

GREATER TOMBALL AREA
BUSINESS DEVELOPMENT UPDATE
February, 2010

Tomball Marketplace continues development as a retail center near the intersection of FM 2920 and SH 249, behind Woodforest National Bank. Academy is the anchor tenant. As of January 30, 2009, Sears Appliances has opened in the center. Weingarten Realty, the developer, has stated that Ross Dress for Less has signed a contract for a store to open in the center in the next 18 months. Also, Allied Siding & Windows opened a showroom and retail store in the center (east of Academy) in October, 2009. Another retailer who has negotiated a lease for space in Tomball Marketplace includes Buffalo Wild Wings 3 and it will open November 23, 2009. Cracker Barrel will be a new restaurant opening on two pad sites northeast of Academy in 2010. Marshal's and Best Buy have both negotiated leases but no lease with either has been signed. When fully completed, the development will be approximately 300,000 sq. ft. under roof.

FM 2920 west has seen the interest of several hotel chains, as of late. At the corner of FM 2920 and Park Road, on 1 acre of land at 22420 FM 2920, a Scottish Inn & Suites will be constructed. A building permit was issued to Scottish Inn & Suites in February, 2009. An America's Best Value Inn has purchased property for a hotel on land just east of Dixie USA on FM 2920.

On the west side of Tomball's LaQuinta Inn on Medical Complex Drive is a new Hampton Suites Hotel currently under construction. At the corner of Medical Complex Drive and SH 249, at the north corner, is a proposed four story Holiday Inn Express with 80 plus rooms.

At the corner of School Street and Graham Drive (across from Triumph Hospital) is a new 54,380 sq. ft., tilt wall two story medical office building.

Near School Street and James Street (647 James Street), a 22,000 sq. ft. medical office building has been completed and now houses at least one tenant.

In September, 2009, Tomball Regional Medical Center opened a new 13,000 sq. ft. Surgery Center at the corner of Medical Complex Drive and Lawrence Street.

At the intersection of Alma and Holderrieth, a Heart Center has been constructed by an independent group (no association with Tomball Regional Medical Center).

Near the corner of Quinn Road and Hicks Street will be a new 4,000 sq. ft. building for Northwest EMS housing ambulances and day rooms for employees.

Everhealth will be building 'spill-over' office space near the corner of Theis Lane and South Cherry Street.

Chestnut Business Park will be located north of Lizzie Lane. This project will be an upscale small office warehouse complex.

Texas District 10 Congressman Michael McCaul has confirmed that a Veterans Administration Hospital outpatient clinic is to open in Tomball in the near future. As per the Houston Chronicle dated December 21, 2009, the clinic planned for Tomball will be 30,000 sq. ft. and is to open in 3 to 4 years. Other communities in the Houston area to receive VA clinics include Richmond, Lake Jackson and Katy.

BL Technologies, manufacturer of electrical components, has purchased 10 acres of land (south of Devasco International and north of Theis Lane) for a new facility. Construction is underway.

Quick Turn Machining will be located on Persimmon, north of Persimmon Business Park. Manufactures computer automated machining.

Commercial Park Road at Theis Lane (across from Wal Mart), three to four light industrial shell buildings are planned. A dental practice has recently opened at the corner of Commercial Park Road and Theis Lane.

BJ Services Co. currently employees over 500 workers at its Tomball location, which serves as BJ's worldwide employee training center.

On FM 2920 across from Concordia Lutheran High School, a new XL Parts.

Tomball Professional Welding Supply has purchased the former Tomball Fire Station on FM 2920 to the west of Concordia Lutheran High School with plans to open a store there in the near future.

142 acres has been purchased near Zion Road and Ulrich for a neighborhood that will have three sections with 350 homes in the \$250,000-\$450,000 price range (Raleigh Creek, Jim Spurlin). The City of Tomball Planning Commission approved their preliminary plat on August 13, 2007. No additional information available...

The Reserve at Spring Lake is a 232 acre residential development along Zion Road just east of Ulrich Road. The current land plan consists of 75 one to five acre home sites. The average lot within the development is 1.38 acres and is 150' wide and 400' long. This type of development will cater to the larger estate style home and custom home builder.

Pine Country of Tomball, (Russ Brown, developer), will be a development of 68 residential lots & 4 estate lots and located approximately 2 miles west of SH 249 and FM 2920 on Tomball Cemetery Road. This neighborhood will be fashioned after Powder Mill Estates with asphalt streets and open ditches. Price ranges for lots are estimated to be from \$40,000-\$45,000 and homes will range from \$250,000 to \$400,000. Project is moving forward.

Acreage at the corner of Hufsmith Kohrville and Holderrieth was at one time slated to be a residential neighborhood. This property is currently on the market for sale. Proposed site for Grand Texas Theme Park (www.grandtx.com).

Tomball ISD recently opened its new Technology Center on Keefer Street. TISD's newest school, Canyon Pointe Elementary, opened in the fall of 2008. Other improvements to TISD facilities include the addition of an Ag Barn to house student animal projects. A location of the Ag Barn will be on the site of the future Tomball Memorial High School.

The City of Tomball website is www.ci.tomball.tx.us. A Development Review Team has been established within the City of Tomball. This group of city department heads meets on a regular basis to provide information to developers and residents alike with pre-platting and pre-construction information.

The construction of Brown-Hufsmith Road east of SH 249 (@Brown Road) to Quinn Road has been completed. This project was a partnership project between TxDOT and the City of Tomball. This new road extension would open additional east/west traffic flow, much needed in Tomball.

The Tomball trade area has grown in population by 55% since 2000. Average Household income in the Tomball area is \$86,000.

Within a 3 sq. mile radius of Vintage Park (SH 249 and Louetta), there are 80,000 people residing with an average household income of \$105,000.

SH 249 Expressway Update:

The FM 2920 intersection at the SH 249 Expressway opened with operating signals as of September 18, 2007.

Completion of the SH 249 frontage roads north of FM 2920 and the overpass at FM 2920, including necessary approach main lanes were completed in mid January, 2008. Southbound motorists access the new Expressway frontage road near Brown Road. Northbound motorist access the new Expressway at the intersection of SH 249 and Holderrieth. The overpass at FM 2920 also opened as part of this project (Jan.'08). Motorists on the frontage roads are able to use the main lanes on the overpass to 'bypass' the intersection of FM 2920.

Texas Department of Transportation Commissioners took official action on December 13, 2007 designating SH 249 as a toll road from Spring Cypress north to FM 1774. In the future, SH 249 will be completed as a toll road facility as the funds are made available. The highway will always have free access feeder roads. Since the December 13 TxDOT Commission meeting in Austin, the Harris County Toll Road Authority has declined the opportunity to build the SH 249 toll lanes so it will be TxDOT's responsibility through its Turnpike Authority Division to do the toll lanes.

FM 2978 widening construction update:

FM 2978, from FM 2920 north to the Spring Creek bridge/ Montgomery County line, will be widened to five lanes (including the median) with construction beginning fall of

2009. Included in this project will be an overpass above the railroad crossing near Hufsmith Kuykendahl and FM 2978.

Grand Parkway (SH 99):

The Grand Parkway, the '3rd' future freeway system loop in the Houston region (Loop 610, Beltway 8) will have portions built south of Tomball near the intersection of SH 249 and Boudreaux Road. Segment F1 is an 11.9 mile stretch from Hwy 290 to SH 249 (proposed construction start in 2013/ open to traffic in 2015) and Segment F2 is a 12.1 mile stretch from SH 249 east to I-45 (proposed construction start in 2013 open to traffic in 2016).

OTHER: City of Tomball Emergency Planning

CERT (Community Emergency Response Team) classes are offered regularly allowing community residents to be trained in a variety of emergency response situations.

Lone Star College System (LSCS):

As of May 7, 2009 the LSCS has purchased 1.2 million sq. ft. of former Hewlett Packard office space at SH 249 and Louetta for a new University Center; to house the relocation of the Willowchase Center; for various LSCS administrative offices; plus extra space to be sub-leased to other businesses. See attachment for additional information.

- Enrolled nearly 52,000 students in credit courses in the Fall '09 making LSCS the second largest community college district in Texas.
- LSCS is the primary provider of nurses and health care workers in our area. (2 out of 3 are prepared at community colleges.)
- LSCS is a leading provider of fire fighters and EMTs in the area. (8 out of 10 are trained at community colleges.)
- LSCS prepares thousands of new teachers for public schools through Teacher Certification programs at 5 colleges.
- LSCS provides opportunities for bachelor's and advanced degrees through the University Center.
- LSCS is the third largest provider of computer training in the Houston area.
- Almost half of all area college-bound high school graduates attend a Lone Star College.
- If growth trends continue, LSCS will reach 72,000 students by 2015.

With the passage of the LSCS Board Referendum in May 2008, construction of the following additions/improvements will take place on the campus of Lone Star College – Tomball:

LSC-Tomball

Health Science Building (at Tomball Regional Medical Center)	\$17.5 million
Med Center Traffic Infrastructure	.7 million

Arts Instructional Building	12.0 million
Campus Traffic Infrastructure	.8 million
Add-on to Willow Chase Satellite	4.9 million
Willow Chase Traffic Infrastructure	.9 million
Vet Tech Building Expansion	5.9 million
Existing Buildings Renovation	1.4 million
Long-term Maintenance, Replacements	.5 million
Total	\$44.6 million