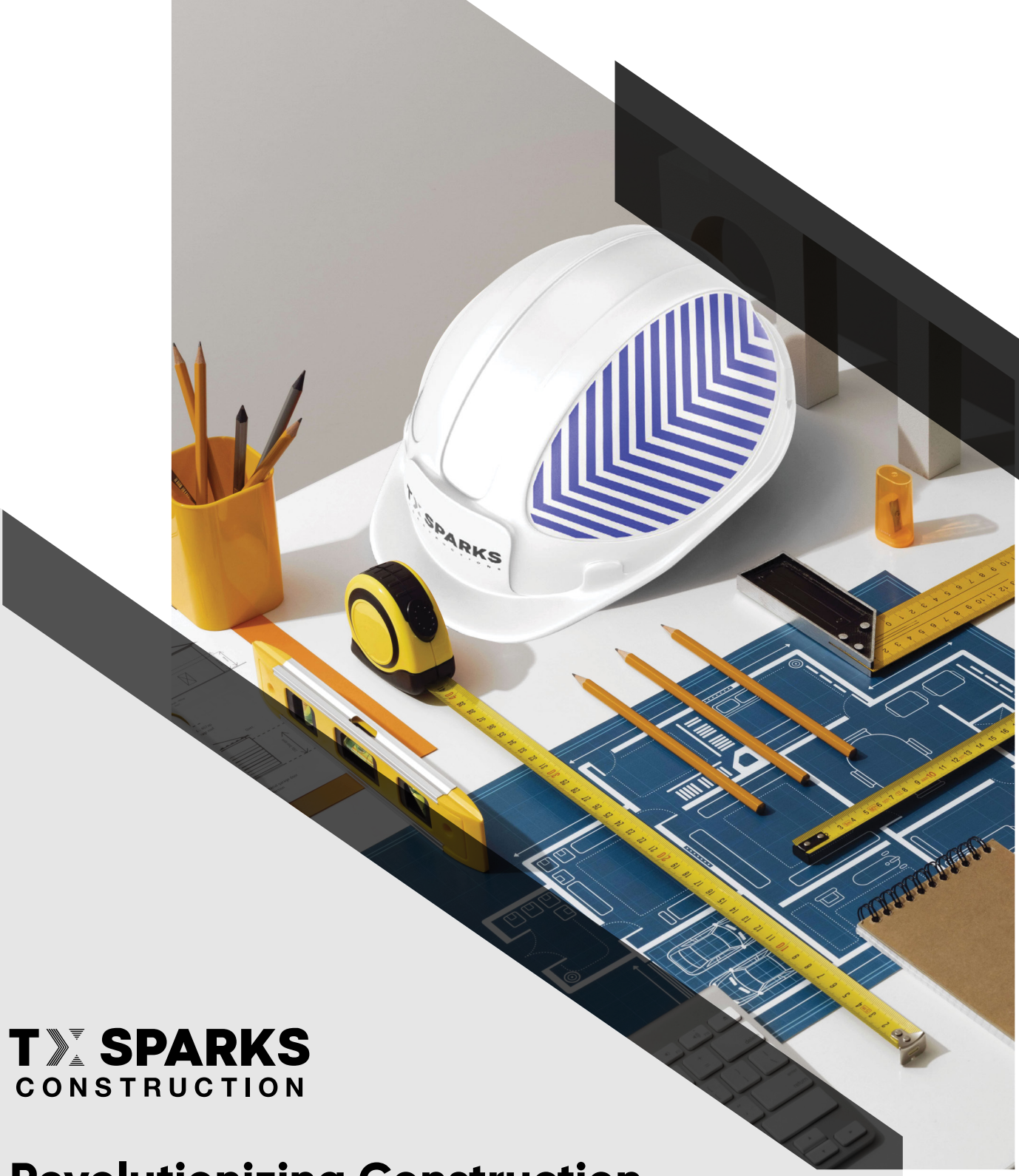


TX SPARKS
CONSTRUCTION

Revolutionizing Construction with a Technology-Driven Approach

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.

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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, ranging from residential developments to commercial landmarks.
- **Impressive Footprint:** Currently overseeing the construction of over 300,000 SF, 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

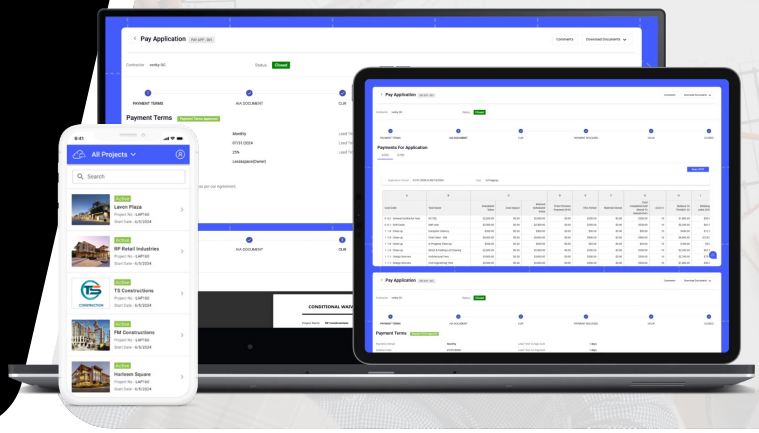
- **Comprehensive Services:** We specialize in commercial, residential, and land development projects, offering full-service construction consultancy and general contracting tailored to your needs.
- **Technology-Driven Approach:** We use advanced tools and technology to ensure transparency, efficiency, 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 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
- 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 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 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 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 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 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 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 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 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 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
- 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
- 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 Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Construction Management

LOCATION

Leander, TX

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 Framing
- Exterior Envelope
- MEP Rough-In & Systems
- Construction Management

LOCATION

Melissa, TX

LAND DEVELOPMENT, FEASIBILITY AND ENTITLEMENT PROJECTS

2824 SPRING HILLS AUBREY

2026 | 23.23 Acres



PROJECT OVERVIEW

A strategically located development site at FM 428 and FM 2931 in Denton County, within the City of Aubrey's ETJ.

SCOPE OF WORK

- Land Feasibility
- Land Entitlement
- Design & Permitting
- Land Development

LOCATION

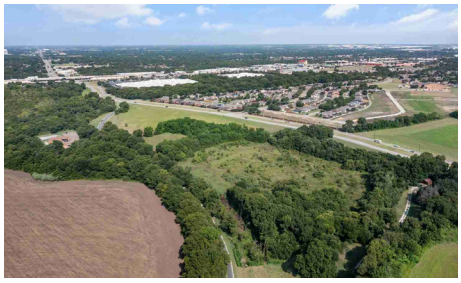
Aubrey, TX

LANCASTER

2023 | 20.12 Acres







PROJECT OVERVIEW

A 20.12-acre development opportunity in Lancaster, Texas, ideally positioned between West Belt Line Road and West Main Street.

SCOPE OF WORK

- Land Feasibility
- Land Entitlement
- Design & Permitting
- Land Development

LOCATION

Lancaster, TX

SHEPHERD'S PLACE

2023 | 531 Acres







PROJECT OVERVIEW

A 531-acre development on Highway 75, comprising 941 homesites and tracts for commercial, industrial, multifamily, townhomes, and senior living.

SCOPE OF WORK

- Land Feasibility
- Land Entitlement
- Design & Permitting
- Land Development

LOCATION

Sherman, TX

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CEDAR PARK 9.5

2023 | 9.58 Acres







PROJECT OVERVIEW

A 9.58-acre mixed-use development on Cedar Park's Whitestone Boulevard, planned with neighborhood retail, professional offices, and a hotel.

SCOPE OF WORK

- Land Feasibility
- Land Entitlement
- Design & Permitting
- Land Development

LOCATION

Cedar Park, TX

MANOR 80

2023 | 80 Acres







PROJECT OVERVIEW

Manor 80 is an 80-acre residential development at 20900 Trappers Trail in Manor, Texas, offering infrastructure access and natural surroundings.

SCOPE OF WORK

- Land Feasibility
- Land Entitlement
- Design & Permitting
- Land Development

LOCATION

Manor, TX

RIVIERA

2023 | 278 Acres







PROJECT OVERVIEW

Riviera is a 278-acre gated community overlooking Lake Travis, featuring modern homes, estate lots, villas, and nature-focused amenities.

SCOPE OF WORK

- Land Feasibility
- Land Entitlement
- Design & Permitting
- Land Development

LOCATION

Leander, TX

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DEL VALLE 5.5

2023 5.56 Acres





PROJECT OVERVIEW

A 5.56-acre site east of Del Valle High School for 150–200 multifamily units, supported by suitable terrain, planned utilities, and no floodplain.

SCOPE OF WORK

- Land Feasibility
- Land Entitlement
- Design & Permitting
- Land Development

LOCATION

Del Valle, TX

REDBUD GARDENS

2023 40.33 Acres






PROJECT OVERVIEW

Residential lots in Celina, Texas, within Celina ISD, offering 1–1.5-acre homesites, custom home options, and available water and electricity.

SCOPE OF WORK

- Land Feasibility
- Site & Property Analysis
- Infrastructure Review
- Jurisdictional Review

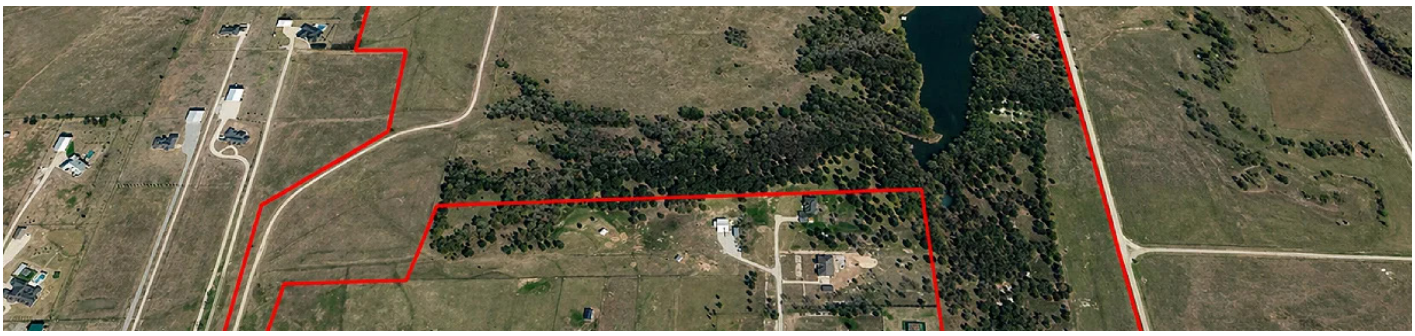
LOCATION

Celina, TX

MUD & PID SERVICES

GUNTER LAND 250

2026 | 250 Acres



PROJECT OVERVIEW

A 250-acre master-planned community in Gunter, Texas, advanced through strategic MUD formation, feasibility, engineering, market analysis, and agency coordination.

SCOPE OF WORK

- Initial Consultation & Feasibility Analysis
- Formation of MUD/PID
- Establishing MUD District & Elections
- Infrastructure Planning & Design Review
- Coordination with Public Entities & Stakeholders

LOCATION

Bledsoe Rd, Gunter, TX 75058

GUNTER LAND 201

2022 | 201.17 Acres



PROJECT OVERVIEW

A 201.17-acre master-planned community in Gunter, Texas, advanced through MUD entitlement and formation to establish essential utilities for future development.

SCOPE OF WORK

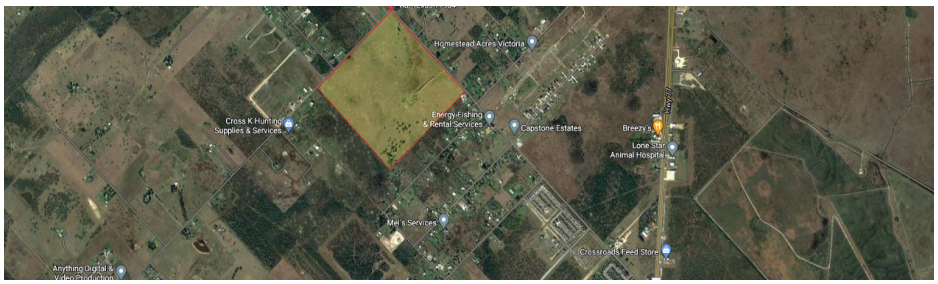
- Initial Consultation & Feasibility Analysis
- Formation of MUD/PID
- Establishing MUD District & Elections
- Infrastructure Planning & Design Review
- Coordination with Public Entities & Stakeholders

LOCATION

Bledsoe Rd, Gunter, TX 75058

VICTORIA

2023 157 Acres





PROJECT OVERVIEW

157 Acres of agricultural land, with an excellent scope to create promising residential community spaces in 15.2 to 39.5 Acre lots.

SCOPE OF WORK

- Initial Consultation & Feasibility Analysis
- Formation of MUD/PID
- Establishing MUD District & Elections
- Infrastructure Planning & Design Review
- Coordination with Public Entities & Stakeholders

LOCATION

Victoria, TX

t

INTERIOR BUILD OUTS

NEO SOFT OFFICE

2026 | 1,954 SF





PROJECT OVERVIEW

A 1,954 SF modern office interior build-out in Flower Mound, Texas, featuring functional workspaces, contemporary finishes, and integrated building systems.

SCOPE OF WORK

- Existing Conditions & Selective Demolition
- Interior Framing & Construction
- Technology & Operational Integration
- MEP & Building Systems
- Interior Finishes & Brand Elements

LOCATION

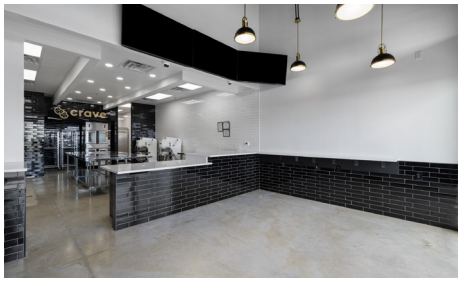
Flower Mound, Texas

CRAVE COOKIES LEANDER

2026 | 1,411 SF







PROJECT OVERVIEW

Crave Cookies is a 1,411 SF commercial interior finish-out in Leander, Texas, featuring inviting retail spaces, custom finishes, and efficient bakery operations for customers.

SCOPE OF WORK

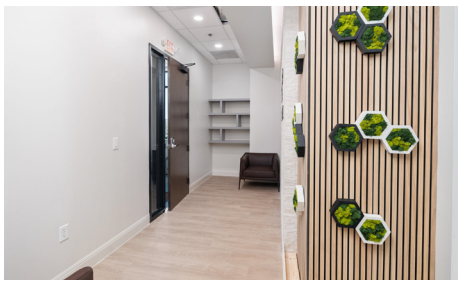
- Existing Conditions & Site Preparation
- Interior Framing & Architectural Construction
- Bakery & Food Preparation Area Installation
- MEP & Life - Safety Systems
- Interior Finishes
- Testing, Inspection & Project Closeout

LOCATION

Leander, Texas

PRIMARY CARE AND MED SPA

2026 | 2,870 SF





PROJECT OVERVIEW

Primary Care and Med Spa is a 2,870 SF healthcare interior finish-out in Frisco, Texas, featuring exam, consultation, and treatment rooms designed for patient comfort.

SCOPE OF WORK

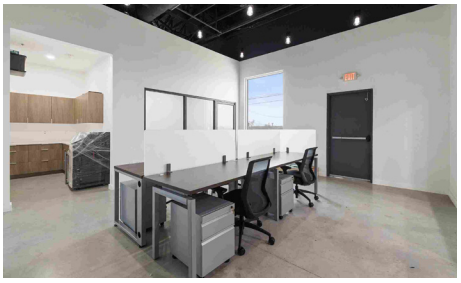
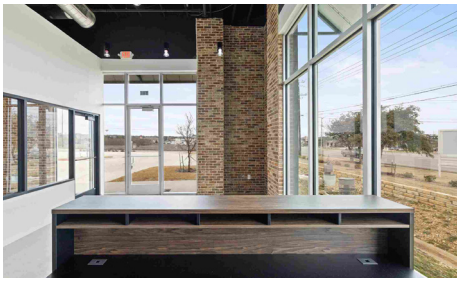
- Existing Conditions & Selective Demolition
- Interior Framing & Architectural Construction
- MEP & Building Systems
- Interior Finishes & Millwork
- Medical & Treatment Area Integration
- Patient Experience & Operational Spaces
- Testing, Inspection & Project Closeout

LOCATION

Frisco, Texas

DJC LAW ROUND ROCK

2025 | 6,186 SF

PROJECT OVERVIEW

DJC Law Round Rock is a 6,186 SF interior finish-out designed to create a modern, efficient workspace for its growing team.

SCOPE OF WORK

- Space Planning & Demolition
- Framing & Drywall
- MEP Rough-In
- Ceilings & Flooring
- Final Finishes & Fixtures

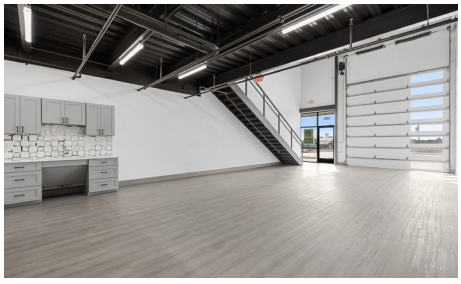
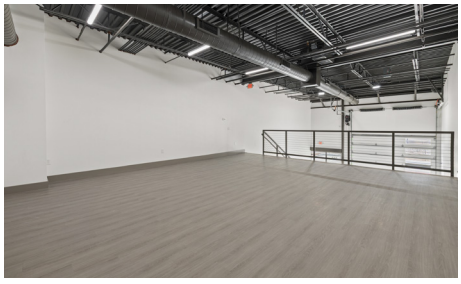
LOCATION

Austin, TX

LEANDER EXECUTIVE SUITE

2025 | 4 PROJECTS



PROJECT OVERVIEW

Four executive office and commercial workspace finish-outs within a unified business development in Leander, Texas, featuring executive suites, conference rooms, reception areas, and flexible workspaces.

SCOPE OF WORK

- Preconstruction Planning & Project Development
- Interior Build-Out & Tenant Improvements
- MEP Coordination & Interior Finishes
- Construction Management

LOCATION

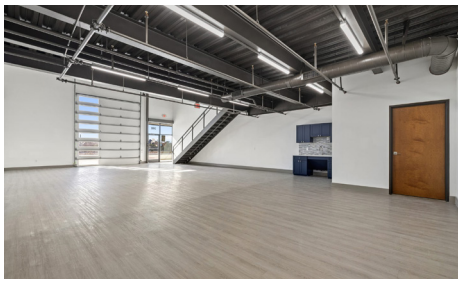
Leander, TX

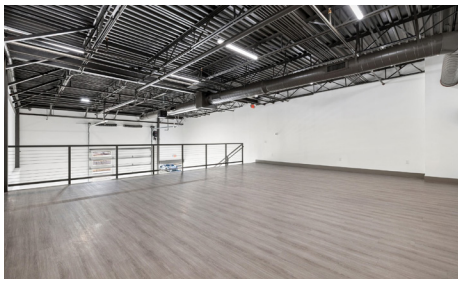
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SHARP RE FLEX

2025 2,500 SF







PROJECT OVERVIEW

A 2,500 SF office finish-out featuring premium finishes, natural light, efficient work zones, and a refined layout designed for comfort and productivity.

SCOPE OF WORK

- Space Planning & Demolition
- Framing & Drywall
- MEP Rough-In
- Ceilings & Flooring
- Final Finishes & Fixtures

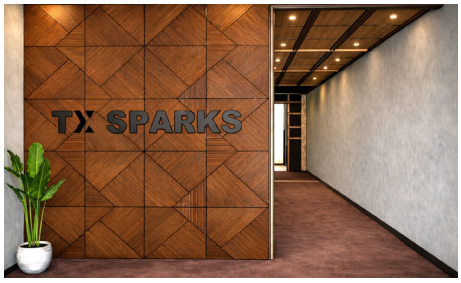
LOCATION

Leander, TX

SPARKS LOUNGE

2025 1,250 SF







PROJECT OVERVIEW

A 1,250 SF private lounge build-out featuring warm lighting, upgraded finishes, and a modern, versatile layout designed for comfort.

SCOPE OF WORK

- Space Planning & Demolition
- Framing & Drywall
- MEP Rough-In
- Ceilings & Flooring
- Final Finishes & Fixtures

LOCATION

Frisco, TX

COLD STONE BURLESON

2025 1,875 SF







PROJECT OVERVIEW

A 1,875 SF ice cream shop build-out featuring durable finishes, efficient workflow, and a modern, welcoming customer experience.

SCOPE OF WORK

- Space Planning & Demolition
- Framing & Drywall
- MEP Rough-In
- Ceilings & Flooring
- Final Finishes & Fixtures

LOCATION

Burleson, TX

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PARIS BAGUETTE MCKINNEY

2025 | 2,893 SF





PROJECT OVERVIEW

A 2,893 SF Paris Baguette interior build-out featuring a polished, brand aligned design, efficient operations, and a welcoming guest experience.

SCOPE OF WORK

- Space Planning & Demolition
- Framing & Drywall
- MEP Rough-In
- Ceilings & Flooring
- Final Finishes & Fixtures

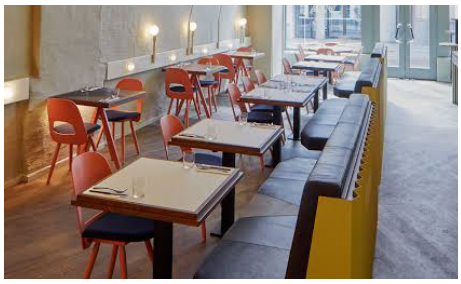
LOCATION

McKinney, TX

FUN PIZZA KITCHEN

2025 | 1,500 SF



PROJECT OVERVIEW

A 1,500 SF restaurant interior build-out in Richardson, designed to create a functional, modern, and inviting dining environment.

SCOPE OF WORK

- Design & Permitting
- Interior Build Out

LOCATION

Richardson, TX

PB FLOWER MOUND

2025 | 2,500 SF






PROJECT OVERVIEW

A 2,500 SF Paris Baguette bakery café interior build-out featuring a brand-aligned design, efficient front- and back-of-house operations, and a welcoming guest experience.

SCOPE OF WORK

- Space Planning & Demolition
- Framing & Drywall
- MEP Rough-In
- Ceilings & Flooring
- Final Finishes & Fixtures

LOCATION

Flower Mound, TX

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CENTRO SPACES

2024 | 2 PROJECTS





PROJECT OVERVIEW

Multi-suite executive office finish-outs within the Centro Spaces development, delivering premium commercial interiors with consistent finishes, integrated building systems, and occupancy-ready workspaces.

SCOPE OF WORK

- Preconstruction Planning & Project Development
- Design & Permitting Coordination
- Interior Build-Out & Tenant Improvements
- MEP Systems
- Testing, Inspections & Project Closeout

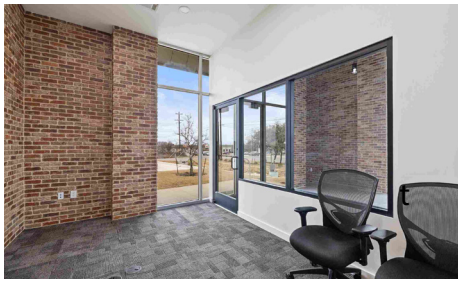
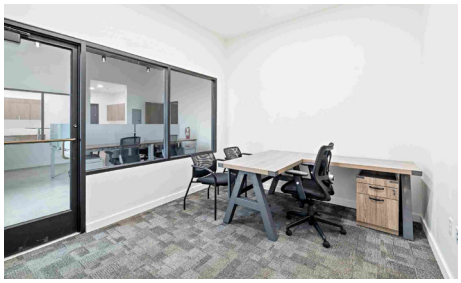
LOCATION

Cedar Park and Leander, TX

DJC LAW OFFICE

2024 | 1,516 SF



PROJECT OVERVIEW

DJC Law Office is a 1,516 SF modern legal workspace featuring efficient planning and a professional environment designed for its growing team.

SCOPE OF WORK

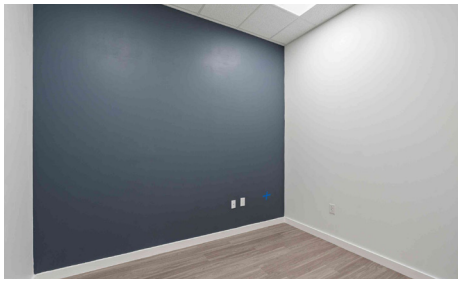
- Design & Permitting
- Interior Build Out

LOCATION

Cedar Park, TX

LEEZ A SPACE

2023 | 12 PROJECTS


PROJECT OVERVIEW

Interior construction across 12 coworking and office locations throughout North and Central Texas, featuring private offices, executive suites, conference rooms, and collaborative workspaces.

SCOPE OF WORK

- Preconstruction Planning & Cost Development
- Design & Permitting Coordination
- Interior Build-Out & Finishes
- MEP & Life-Safety Systems
- Testing, Inspections & Project Closeout

LOCATION

Little Elm, Georgetown, Cedar Park, Plano, Lewisville, McKinney, Carrollton, Aubrey and Frisco, TX

469 598 2558 | info@txsparks.com | txsparks.com

INSPIRATION OFFICE CONDOS

2023 3,245 SF





PROJECT OVERVIEW

Three office finish-outs in Frisco, each uniquely designed with glass partitions, premium flooring, advanced MEP systems, and full code compliance.

SCOPE OF WORK

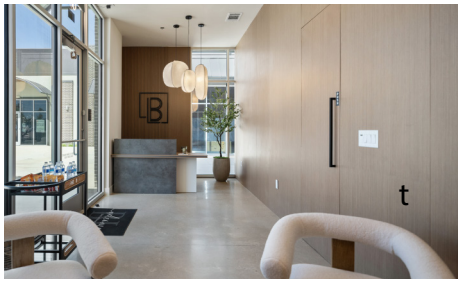
- Design & Permitting
- Interior Build Out

LOCATION

Frisco, TX

NEW HOPE DAY SPA SUITE 202

2023 1,298 SF


PROJECT OVERVIEW

A luxurious spa interior blending comfort and sophistication through rich fabrics, refined wood finishes, and premium materials.

SCOPE OF WORK

- Design & Permitting
- Interior Build Out

LOCATION

Cedar Park, TX



Ravi Polishetty

Ravi Polishetty stands as the pioneering spirit behind an array of groundbreaking 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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