

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

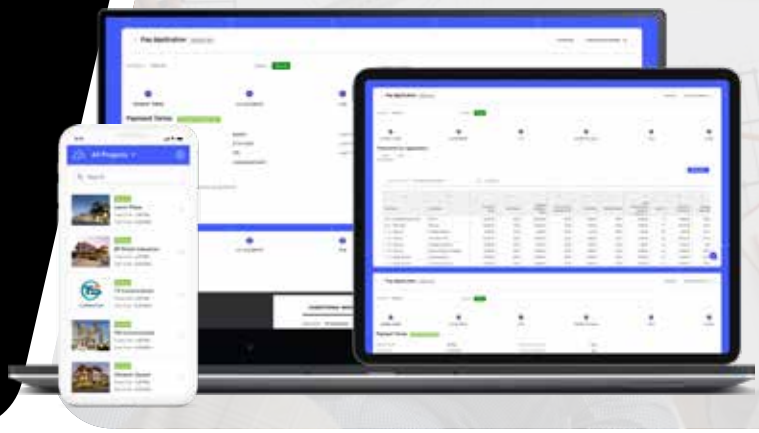
- **Comprehensive Services:** We specialize in commercial, residential, and land development projects, offering full-service construction consultancy and general contracting tailored to your needs.
- **Technology-Driven Approach:** We use advanced tools and technology to ensure transparency, efficiency, 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

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

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



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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