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# SECTION TWO

## PROJECTS



# ROSENBERG SHOPPING CENTER

SECTION TWO PROJECTS

## Project Information

**PROJECT LOCATION:**  
CITY OF ROSENBERG

**PROJECT TYPE:**  
Commercial Strip Center Shell Bldg & Site, New Construction

**PROJECT SIZE:**  
11,000 SQFT, 1-STORY

**CLIENT CONTACT:**  
Aracely Brizuela

Located only minutes away from 59 South and downtown Rosenberg, this site is perfectly situated to capitalize on the exponential residential growth that is occurring in and around the City of Rosenberg.

The 1.152 acre site is only a portion of a much larger commercial development by others. The commercial center will have prime street frontage along FM 2218, and the clients vision is to have from 4-5 tenant spaces available, with one of those spaces available for a restaurant or coffee shop with a drive thru.



**PROJECT LOCATION**







# TREE FROG PLAYGROUNDS

## SALES SHOWROOM & DISTRIBUTION WAREHOUSE

### SECTION TWO PROJECTS

## Project Information

**PROJECT LOCATION:**  
CITY OF HOUSTON, TWO SITES

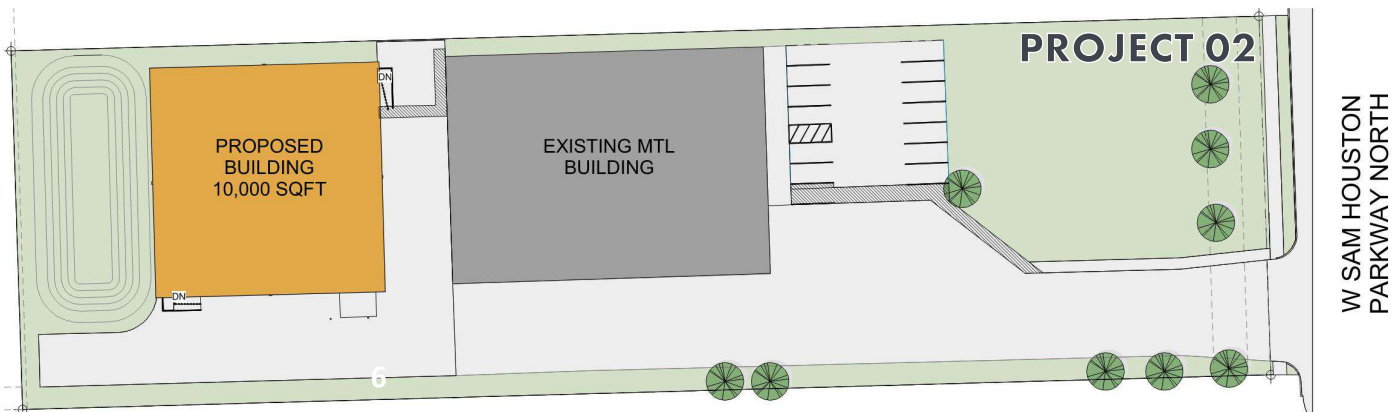
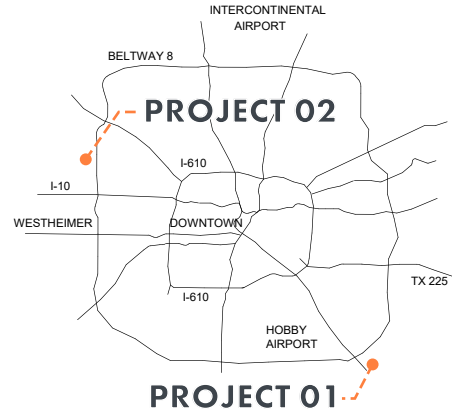
**PROJECT TYPE:**  
Commercial, New Construction

**PROJECT SIZE:**  
PROJECT 01 DISPLAY & SALES 2,000 SQFT  
PROJECT 02 WAREHOUSE 10,000 SQFT

**CLIENT CONTACT:**  
Tom Corcoran  
Tree Frogs - Wooden Swing Set Factory

Tree Frog Swing Sets, a Houston local playground manufacturer, to better serve their growing client base opened a display and showroom facility in south Houston. Site is located long Highway 45 south and Beltway 8, on a 27,825 sqft pristine site adjacent to a major highway with great visibility and site access. We developed a 2,000 square foot 1-story tall wood framed building with 2 sales offices, a central interior display room for several installations of their products and restrooms. A large portion of the site was left as undisturbed greenscape so that Tree Frog Swing sets can install multiple playground sets for their clients and their children to enjoy, experience and purchase.

Calyx Design Studio was also involved in Tree Frog Swing Sets warehouse expansion. Located at the existing office & manufacturing site located along Beltway 8 and Highway 290, Tree Frog Swing Set expanded the existing on site facilities capacity by building a 10,000 sqft warehouse for product storage. The warehouse was designed to be a pre-engineered metal building, with no interior access to plumbing facilities or air conditioned.



# BELL & MCCOY & KETRA

## SHOWROOM & EVENT CENTER

### Project Information

**PROJECT LOCATION:**  
CITY OF FARMERS BRANCH

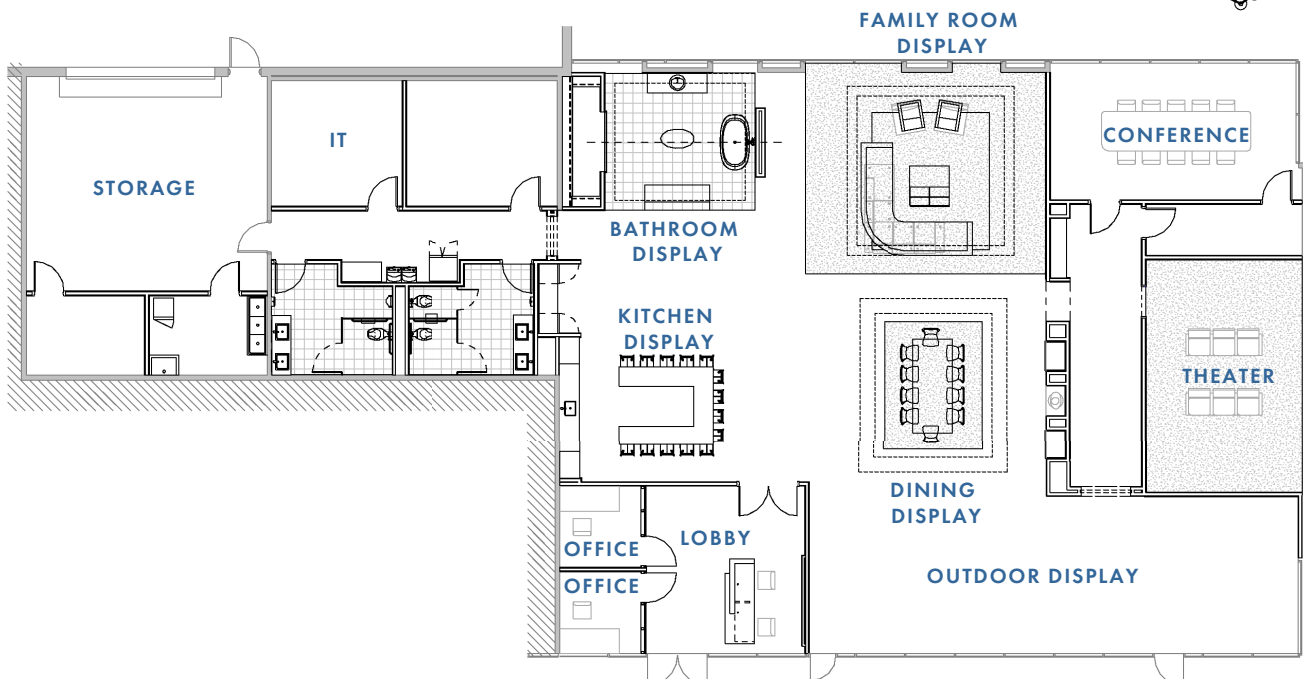
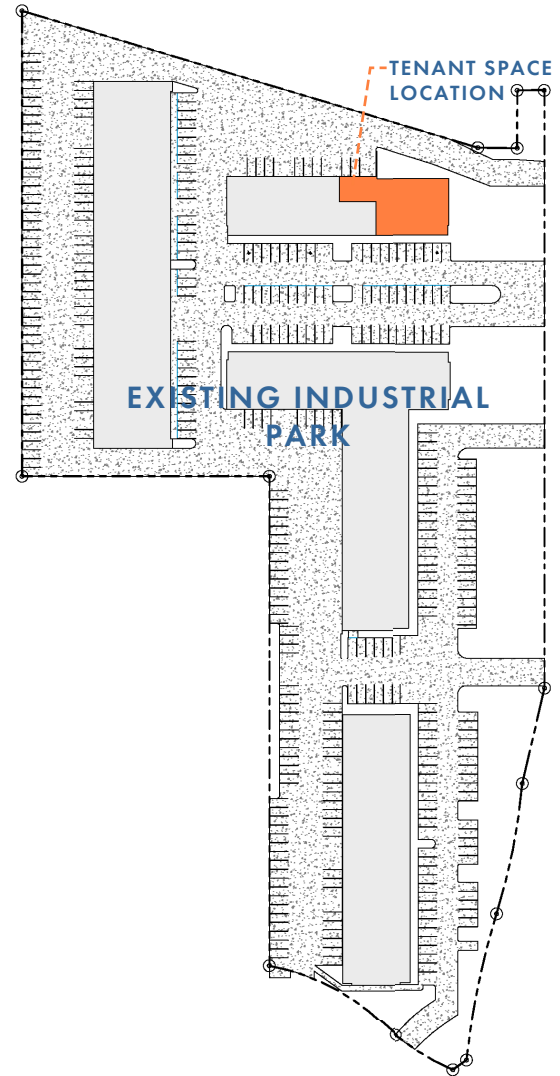
**PROJECT TYPE:**  
COMMERCIAL TENANT IMPROVEMENT

**PROJECT SIZE:**  
6,230 SQFT

**CLIENT CONTACT:**  
BELL & MCCOY

Bell & McCoy, a national lighting representative and distributor, has partnered with a manufacturer to develop a showroom in the Dallas Metro area. We have renovated an existing vacant tenant space into a an entry lobby with a reception desk & sales representative offices.

From the lobby, the Bell & McCoy customers will walk into multiple vignettes that represent a kitchen, dining, living & bathroom area. The lighting manufacturer has a focus on residential specialty lighting, each vignette highlights the lighting lines meant for each room in a house, both indoors and outdoors.







# WAKEFIELD RESIDENCE

## Project Information

**PROJECT LOCATION:**  
CITY OF HOUSTON

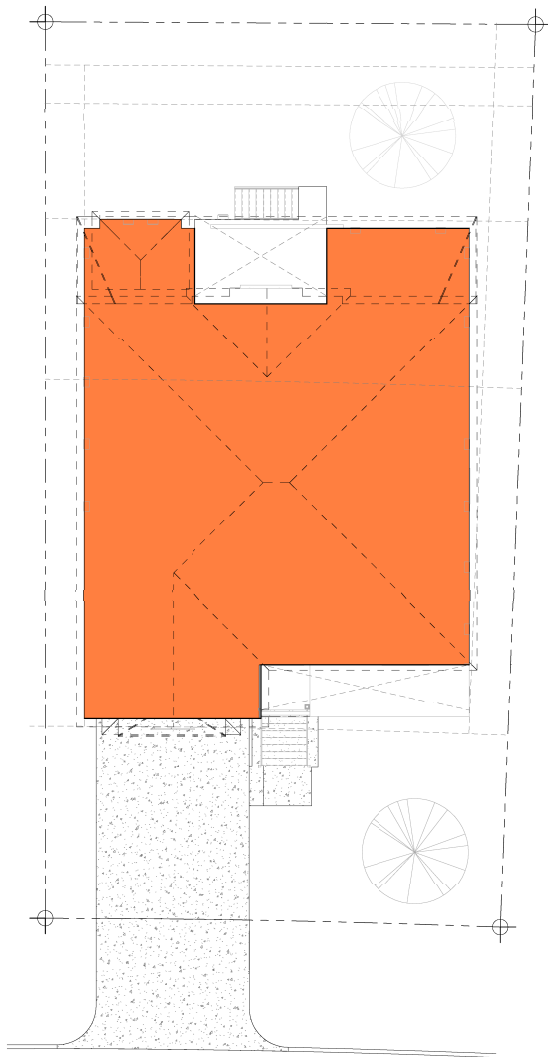
**PROJECT TYPE:**  
RESIDENTIAL, NEW CONSTRUCTION

**PROJECT SIZE:**  
4,558 SQFT, 2-STORY

**CLIENT CONTACT:**  
Luisa Rolon, LR Luxury Homes

Nestled within the Oak Forest Neighborhood that we are currently experiencing a transformation from mid-century 1-story homes, to modern & lavish 2-story residences.

With the challenges presented by the proximity to the nearby White Oak Bayou, the house had significant finish floor elevation from the existing property grade. The interior of the homes is an open-plan kitchen, family and dining room with very spacious and luxurious bedrooms & owner suite located on the second floor.

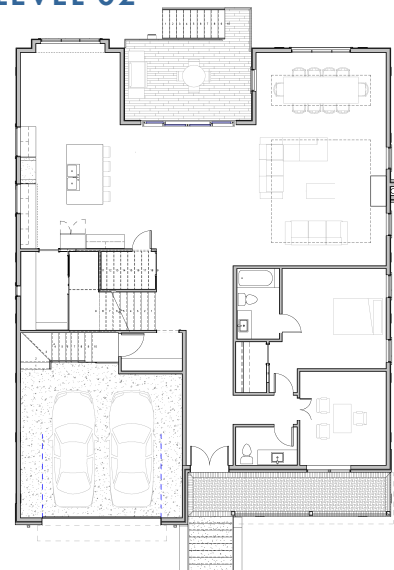


**WAKEFIELD DRIVE**  
(60'-0" R.O.W.)

**SITE PLAN**



**LEVEL 02**



**LEVEL 01**







# STERLING CREEK SUBDIVISION

## Project Information

**PROJECT LOCATION:**  
CITY OF FRIENDSWOOD

**PROJECT TYPE:**  
RESIDENTIAL SUBDIVISION  
14+ RESIDENCES

**PROJECT SIZE:**  
+5,000 sqft Residences  
Ranges from 1-2 story

**CLIENT CONTACT:**  
Adam Hill, Owner

Sterling Builders LLC are a custom home developer located in the City of Friendswood. We have had the pleasure of having a wonderful relationship going on three years, where we have developed five floor plans for them to use as templates for the home owners to select from or design custom houses to fit the home owners vision.



# FAIRWAY HOMES SUBDIVISION

## Project Information

**PROJECT LOCATION:**  
CITY OF HOUSTON

**PROJECT TYPE:**  
RESIDENTIAL SUBDIVISION

**PROJECT SIZE:**  
SIX (6) 2-STORY  
1,800 SQFT HOMES

**CLIENT CONTACT:**  
SEA VALLEY INVESTMENT, LLC

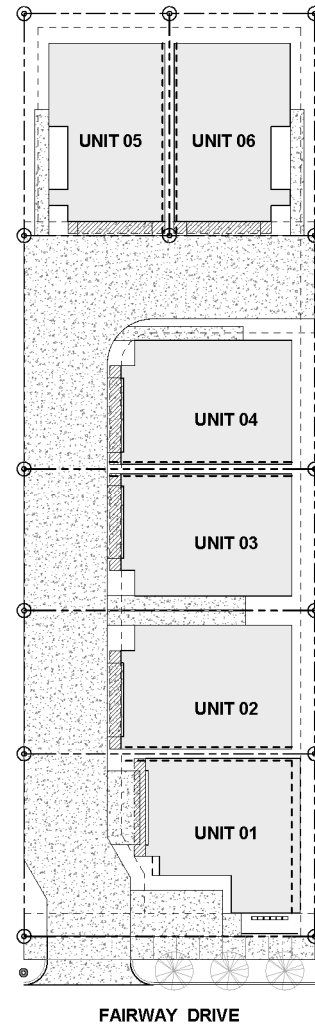
Located near South Loop 610 and 45 South, we have developed, designed and have obtained approved permits for the construction of a new single family home subdivision on this property.

Each home will be 1,800 sqft, 2-story home, with every available option used to expand the square footage of each home.

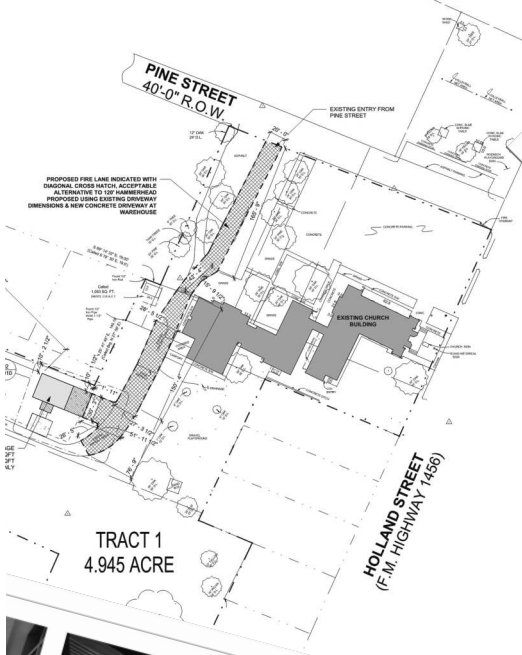
All six properties will have a shared driveway for vehicular access.

Our design team provided re-platting, civil & structural & permitting services for our client.

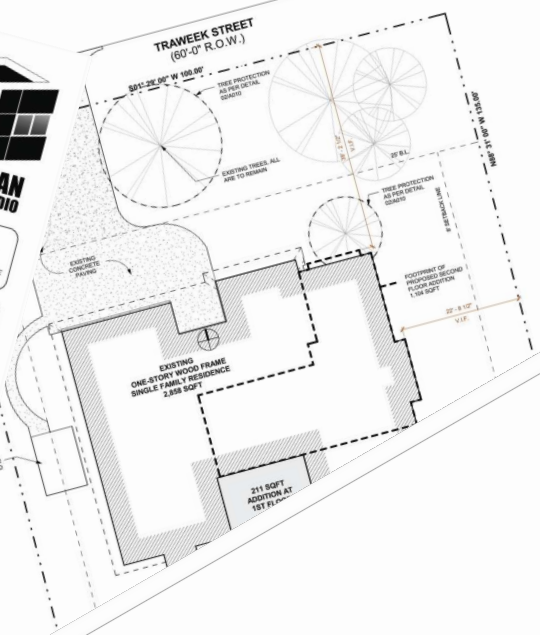
Each home will be builder grade finishes & will be wonderful starter homes for there future owners.







LIGHTING SHOWROOM  
13621 INWOOD, SUITE 400  
DALLAS, TEXAS 75244



We look forward to  
working with you.

