the well-being of their employees and the surrounding community.

Our mission in developing Republic Business Park is to meet the evolving needs of both new and established businesses by providing modern, state-of-the-art facilities that support growth, productivity, and long-term success within the community. We will be offering flexible suite sizes ranging from 4,200 square feet to 9,100 square feet for our clients. With this range of building sizes, we can meet the demands of a variety of businesses; from the small business that are growing from their home garages to the established businesses looking for a location to base their business operations.

Republic Business Park will feature 14 separate pre-engineered metal buildings designed for single-tenant use. The front row will consist of four 4,200-square-foot buildings, followed by eight 4,900-square-foot office/warehouse buildings, and completed with two 9,100-square-foot buildings at the rear of the park. Each building will showcase a clean, modern, and architecturally appealing design. The park will also feature professionally landscaped areas, creating a welcoming environment for businesses, employees, and visitors. Conveniently located within the City of Tomball, the site is less than a mile from Main Street, offering excellent accessibility for both clients and the community.

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We are seeking grant funding for approved installations at our project, including infrastructure, landscaping, and development Services.

Drawing on our market knowledge, we anticipate continued significant residential growth in the northwest portion of Houston—particularly in Tomball—driven by major new home developments. This growth will naturally increase demand for quality commercial space to support the expanding business community. The Business Park is positioned to meet that need, offering flexible, clean, and cost-effective spaces that allow both new and established businesses to thrive while serving the needs of the area's growing population

We welcome any questions you may have about Republic Business Park. Please feel free to contact us at. We are grateful for this opportunity and look forward to receiving your assistance. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Sellers', with a stylized flourish extending to the right.

Jonathan Sellers  
RevKo Commercial Real Estate, LLC  
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Tomball, TX 77377