

Lamesa Press Reporter



TATUMTEK, VISTA PARK BOOST EACH OTHER

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It is not just a coincidence that a modular home manufacturing facility and a new housing development are both being planned here at the same time.

Each is expected to benefit not only from adjacent geographical locations but a close business relationship that has developed between the leaders of the two projects.

TatumTek CEO and founder Edwin Tatum and Vista Park housing developer Ron Smith, founder and president of Smith Wealth Advisors, have developed what Tatum described as a “symbiotic relationship.”

Sitting together for an interview Monday evening, both said when they learned of the other’s plans they quickly recognized that each individual project will benefit from the other.

“I told Edwin that if your project doesn’t get done, my project doesn’t get done,” Smith said.

Having TatumTek’s modular construction firm nearby will make it financially feasible to build the 60-100 townhomes and up to 400 rental units tentatively being planned in the Vista Park development, Smith explained.

Smith said he expects Vista Park will be among the first production orders for his manufacturing facility.

The modular townhomes and rental properties built for Vista Park, located adjacent to TatumTek's manufacturing plant, will allow TatumTek to easily showcase its work to other potential customers across the region.

"Having a model neighborhood is really a benefit to our factory," Tatum said.

The 150 jobs expected to be created at TatumTek and the additional housing opportunities provided at Vista Park also will be mutually beneficial.

A number of the employees needed by TatumTek could wind up living in Vista Park.

"By adding a new reserve of quality housing to the Lamesa market, employees that currently commute long distances each way to work in Lamesa will be able to move their families into the community in which they work," Tatum said in a news release.

Lamesa City Council members seemed impressed when they got the opportunity Monday evening to look at preliminary plans being developed for Vista Park.

Myles Richards, president and partner with Colorado-based Myles Richards Construction, presented the council with two preliminary site plans being eyed for the 28-acre development site.

One of the preliminary proposals included 113 multifamily units – quadplexes and triplexes – and 380 apartments. The other plan featured 100 multi-family units and 448 apartments.

In each proposal, the apartments are located in one area of the development and the multi-family residences in another.

Each area would have its own pool and other amenities, according to those preliminary plans.

"I like the idea you're separating the apartments from the residential," council member Dore Rodriguez said.

Richards said they would like to have a mixed-use commercial area along the south side of development, adjacent to N. 7th St.

Final development of the site plan, he said, will be influenced greatly by city input and requirements regarding such things as street access to the site.

Hoping to break ground during the second quarter of 2020, Richards said he needs to get the site plan completed and recorded as soon as possible.

"I like the idea for this development in that part of Lamesa," council member Bobby Gonzales said.

Both Tatum and Smith told the *Press-Reporter* that the work of Sean Overeynder, executive director of Lamesa's economic development agencies, has been key to the development of their projects here

"Sean Overeynder coming to town has really opened up the conversation for people like myself," Smith said. "The open and abundant conversations we're having now about ways to solve the problems were not there previously."

Smith added, "I don't think we would be here without him."

Tatum said Overeynder definitely played a big role in his decision to bring his operation to Lamesa rather than take it to any of the other sites he was considering.

"It was him selling the narrative of West Texas, and particularly Lamesa, that made me buy in," Tatum said.

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