

GREATER TOMBALL AREA BUSINESS DEVELOPMENT UPDATE
January 2012

The City of Tomball sales tax check for January (reporting for November 2011) was up 14.05% over last year for the same period. However, the city actually received a 32.57% increase due to state audits, which resulted in the collection of additional sales tax dollars for various reasons. In all, January 2012 sales tax revenue for the City of Tomball was \$925,841 compared to January 2011's \$698,384. Even with the audit "bonus dollars" the increase over last year's revenues was significant.

Palais Royal will soon be remodeled, inside and out, beginning in April. The project will replace the exterior metal with stucco on the outside to make it look like other Palais Royal stand-alone stores.

A one-story 15,000 square-foot professional building is being constructed by CIVE Consulting of Houston on a parcel near the corner of Business 249 and Alice Lane (south of Applebee's and in front of Clucker's restaurant). The building, named Tomball Professional Building will have its opening in the fall of 2012.

Another, three-story 36,000 professional building is being constructed by CIVE Consulting at Michel Road and Johnson Road across from Tomball Regional Hospital. It is expected to open in February or March, 2013

On Oct. 6 the Michael E. DeBakey VA Medical Center in Houston announced locations of new clinics in Tomball and Katy. In Tomball the VA selected the former Klein's Supermarket location for its approximately 28,000 square-foot-clinic. VA reportedly signed a 20-year lease for the facility. When completed the clinic is expected to accommodate 65,000 patient visits annually. The VA-staffed facility will provide primary health care, mental health care, and women's specialty care in addition to laboratory, X-ray, telemedicine, teleretinal imaging, pharmacy, optometry, and audiology services. Heavy machinery will be moved on site and the beginning of renovation/ remodeling of the former Klein's Supermarket is expected to begin in March or early April, 2012. The clinic is expected to open in late 2012.

CommunityBank of Texas held its grand opening on September 27. The new financial building is located on 1.23 acres facing the SH 249 access road, in front of the Tomball Marketplace Center at Bypass SH 249 and FM 2920. Tomball Economic Development Corporation recently presented a \$60,000 grant to CommunityBank for construction.

Tomball Memorial High School, Tomball ISD's newest addition, was officially dedicated September 25. TMHS is located at 19100 Northpointe Ridge in the southern part of the district. The new 350,000-square-foot high school will accommodate 2,200 students, and opened with 900 freshman and sophomores in August.

Baker Katz LLC has acquired the Four Corners Shopping Center in Tomball from LNR Property LLC for an undisclosed sum. The center is 35 percent occupied and is located at the intersection of Business 249 and FM 2920. The Houston Business Journal reported the center holds the last remaining big box vacancy in Tomball, a 45,000-square-foot

former Kroger space. Baker Katz said it plans a major renovation on the center later this year and then will look to re-lease.

Groundbreaking for the Tomball Depot fountain/splashpad was held on Monday, Nov. 3. A ribbon cutting for the fountain took place, Dec. 9, 2011.

The City of Tomball recently reported upcoming city construction projects at its Dec. 5 meeting, including:

- Brown Road from Baker Street to Quinn Road- the city reports an anticipated June 2, 2012 completion date. Engineering firm is CLR.
 - Medical Complex Drive from SH 249 east to Cherry Street – the city reports an engineering firm (Cobb Fendley & Associates) has been selected; in the process of contacting land owners and acquiring right of way (ROW). Plans are to have ROW acquisition completed in April/ May 2011 and the project will be bid to a construction company in the early summer.
 - The M121 drainage channel – the city reported it has hired an engineering firm (LJA & Associates) for the final north/south drainage portion of the project
- The Brown Road utility extension, from SH 249 west along Brown Road (water line, sanitary- sewer- and gas) is expected to be completed by February 26, 2012.

City of Tomball reported the Tomball Fire Department recently added a new fire truck to its fleet at a cost of \$950,000.

The City of Tomball is keeping its exemption on Freeport tax, which means the city will not tax goods in transit. The Texas Legislature approved an amendment to the 2007 law providing for the tax when it passed SB1, calling for action by Dec. 31, 2011.

Jack's Super Store, a convenience store across from Klein Funeral Home on Main Street, closed in December 2011. The building has been bought by the insurance company next door and they will make the building into a larger office for the insurance company. They will also be removing the underground gasoline storage tanks.

Cisco's Salsa Company Grill & Cantina opened to a standing-room-only crowd at 209 Commerce Street on Tomball Night in August. Cisco's features California Baja cuisine and traditional Mexican cuisine.

Classic Hair has relocated to Tomball Marketplace, the new retail center near the intersection of FM 2920 and Bypass SH 249, behind Woodforest National Bank where Academy is the anchor tenant. Classic Hair's sign is up and work is being done on the salon's new space next door to Cherry Berry, a national yogurt shop that opened last summer. Weingarten Realty, the center's developer, has stated Tomball Marketplace will have approximately 300,000 square feet under roof when fully developed.

Kohl's opened on September 28 in Tomball Marketplace. Kohl's was permitted for a 64,485 square-foot earlier this year. Marshall's will follow Kohl's into the new retail center this fall, with a planned opening on Nov. 10.

Ross Dress for Less is also expected to open in Tomball Market Place in spring, 2012. Ross Dress for Less was permitted by the City on Sept. 29 and foundation work is in progress.

AT&T opened its new retail store at the corner of Business SH 249 and FM 2920 on September 23. AT&T is the first to move into the new retail space developed by Urban Meridian Group. The 6,500 square feet of multi-tenant retail space, a \$1.5 million center at the northwest corner of FM 2920 and Business SH 249, is the site of the former Shell station. The center was designed to coordinate with the Tomball Towne Center. This new development is an improvement at the entrance to Tomball at its most high-profile intersection where traffic counts exceed 26,000 per day.

Last June, Exxon Mobil announced it will open a new campus by 2015 on a 385-acre wooded site near the intersection of I-45 and the Hardy Toll Road, that backs up to Spring Creek. The new headquarters is expected to consolidate 8,000 Exxon Mobil Houston employees, with room for expansion— a major boost to the area and regional economy.

Toro Downhole Tools recently opened its 25,000-square-foot corporate headquarters and tool service facility on the northeast corner of FM 2920 and Buescher Road, just west of Tomball. Downhole Tools specializes in sales and rental of drilling equipment for the oil and gas industry.

Glass Tex Enterprises at 203 Southmore St. is relocating to 200 E. Main St., at the corner of Peach Street. The glass company has broken ground on its new 1,500 square-foot building and is hoping to move into its new facility soon.

Brake Check has relocated to its new building at 27913 Tomball Parkway, just south of the new Aaron's store. Brake Check constructed a 4,650 square-foot facility, which opened in September.

Shipley's Donuts has opened at the old Wendy's restaurant location on Business 249, about one-half block south of the Business 249/FM 2920 intersection. Shipley's Donuts offers dining-in and a drive-thru.

Three buildings adjacent to the Tomball Depot have received approval for landscape funding from the Tomball Economic Development Corporation's Business Improvement Grant Program. The buildings, known as the Barn(s) at the Depot are being developed by Dr. Rodney Hudson and are expected to offer a restaurant and entertainment venue.

Just south of Service King Collision Repair Center on SH 249 a Beck & Masten Kia automobile dealership is now open.

Stripes LLC is opening a 4,300 sq ft convenience store/ gasoline station at the northwest corner of FM 2920 & FM 2978. Construction site work began September 19, 2011.

Construction of a new Tomball ISD administration building is in the completion phase on S. Cherry Street, at the original Cherry Street School location. Plans for the building are

based on the original structure and period. The building is expected to open in late Spring 2012.

Tomball ISD Trustees recently approved building an elementary school—the district’s 15th campus and 8th elementary school—at Kuykendahl and Augusta Pines on a 12.88 acres site. The district plans to open the school, Timber Creek Elementary, in fall 2012.

Tomball ISD earned a five-star rating in September from the Texas State Comptroller’s Office in the Financial Allocation Study of Texas (FAST). FAST measures how spending in every Texas public school district and campus translates to student academic progress. A five-star rating indicates the district is in the top 20 percent of the state in student academic growth and has a spending index of “very low.” Only 46 public school districts and charter schools received the five-star rating out of 1,237 in the state.

Tomball ISD’s new ancillary services building and parking lot at the corner of Baker Drive and Quinn Road, the former site of Beckendorf Intermediate School, is completed and staff moved in last summer. Tomball ISD also expanded its parking lot at its bus barn site across the street at the same intersection, and added 4177 square feet to the transportation annex at the same location.

America’s Best Value Inn at 22420 FM 2920, at the corner of FM 2920 and Park Road, opened in May. ABV offers 38 rooms on one acre of land.

A Valero gas station is also going in adjacent to America’s Best Value Inn, at the corner of FM 2920 and Park Road.

Chestnut Business Park on Lizzie Lane has completed construction of two of its office/warehouse facilities at 623 and 711 S. Chestnut St. When completed, the upscale 16-acre complex will offer six 9,000 square-foot warehouse/office spaces and two 6,250 square-foot spaces.

On Commercial Park Road at Theis Lane (across from Wal-Mart), three to four light industrial shell buildings are planned.

Residential:

Wildwood at Northpointe opened in November at SH 249 and Northpointe Drive, south of Tomball. Friendwood Development Company purchased 70 finished homesites and 214 undeveloped acres at this location. Wildwood is anticipated to offer 1,100 homesites with a community pool, park, clubhouse, and trail system throughout the Villages of Northpointe. Builders offering homes in the community include Lennar Homes and Meritage Homes, with home process from the \$120’s to \$250’s. Wildwood is served by Tomball ISD with all schools in the community.

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, catering to the larger estate style home and custom home builder.

Pine Country of Tomball, (Russ Brown, developer), a new development of 68 residential lots & 4 estate lots, is 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. Lots are estimated to be \$40,000 to \$45,000 and homes will vary from \$250,000 to \$400,000. Compass Pointe Homes opened its first model home in Pine Country, summer 2010.

FM 2978 widening completion:

Federal, state and local officials recently joined the Texas Department of Transportation (TxDOT) to celebrate the expansion of the newly-constructed section of FM 2978, with a ribbon cutting hosted by the Chamber. The 2.3 mile project stretches from FM 2920 to the Montgomery County Line. The project replaces the former two lane asphalt roadway with a four lane concrete roadway, a center turn lane, bike route and overpass over Hufsmith-Kuykendahl.

Grand Parkway (SH 99):

The Grand Parkway, the third future freeway system loop in the Houston region, is expected to bring more growth to the area. The new route has planned portions to be 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 to start in 2013, and open to traffic in 2015) and Segment F2 is a 12.1 mile stretch from SH 249 east to I-45 (proposed construction to start in 2014, and 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. For more information call Tomball Fire Department at 281-351-7101.

Lone Star College System (LSCS)-Tomball:

Lone Star College-Tomball open three new buildings in August and dedicated them in September, the results of a May 2008 LSCS \$420 million Bond Referendum approval by voters; with \$45 million funding LSC-Tomball expansions.

The Veterinary Technology Building, located on the north side of the LSC-Tomball campus, is a 20,000-square-foot addition to the existing Large Animal Facility. Students of the Veterinary Technology program will take the majority of their classes in this new structure.

The Performing Arts Center, located on the east side of the campus and visible from SH 249, is a two-level construction designed for high-quality music and theater productions. Students in the Fine Arts programs will offer performances in the center. The 30,000-square-foot facility houses a 425-seat theater with a main lobby, a formal box office, an orchestra pit, theatrical sound and lighting equipment, a green room and other professional accommodations.

The Lone Star College-Tomball Health Science Building, located off campus on Graham Street across from Tomball Regional Medical Center, is a three-story complex with 60,000 square feet. It houses the Surgical Technology, Occupational Therapy Assistant,

Nursing and Pharmacy Technology programs. Currently, LSC-Tomball is the only college in the area to offer the Surgical Technology program. The building contains numerous classrooms, a medical library, simulation labs, an operating room, a clean room, a sterile room and additional educational resources. It is designed to simulate the actual work environment students will enter upon completion of their educational program.

In May 2009 LSCS purchased 1.2 million sq. ft. of former Hewlett Packard office space at SH 249 and Louetta for its 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. LSCS's growth in the greater Houston area including Tomball continues to have a significant impact:

- LSCS is 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 System campus.
- If current growth trends continue, LSCS will reach 72,000 students by 2015.

LSCS Partners at various University Center locations include:

University Center @ University Park- Sam Houston State University, University of Houston, University of Houston Downtown, and Texas Southern University.

University Center @ The Woodlands- Sam Houston State University, Texas Southern University, and Texas A&M University.

Tomball Economic Development Corporation –

Since January 2011 the Tomball Economic Development Corporation has approved 13 grants totaling \$1,944,650.00 including:

Houston Poly Bag I, LTD	11/15/2011	\$80,000
ValueBank Texas	10/18/2011	\$15,750
Stripes LLC (Amendment)	10/18/2011	\$15,400
Spring Creek Cty Historical Assoc.	8/23/2011	\$500
City of Tomball - Medical Complex. Dr.	8/23/2011	\$850,000
City of Tomball - Depot fountain	8/23/2011	\$25,000

American National Carbide	5/24/2011	\$75,000
Stripes LLC	5/24/2011	\$56,000
BL Technology	2/22/2011	\$51,000
Waukesha-Pearce Industries	2/22/2011	\$12,000
Community Bank of Texas	2/22/2011	\$60,000
Paloma Energy Consultants, LP	2/22/2011	\$204,000
City of Tomball-Brown Rd. Utility Ext.	2/22/2011	\$500,000

Tomball Economic Development Corporation – Cont’d.

Business Park & Technology Park: The Due Diligence Report, prepared by CLR, Inc. of Waller, for the Tomball Business and Technology Park, located at the northwesterly corner of Holderrieth Road and Hufsmith-Kohrville Roads was received by the TEDC in October. At its July 18 meeting the Tomball City Council approved the purchase of 97.57 acres on behalf of the Tomball Economic Development Corporation for \$1.6 million. TEDC was successful in rezoning the tract for light industrial during the due diligence period. CLR’s report listed onsite improvements including 20 lots totaling 96.01 acres with available lots ranging from 2 to 12 acres.

Houston Poly Bag: Houston Poly Bag I, Ltd. (HPB) is a custom manufacturer of polyethylene products used for packaging, including bags, films, sheeting, and liners. HPB has been in business since 1979 and is located within a 50,000 square foot facility at 11726 Holderrieth Rd., Tomball, Texas 77375. The TEDC provided Houston Poly Bag grant funding in an amount of \$80,000 to assist with the upgrading and expansion of its manufacturing equipment. The value of the equipment is \$200,000.

ValueBank Texas: ValueBank Texas is an independent community bank that provides a wide-array of financial services to individuals and corporate customers in Texas. ValueBank Texas is headquartered in Corpus Christi and maintains branch locations in Ingleside, Orange Grove, Port Aransas, Aransas Pass, Portland, Rockport and Richmond. ValueBank Texas is a preferred SBA lender with the Small Business Administration. ValueBank Texas is opening a new combination Loan Production Office (LPO), Deposit Production Office (DPO), and Remote Servicing Unit (RSU) located in a 3,500 square foot leased space at 990 Village Square, Suite P, Tomball, Texas. ValueBank Texas proposes to invest approximately \$150,000 in technology and equipment for the Tomball facility. The grant amount authorized by the TEDC was \$15,750.

Stripes: This project involves new construction of a 4,825 square foot commercial building (new convenience store and gasoline facility) at the northwest corner of FM 2920 and FM 2978 in the City of Tomball. The estimated value of the project is \$2,500,000.00. The TEDC provided grant funding in the amount of \$56,000 to assist with infrastructure costs that are necessary to complete this project. An amendment to

the grant agreement was approved by the TEDC Board on October 18, 2011 to include assistance with the extension of a 6 inch gas line in the amount of \$15,400.

Spring Creek County Historical Association: Spring Creek County Historical Association, a non-profit organization that administers the Tomball Museum Center, requested financial assistance from the TEDC in an amount not to exceed \$500 to fund new signage for the Tomball Museum Center.

City of Tomball-Brown Rd. Utility Extension: On February 22, 2011, the TEDC approved funding a Utility Extension along Brown Road, westerly of SH249 to easterly of Spring Creek Estates. The utility extension includes right-of-way and utility easement acquisition, approximately 1,300 lineal feet for 4" gas, 12" water, and 10" sanitary lines construction. The extension of the utilities will provide services to future commercial developments within the area. In addition to the utilities funded by the TEDC, the City will extend the 4" gas service to loop the system with the dead-end line in Spring Creek Estates. This will prevent any loss of service to the subdivision should there be a break in the gas line along FM 2920. City Council approved a professional services contract with CLR Inc. on March 21, 2011 to prepare the final design. The final design drawings and technical specifications were completed for the bidding purposes in November 2011. The City Council awarded the contract to Monarch Civil Constructors, LLC, in the amount of \$169,053.02 on December 19, 2011.

East of SH 249 between Quinn and Baker the right of way is being cleared in order to begin construction of that portion of Brown Road (City of Tomball approved cash funding for this segment during the 2011-2012 Budget process).