

# WE DON'T DISAPPEAR.

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Commercial tenant improvement, build-out, and renovation  
across Dallas-Fort Worth and East Texas.

# COMMERCIAL CONSTRUCTION FOR PEOPLE WHO HAVE BEEN BURNED BEFORE.

i30 Builders, LLC is a commercial general contractor serving Dallas-Fort Worth and East Texas. We take tenant improvement, build-out, and renovation work from permit set through punch list, on a single point of contact. Field labor is delivered through a vetted subcontractor bench under direct principal oversight, which is why scope stays tight, schedules hold, and nobody wonders who to call.

## 01 CORE COMPETENCIES

TI / Build-out

### TENANT IMPROVEMENT

Full interior build-out of leased commercial space from white box or existing conditions. Demolition, framing, drywall, MEP coordination, finishes, fixtures.

Renovation

### COMMERCIAL RENOVATION

Occupied and unoccupied remodels, brand conversions, reconfigurations, and use changes including residential-to-commercial conversions.

Preconstruction

### ESTIMATING & TAKEOFF

Permit-set analysis, quantity takeoff, scope gap analysis against third-party estimates, confirmed and excluded scope matrices, budget validation.

Design-build

### DESIGN-BUILD DELIVERY

Single-contract delivery with design partners and stamped engineering. Luxury retail, medical, and office. Code and egress analysis, permitting, and construction under one agreement.

## 02 SECTORS & MARKETS

### Office

Professional, legal, and administrative suites

### Retail

Storefront, in-line, and in-store concessions

### Medical

Clinics, pediatric and dental practices

### Industrial

Flex, warehouse office, light service space

Primary market is the Dallas-Fort Worth metroplex, including Rockwall, Royse City, Mesquite, Frisco, McKinney, Mansfield, and Crandall. Secondary market is East Texas, including Tyler and Longview.

We do not chase work outside these two markets. A contractor four hours from your job is a contractor who will not be there Friday.

## 03 DIFFERENTIATORS

**One point of contact, start to finish.** The principal who prices your job is the principal who walks it. Nothing is handed to a project manager you have never met.

**Scope in writing before work begins.** Written scope, lump-sum pricing, and a draw schedule tied to completed work rather than to calendar dates. Nothing bills ahead of the work.

**Change orders are priced before they are built.** No surprise line items at close-out. If conditions change, you see the number and approve it first.

## 04 PAST PERFORMANCE — DELIVERED

| PROJECT                     | LOCATION      | SCOPE                                                                                                                                             |
|-----------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Pediatric Clinic Remodel    | Mansfield, TX | Exam room build-out and finish-out, phased around active clinic operations.                                                                       |
| State Facility Interior TI  | Longview, TX  | Interior improvements at a Texas state-operated facility. Accessibility upgrade, finishes, and change order management under agency coordination. |
| Luxury Retail Build-Out     | Mesquite, TX  | Design-build in-store retail concession. Landlord and host-retailer coordination from design through turnover.                                    |
| Psychiatric Practice        | McKinney, TX  | Behavioral health clinic interior. Treatment rooms, acoustic separation, and finish-out.                                                          |
| Office Build-Out            | Crandall, TX  | Patio-to-conditioned-office conversion. Enclosure, envelope, and finish-out.                                                                      |
| Fitness Facility Demolition | Frisco, TX    | Interior demolition. Non-load-bearing wall and double door removal, permit and inspection.                                                        |

## 05 PRECONSTRUCTION &amp; ESTIMATING

|                             |              |                                                                                                                                         |
|-----------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Restaurant Brand Conversion | Tyler, TX    | 4,148 SF conversion of a former restaurant. Scope analysis from a 33-sheet permit set with gap analysis against a third-party estimate. |
| Fast-Casual Restaurant TI   | McKinney, TX | 1,901 SF. Full 66-page permit set takeoff with floor finish zone mapping and quantity workbook.                                         |

## 06 COMPANY DATA

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|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| LEGAL NAME<br>i30 Builders, LLC                                                          | PRINCIPAL<br>Karson Lawrence, Founder / Principal                                             |
| STRUCTURE<br>Texas limited liability company                                             | BUSINESS ADDRESS<br>Royse City, TX 75189                                                      |
| NAICS<br>236220 primary · 238310 · 238350 · 238910 · 238990                              | POLICY PERIOD<br>03/16/2026 – 03/16/2027                                                      |
| GENERAL LIABILITY<br>Next Insurance US Company, NAIC 16285 · \$1,000,000 each occurrence | AGGREGATE LIMITS<br>\$2,000,000 general · \$2,000,000 products & completed operations         |
| UMBRELLA / EXCESS<br>\$1,000,000 each occurrence · \$1,000,000 aggregate                 | CONTRACTORS E&O<br>\$10,000 each occurrence · \$20,000 aggregate                              |
| ADDITIONAL INSURED<br>Available by endorsement; certificate issued on request            | WORKERS' COMPENSATION<br>Texas non-subscriber; field work performed under written subcontract |
| SURETY BONDING<br>Not currently bonded                                                   | CONTACT<br>469-721-0146 · karson@i30builders.com · i30builders.com                            |

**NOT PERFECT.  
ACCOUNTABLE.**