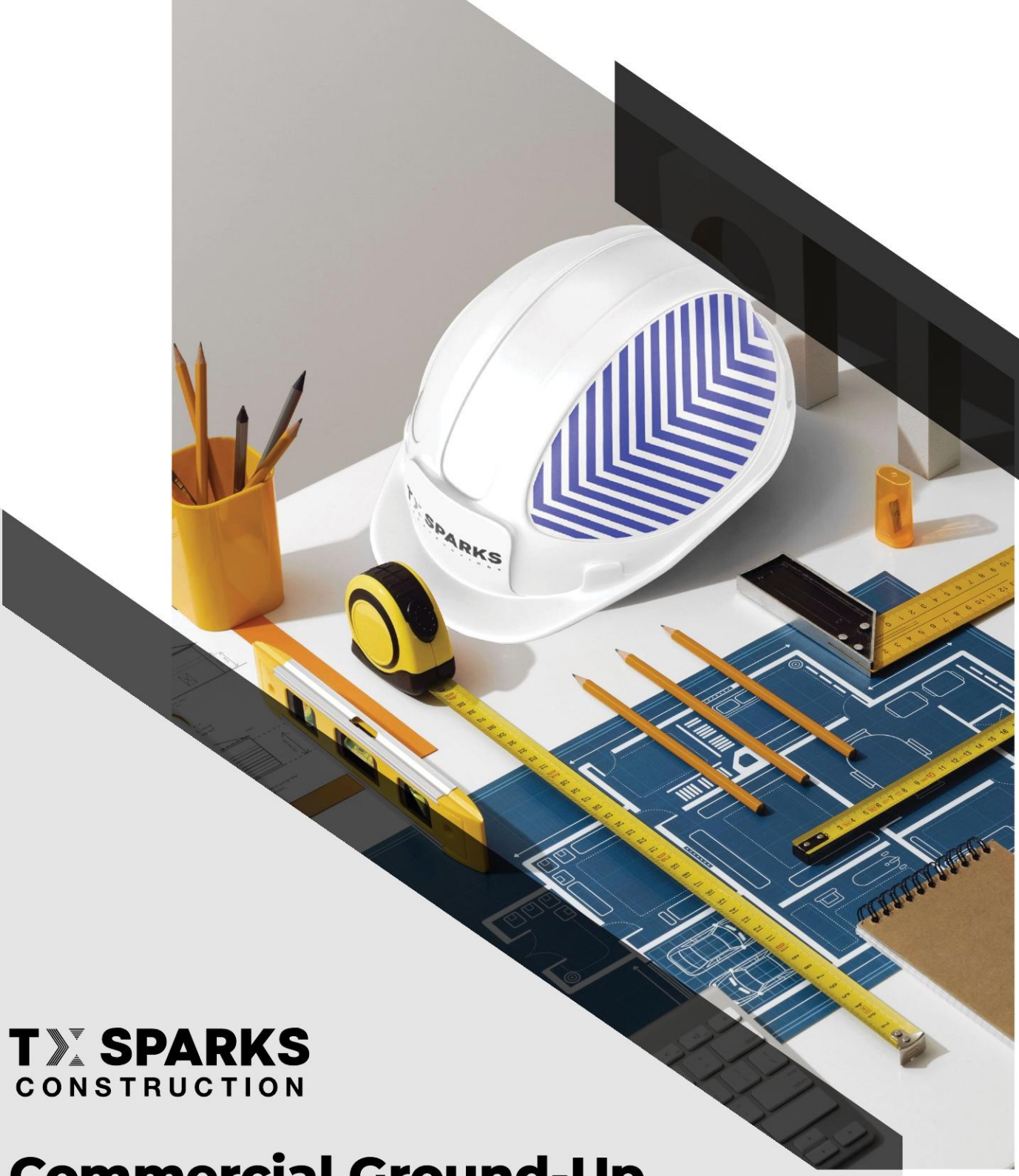

TX SPARKS
CONSTRUCTION

Commercial Ground-Up Construction Bio

TX Sparks Construction embodies resilience, expertise, and innovation in Texas architecture. With a decade of experience, our extensive portfolio and landmark achievements showcase our unwavering commitment to excellence.

469 598 2558 info@txsparks.com txsparks.com

CORE SERVICES

- **Commercial & Residential Construction:** Delivering high-quality construction solutions for diverse project types.
- **Ground-Up Construction:** Managing complete builds from site preparation to final completion.
- **Interior Finish-Outs:** Executing professional interior build-outs tailored to client requirements.
- **Comprehensive Construction Management:** Providing end-to-end project oversight for seamless execution.
- **Design & Permit Coordination:** Handling design collaboration and permitting processes efficiently.

SPECIALIZED SERVICES

- **Land Entitlement:** Managing zoning, approvals, and regulatory processes for development readiness.
- **Land Development:** Preparing and transforming raw land into build-ready sites.
- **Master-Planned Communities:** Developing structured, large-scale residential communities.
- **Luxury Home Builds:** Constructing high-end custom homes with premium finishes.



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LANDMARK ACHIEVEMENTS

- **A Decade of Excellence:** Proudly celebrating 10 years of delivering unmatched design-build services across Texas.
- **Expansive Portfolio:** Successfully completed 55+ projects, from commercial ground-up developments to interior build-outs and land development.
- **Impressive Footprint:** Over 330,000 SF combined across completed and ongoing projects, reflecting our growth and vision.
- **Vast Land Development:** Meticulously developed over 1,500 acres, with an additional 1,000+ acres secured for future landmark projects.
- **Masterful Interiors:** Delivered 30+ exceptional interior finish-outs, combining functionality with aesthetic appeal.



WHY CHOOSE TX SPARKS CONSTRUCTION

- **Comprehensive Services:** We specialize in commercial, residential, and land development projects, offering full-service construction consultancy and general contracting tailored to your needs.
- **Technology-Driven Approach:** We use advanced tools and technology to ensure transparency, efficiency, and accountability throughout every phase of the project.
- **Commitment to Deadlines:** Our team is dedicated to delivering projects on time and within budget, with a focus on meeting your goals without compromising on quality.
- **Experienced Team:** We collaborate with skilled engineers, architects, and construction professionals, ensuring high-quality craftsmanship and seamless project execution.
- **Client-Centered Focus:** We build and maintain strong client relationships, providing reliable and transparent communication to make your experience stress-free and successful.

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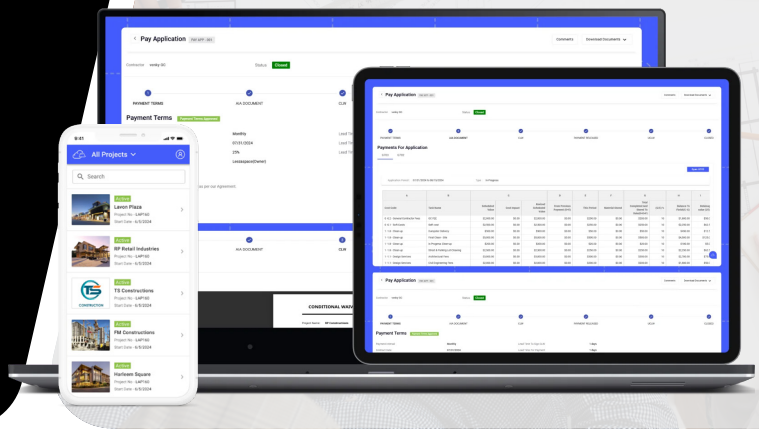
SuperConstruct
Our Technology Advantage

At TX Sparks Construction, we do not just build projects — we build them with intelligence, transparency, and technology.

To ensure every project is delivered with precision, compliance, and financial clarity, we utilize **SuperConstruct,** our proprietary cloud-based construction and project management platform.



SuperConstruct is designed to digitalize, centralize, and automate every stage of the construction lifecycle - providing our clients with complete visibility and control.

How SuperConstruct Benefits Our Clients

Real-Time Project Visibility

- Secure cloud access available anytime, anywhere
- Live tracking of schedules, milestones, and progress
- Access to daily logs, photos, and videos
- Reduced need for frequent site visits
- Improved confidence through remote monitoring

Lower Owner Oversight Costs

- Structured and consistent project reporting
- Centralized documentation and records
- Built-in compliance tracking
- Financial transparency for owners
- Reduced dependency on third-party owner representatives

Financial Transparency

- Schedule of Values **(SOV)** tracking
- Digital **pay application** processing
- **Lien waiver** management
- Budget vs. **actual cost tracking**
- **Faster lender approvals** and fewer financial surprises

Compliance & Risk Reduction

- Tracking of Certificates of Insurance **(COIs)**
- Vendor and subcontractor compliance monitoring
- **Change order tracking** and documentation
- **Daily logs** with photo documentation
- Reduced risk exposure and improved owner protection

Centralized Communication

- **RFIs** managed in a single system
- Submittals and approvals centrally stored
- Change requests clearly documented
- All project updates recorded securely
- Elimination of email chains and version conflicts

AI-Driven Efficiency

- Intelligent, automated workflows
- Reduced manual and repetitive tasks
- Standardized documentation processes
- Improved accountability across all stakeholders

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OUR PORTFOLIO

COMMERCIAL GROUND UP CONSTRUCTION - DESIGN / BUILD PROJECTS

OASIS 29

2026 45,042 SF





PROJECT OVERVIEW

Oasis 29 is a 45,042 SF ground-up retail development on a 10-acre site in Liberty Hill, Texas, featuring three retail buildings and 183 parking spaces for future tenants.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Interior Finishes

LOCATION

Liberty Hill, TX

PRESTON CORNER LOT 8

2026 41,751 SF



PROJECT OVERVIEW

Preston Corner Lot 8 is a 41,751 SF ground-up commercial development in Celina, Texas, featuring four commercial shell buildings, including a grocery anchor and a pre-engineered metal event center.

SCOPE OF WORK

- Site Work
- Structural Steel Framing
- Shell Construction
- MEP Systems
- Construction Management

LOCATION

Celina, TX

LIBERTY HILLS 183 RETAIL

2026 | 10,000 SF



PROJECT OVERVIEW

Liberty Hills 183 Retail is a 10,000 SF ground-up commercial development in Liberty Hill, Texas, designed for future commercial use.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Interior Finishes

LOCATION

Liberty Hill, Texas

TEEL PLAZA LOT 8

2026 | 21,750 SF



PROJECT OVERVIEW

Teel Plaza Lot 8 is a 21,750 SF ground-up retail shell development in Texas, designed for flexible future tenant build-outs.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Interior Finishes

LOCATION

Prosper, Texas

SHOPS AT WEST WHITESTONE

2026 | 16,470 SF



PROJECT OVERVIEW

Shops at West Whitestone is a 16,470 SF ground-up retail development in Texas, featuring two single-story buildings designed for future tenants.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Interior Finishes

LOCATION

Cedar Park, Texas

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HARRINGTON MELISSA

2026 8,100 SF



PROJECT OVERVIEW

Harrington Melissa is an 8,100 SF multi-tenant retail strip center near Harrison Street and Washington Drive, designed for retail and restaurant users in Melissa, TX.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Interior Finishes

LOCATION

Melissa, TX

QUALITAS MELISSA

2026 8,846 SF



PROJECT OVERVIEW

Qualitas Melissa is an 8,846 SF multi-tenant retail and restaurant development on McKinney St, featuring contemporary masonry and modern storefront design.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Interior Finishes

LOCATION

Melissa, TX

ARKA MONTESSORI

2026 12,410 SF



PROJECT OVERVIEW

Arka Montessori is a 12,410 SF purpose-built educational facility on W. San Gabriel Parkway featuring contemporary brick architecture with bold accent detailing.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Interior Finishes

LOCATION

Leander, TX

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LEXINGTON SQUARE

2026 41,560 SF





PROJECT OVERVIEW

A 41,560 SF ground-up commercial development in Frisco, Texas, featuring modern architecture, functionality, and community integration.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Interior Finishes

LOCATION

Frisco, TX

SPECTRA HEIGHTS

2025 11,301 SF





PROJECT OVERVIEW

A 4.68-acre ground-up commercial development featuring an 11,301 SF multi-tenant retail and service building, delivered from foundation through final finishes.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Construction Management

LOCATION

Lewisville, TX

THE SHOPPES AT BELL BLVD

2025 36,777 SF





PROJECT OVERVIEW

The Shoppes at Bell Blvd is a 36,777 SF two-story commercial center in Cedar Park, featuring modern steel construction for retail, dining, and service tenants.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Construction Management

LOCATION

Cedar Park, TX

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CLOVERS PLAZA

2023 | 13,383 SF





PROJECT OVERVIEW

Well-built shell buildings suitable for any type of office, with 54 parking spaces designated for tenant businesses, creating business opportunities within the locality.

SCOPE OF WORK

- Design and Permitting
- Land Development
- Ground Up Construction
- Structural Steel Framing
- Interior Build Out
- Construction Management

LOCATION

Cedar Park, TX

SHOPS AT NEW HOPE

2023 | 18,513 SF





PROJECT OVERVIEW

Shops at New Hope is an 18,513 SF ground-up commercial development in Cedar Park, offering flexible shell spaces for retail, dining, office, and service tenants.

SCOPE OF WORK

- Design and Permitting
- Land Development
- Ground Up Construction
- Structural Steel Framing
- Interior Build Out
- Construction Management

LOCATION

Cedar Park, TX

SHORELINE PLAZA

2023 | 8,492 SF





PROJECT OVERVIEW

An 8,492 SF ground-up commercial complex in Leander, Texas, featuring flexible office, retail, and restaurant spaces for future tenants.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Construction Management

LOCATION

Leander, TX

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VILLAGE OF MELISSA

2023 7,408 SF







PROJECT OVERVIEW

A 7,408 SF office building in Melissa featuring six cold-shell condo units designed for offices, medical practices, or restaurant use.

SCOPE OF WORK

- Site Preparation & Foundation
- Structural Steel Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Construction Management

LOCATION

Melissa, TX

COMPANY & LEGAL DETAILS

Registered entity information for TX Sparks Construction (Texas Sparks Constructions LLC), provided for vendor qualification, onboarding and contract setup.

LEGAL NAME	Texas Sparks Constructions LLC
BONDING CAPACITY	Up to $25 million
BUSINESS ADDRESS	2701 Dallas Parkway, Suite 145, Plano, TX 75093

SUPPORTING DOCUMENTS

Open the documents below, or contact us for the full qualification package.

PUBLIC RECORD

Texas Secretary of State Certificate

Certificate of Filing confirming the company's formation as a Texas LLC.

VIEW CERTIFICATE →

INSURANCE

Certificate of Insurance

Current certificate summarizing our active coverage. Project-specific COIs naming the owner as additional insured are available.

VIEW COI →

SURETY

Bondability Letter

Letter from our surety confirming TX Sparks Construction's bonding capacity for performance and payment bonds.

VIEW LETTER →

ON REQUEST

Qualification Documents

Form W-9, safety records, project references and project-specific certificates are provided to qualified requesters.

REQUEST DOCS →

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Ravi Polishetty

Ravi Polishetty stands as the pioneering spirit behind an array of ground-breaking ventures like **TX SPARKS CONSTRUCTION, TX SPARKS LUXURY HOMES, SUPER CONSTRUCT, TX SPARKS REAL ESTATE TAX PROTEST, TX SPARKS PROPERTY MANAGEMENT, LEEZ-A-SPACE, REAL ESTATE FORUM AND SPARKS NEXA CRM.**

Fueled by a relentless pursuit of excellence and a disciplined, quality-centric ethos, he has catapulted each endeavor to remarkable heights across diverse sectors. His visionary leadership continues to ignite innovation and foster unprecedented growth and success.

With Ravi at the helm, every venture transforms into a beacon of industry-leading excellence and innovation.

TX SPARKS CONSTRUCTION

TX SPARKS LUXURY HOMES

Super Construct

TX SPARKS REAL ESTATE TAX PROTEST

TX SPARKS PROPERTY MANAGEMENT

leez A SPACE

REF

SPARKS NEXA

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