



PLAZA CITY LLC

CONSTRUCTION COMPANY

1310 RAYFORD PARK RD, SUITE 111, SPRING, TX 77386
WWW.PLAZACITY.NET +1.281.259.7888

We support our customers and investors throughout the investment cycle of real estate assets in the area.

We offer a comprehensive solution that addresses all points of the investment process, as well as guidance and contact with experts in every field.

- Search and analysis of Real State opportunities.
- Conceptualize and design of Architectural and Engineering projects.
- Permits submitting.
- Cost estimate of all construction divisions.
- Siteworks attached to Civil Engineering Design.
- Complete construction from 0 to 100%
- Lease or sell your property.

Our commitment to you is to provide a quality cost effective building project and build a long-term relationship of dependability and trust. We will strive to not only meet, but surpass your expectations.

**Building smart is what we do.
Let us show you how easy
it can be for you.**



SN TUNOBS ABOUT US



CONSTRUCTION FIRM

- DESIGN/BUILD
- BUILD-TO-SUITE
- GENERAL-CONTRACTOR
- BUILD-OUT-CONSTRUCTION
- SITE-WORKS

COMMERCIAL REAL STATE INVESTING

A MARKET RESEARCH TELLS US
THAT MAY BE BEST TO MAXIMIZE
YOUR INVESTMENT.

Building smart is what we do.
Let us show you how easy
it can be for you.

OUR SERVICES



COMMERCIAL REAL STATE INVESTING

INVESTING IN REAL ESTATE HAS NEVER BEEN EASIER.

NOW, ANYONE CAN BUILD WEALTH THROUGH REAL ESTATE, INCLUDING YOU.



Properties search

You can find Commercial Real State almost everywhere, but before, that was a land to improve, we have the resources and property data to find in the North Houston Area the correct land for you.



Market research

We discover the viability of a land finding the target market for the proper location. Our experts conduct the research of the consumer near from your new property.



Site planning

A good Site Plan born from the combination of the particular land, the local and national codes, and the Market Research. We try to maximize the usable space in order to increase your revenue.



Architecture MEP engineering

A trending design combined with energy efficiency and the most contemporary materials brings to your future commercial property the appeal to possess it.



Feasibility studies

We help you to determine the positive and negative outcomes for your commercial project before investing a considerable amount of time and money into it.



Permits follow up

We deal getting the right permits with the different involved agencies, matching every code to your particular project.



Estimate costs

The right amount of money at the right time avoiding delays and cost overruns, and also getting the lowest cost with the best suppliers.



Construction phase

Finally the stage where everything planned, begins to appear, turning that piece of land into a land mark in the community.



Lease or sell

Whatever you decide, your property has a much great value, in cash, in use, appreciation, and beauty. And is ready to sell it, rent it or use it. Ready to generate cash flow.





DESIGN-BUILD

RAPID DELIVERY. TOTAL TEAM COORDINATION.

As a single source design-builder, we coordinate the design, development and project construction in a timely and cost effective manner that reduces risk and allows you to focus on your own business.

We are able to partner with qualified architects and engineer professionals to offer an unmatched solid management approach from conceptual design through project completion.

Our range of services is backed by a strong foundation of bonding and financing ability.

They include:

- Conceptual Design
- Site Development
- Budget Estimating
- Value Engineering
- Preliminary Drawings
- Single Source Responsibility
- Methods to Expedite Occupancy
- Complete Design and Engineering Services





BUILD - TO - SUIT

TELL US WHAT YOU WANT. GET AS INVOLVED AS YOU'D LIKE.
THEN SIT BACK AND WE'LL HANDLE ALL OF THE EXECUTION.

THE TURNKEY, HASSLE-FREE WAY TO GET THE BUILDING YOU NEED TO SUCCEED.

Building a new retail, offices, or warehouse location takes time and capital that may be better spent investing in your business. With our build-to-suit projects, not only do we deliver a building that is tailored to your needs, but we also carry the financial burden of development along with the risks associated with constructing and operating a building. This provides you the opportunity to focus your time, energy and money on what's most important to your business.

As a single tenant, you have a number of build-to-suit solutions from which to choose:

- If you already own the land, we can design and build a facility .
- On your behalf, we can procure a suitable site for acquisition and development.

Where it is necessary to acquire financing, the build-to-suit option entails a long term lease commitment. And, as is in most financial arrangements, credit worthiness may be awarded with favorable financing terms. Similarly, as the lessor, **Plaza City LLC** grants property management and maintenance for the term of the lease.





GENERAL CONTRACTOR

WE STRIVE TO LISTEN AND WORK SIDE-BY-SIDE WITH OUR CLIENTS TO PROVIDE QUALITY CONSTRUCTION AND TO PRODUCE EXCEPTIONAL RESULTS.

PLAZA CITY LLC. welcomes bid requests for commercial construction. If you are looking for a general contractor who provides efficient work, pragmatic solutions to problems, and flawless job results, call Plaza City today. Our contracting services in Houston, TX, follow the highest standards of professionalism. We settle for nothing less than excellence when it comes to Build, renovations, repairs, and additions.

Our job is to implement your design plans as effectively as possible. To us, this means not only sourcing the most durable materials, it all also means recommending cost-saving alternatives. Successfully completing your project according to your specifications is at the heart of what we do. At Plaza City, we pride ourselves on giving our clients more than they expect. If you have an architect, you have drawings and you're ready to build, we're here to get the job done. And we'll deliver an exceptional project with a headache-free owner experience.

If you are a homeowner or a business owner, let us take on your next project. We're confident that the end result will meet and exceed your expectations. When we are your contractors, you can expect:

- Licensed, Bonded, and Insured Professionals
- Unparalleled Workmanship
- Details-Oriented Approach
- Extensive Construction Experience
- Courteous Service
- On-Schedule Job Completion
- Competitive Pricing
- Comprehensive Contracting Services





BUILD-OUT-CONSTRUCTION

NO JOB TOO BIG OR SMALL FOR US.

Plaza City LLC, is a fully insured and licensed retail construction contractor providing a wide array of customizable commercial construction and build out solutions for shopping centers, professional offices and commercial operations of every size.

We understand how important it is for you to maintain business as usual and minimize customer disruption during your renovation or build out. That's why we take things like employee schedules, facility parking requirements, customer traffic patterns and in-store aisle congestion into consideration when planning your project.

Our build out construction services include:

- Design
- Signage & Artwork
- Project Management
- Scheduling Delivery
- Construction
- Demolition
- Light gauge metal framing
- Rough Carpentry (framing, roofing, deck & siding)
- Finish Carpentry (cabinets, custom trims and desks, etc.)
- Electrical
- Drywall
- Finish work
- Doors & Hardware & Windows
- Painting
- Millwork
- Acoustical ceilings
- Flooring
- Plumbing
- HVAC
- Warranty

With a dedicated team of tenant improvement professionals, Plaza City transforms existing spaces to fit into your firm's unique needs. Don't see the service you need here? Contact us today and we'll start designing the build out solution that's right for your business!





SITE - WORK

OUR SUCCESS IS BASED ON YOUR SATISFACTION, WITH SAFETY AND QUALITY WORKMANSHIP AS OUR HIGHEST PRIORITIES.

Sitework simply put, is part of a construction project that is not part of a building or house's physical structure. Plaza City performs site preparation, earth work, base paving, private and public sector utilities, detention ponds, grading, excavation, construction and installation of septic tanks and filtration systems, driveways and other utilities, surveying and layout. Other costly items that are also included in the definition of sitework and are suggested to customers by most contractors are the following:

- Preparation of the structure's foundation through excavation or land clearing
- Rough or initial grading
- Final grading
- Landscaping
- Construction and paving of driveways
- Addition of walkways
- Preparation and approval of permits and fees
- Septic and sewer systems
- Well or water

Our success is based on your satisfaction, with safety and quality workmanship as our highest priorities.



SOLD OUT



PONDERROSA BL

Investment

Land 40,000SF		\$ 495,000
Construction:		\$ 1,895,000
Building 1	5,500SF	
Building 2	10,000SF	
Building 3	4,500SF	

Total Cost	\$ 2,390,000
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Annual Rent Income	\$ 387,360
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Annual Operative Expenses and Property Taxes	\$ 36,000
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Net Income	\$ 351,360
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Lease ROI	14.70%
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Multifunctional flex warehouse designed and build for retail, Located in 32507 Tamina Rd

Rented before erected, this project offers 3 buildings.

The first 5.500SF building vis a Large Format Printing facility leased to a National Printing Franchise. The second building (10,000SF) is under construction. It is already leased to a place for children parties.

The third 4,500SF building will be an Office Suites Building, with a total of 23 furnished and ready to use spaces.

- Warehouse size: 3,544 SF

SOLD OUT



Investment

Land 40,000SF	\$	200,000
Construction:	\$	900,000
Offices Area 5,400SF		
Warehouse Area 13,200SF		

Total Cost	\$	1,100,000
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Annual Rent Income	\$	257,400
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Annual Operative Expenses and Property Taxes	\$	38,507
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Net Income	\$	218,893
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Lease ROI	19.90%
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Sold Rented	\$	2,200,000
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Lease ROI	50.00%
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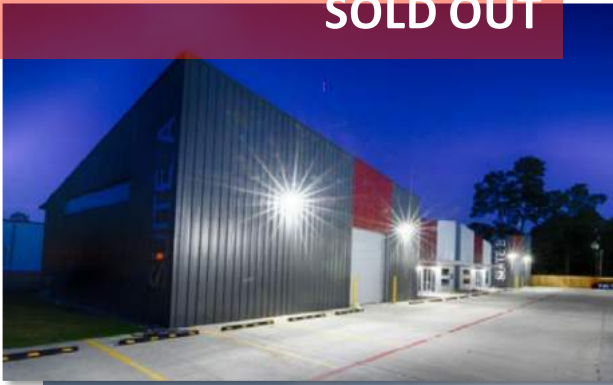
Office Warehouse

2 Buildings with 22 offices and 12 warehouses.

The offices was leased as Business Suites and some combined with warehouse lease.

TAMINA BUSINESS PARK

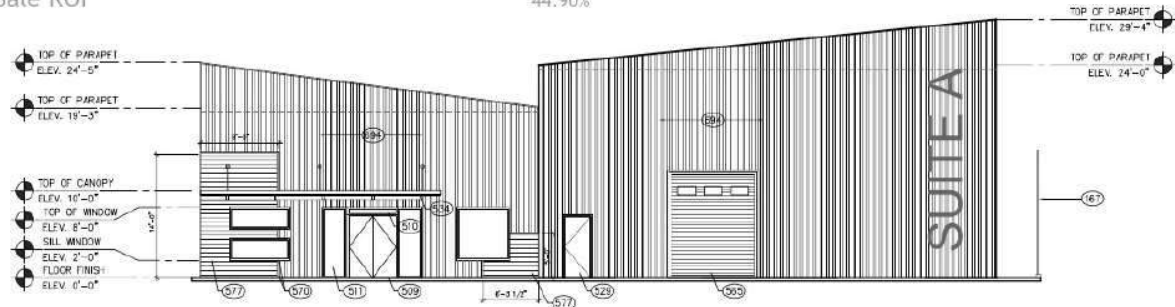
SOLD OUT



WOODLANDS BUSINESS CENTRE

Investment	
Land 40,000SF	\$ 200,000
Construction each building:	\$ 1,200,000
Offices Area 1,500SF	
Warehouse Area 2,300SF	
Total Construction Area 15,200SF	
Total Cost	\$ 1,400,000
Annual Rent Income	\$ 216,000
Annual Operative Expenses and Property Taxes	\$ -
Net Income	\$ 216,000
Lease ROI	15.42%
Sold Rented	\$ 2,540,000

Sale ROI 44.90%



Office Warehouse

4 independent buildings. Avant-garde design. Our target was innovative companies. Every building include his own warehouse and office spaces.

SOLD OUT



OAK BLUFF



- Total sqft: 7,650 SF
- Unit A: 1,525 SF
- Unit B: 1,320 SF
- Unit C: 1,260 SF
- Warehouse size: 3,544 SF

Office Warehouse

Flexible office + warehouse spaces that will motivate entrepreneurs to connect.

70% LEASED



Investment

Land	94,874SF	\$	1,350,000
Construction:		\$	1,133,033
Main Building	11,700SF		
Stand Alone Building	1,620SF		

Total Cost	\$	2,483,033
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Expected Annual Rent Income	\$	346,320
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Annual Operative Expenses and Property Taxes	-
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Net Income	\$	346,320
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Lease ROI	13.94%
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SHOPPING CENTER

5714 FM 1488 Rd

New shopping center conveniently located on FM 1488 on the North border of The Woodlands, TX. 1 Restaurant space with drive thru, has grease trap already in place, with 2 additional grease traps also available. Retail space from 1150 SF to 4500 SF also available.

Free standing building measures 1620 SF approximate. 1488 is under tremendous growth and will continue for years to come.

1488 COMMONS

SOLD OUT



Office Warehouse

Multifunctional flex warehouse designed and build for retail, showroom and wholesale business. Built with high quality finishes & energy efficient construction technologies. Warehouse has Plenty of natural lighting. Low NNN's. 26 ft. ceiling clearance at the end of warehouse. 20 Ft at rear. Three-phase electric power available to site. 35 + parking spaces, enough to also accommodate a gym, dance academy, or day care.

- Total sqft: 7,650 SF
- Unit A: 1,525 SF
- Unit B: 1,320 SF
- Unit C: 1,260 SF
- Warehouse size: 3,544 SF

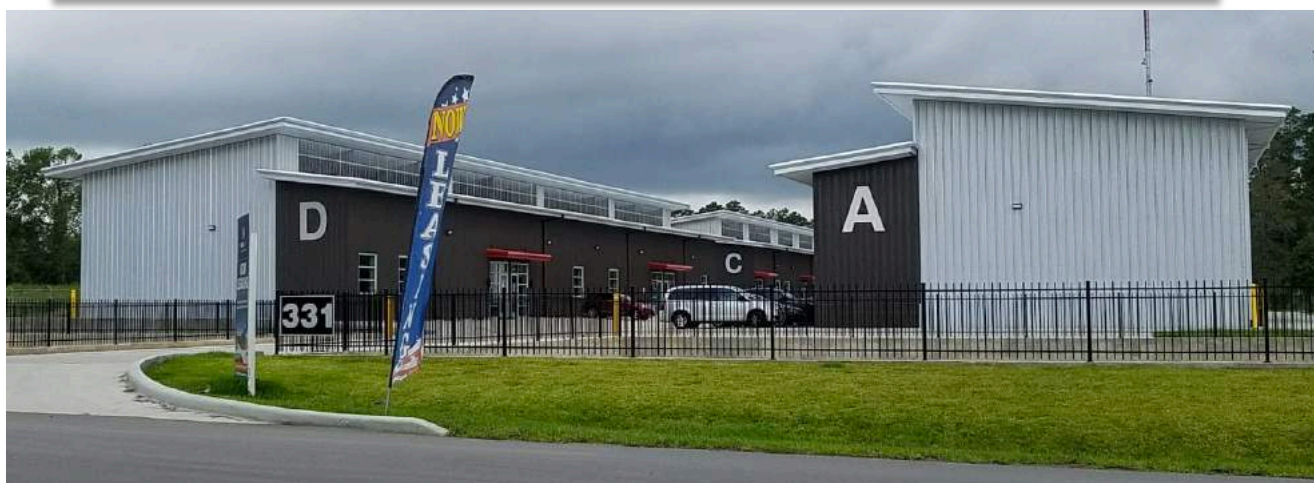


32818 TAMINA

CORPORATE WOODS



50% LEASED



OFFICE WAREHOUSE
331 CORPORATE WOODS

38,000 SF +/- Flex Space
Development off of Corporate Woods Dr. and FM 1488 in Magnolia, Tx.

Avant-garde Design. Our Target was innovative companies to work inside a Hub of creativity.

Investment

Land	130,560SF	\$	450,000
Construction:			
Office/warehouses	37,866SF	\$	3,354,000

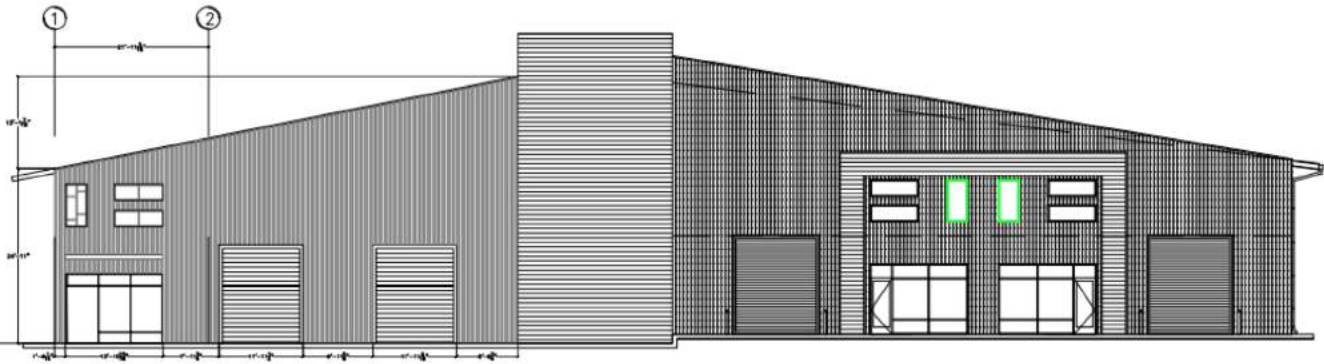
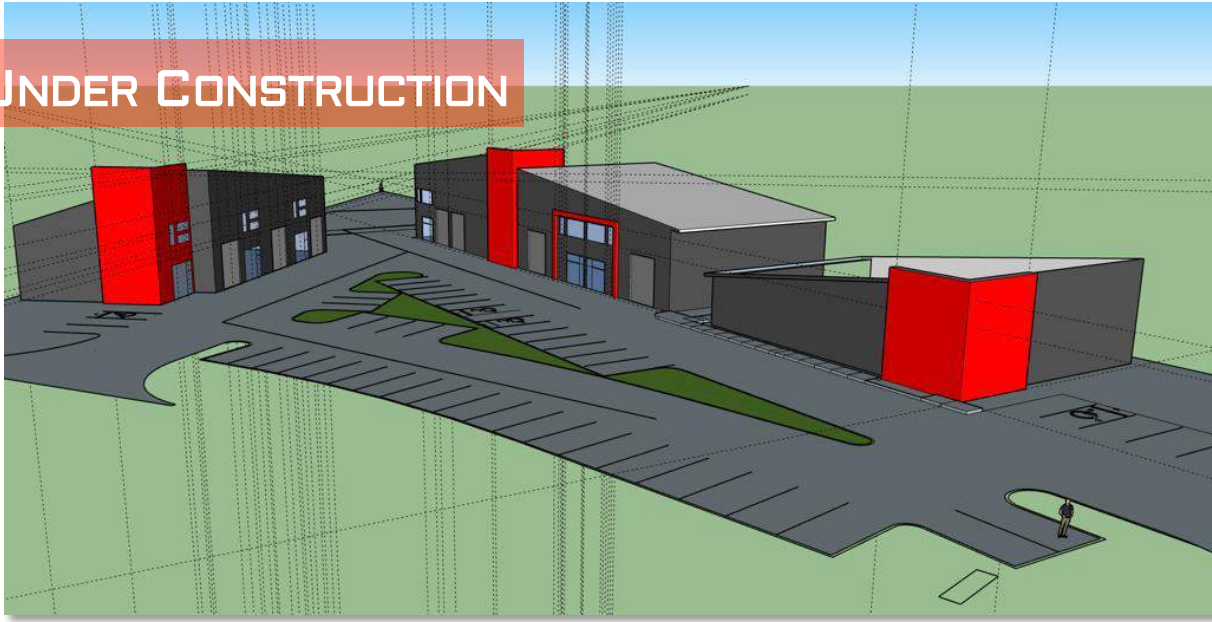
Total Investment	\$	3,804,000
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Expected Annual Rent Income	\$	530,124
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Potential Sale Price	\$	6,250,000
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Completion: April 2018

UNDER CONSTRUCTION



Multifunctional Building with 3 flex warehouse.
Office Space & Warehouse Total: 12,200 SF

1ST Level Offices & Warehouse



2nd Level Offices



PONDEROSA B2

UNDER CONSTRUCTION



Office Park, Flex Buildings Office and WareHouses
10 Buildings 5,015SF each

HORSESHOE BEND

UNDER CONSTRUCTION



Shopping Center. New Construction with Contemporary Design
1,024' of frontage on FM 1488.

WINDCREST VILLAGE SQUARE

PONDEROSA B1

OFFICE SUITES & WAREHOUSE. 32507 TAMINA RD, MAGNOLIA, TX 77354

TAMINA BUSINESS PARK

OFFICE SUITES & WAREHOUSE. 32407 TAMINA RD, MAGNOLIA, TX 77354

WOODLANDS BUSINESS CENTRE

OFFICE SUITES & WAREHOUSE. 32403 TAMINA RD, MAGNOLIA, TX 77354

OAKBLUFF

OFFICE SUITES. 7515 OAK BLUFF DR, MAGNOLIA, TX 77354

32818 TAMINA

OFFICE SUITES. 32818 TAMINA RD, MAGNOLIA, TX 77354

1488 COMMONS

SHOPPING CENTER. 5714 FM 1488 RD, MAGNOLIA, TX 77354

CORPORATE WOODS

OFFICE SUITES & WAREHOUSE. 331 CORPORATE WOODS, MAGNOLIA, TX 77354

HORSESHOE BEND

OFFICE SUITES & WAREHOUSE. 14160 HORSESHOE BEND
CONROE, TX 77384

WINDCREST VILLAGE SQUARE

SHOPPING CENTER. 9511 FM1488, MAGNOLIA, TX 77354

WESTWOOD

OFFICE SUITES & WAREHOUSE. 32411 & 32415 TAMINA RD.
MAGNOLIA, TX 77354