



DESIGN/BUILD/BEYOND

INDUSTRIAL OVERVIEW

CENTRAL TX /

3508 Far West Blvd.
Suite 300
Austin, TX 78731

EAST TX /

410 Old Tyler Rd.
Nacogdoches, TX
75961

HOUSTON /

5858 Westheimer Rd.
Suite 150
Houston, TX 77057



As a full service design-build firm, we help clients design and build facilities that meet complex specifications.

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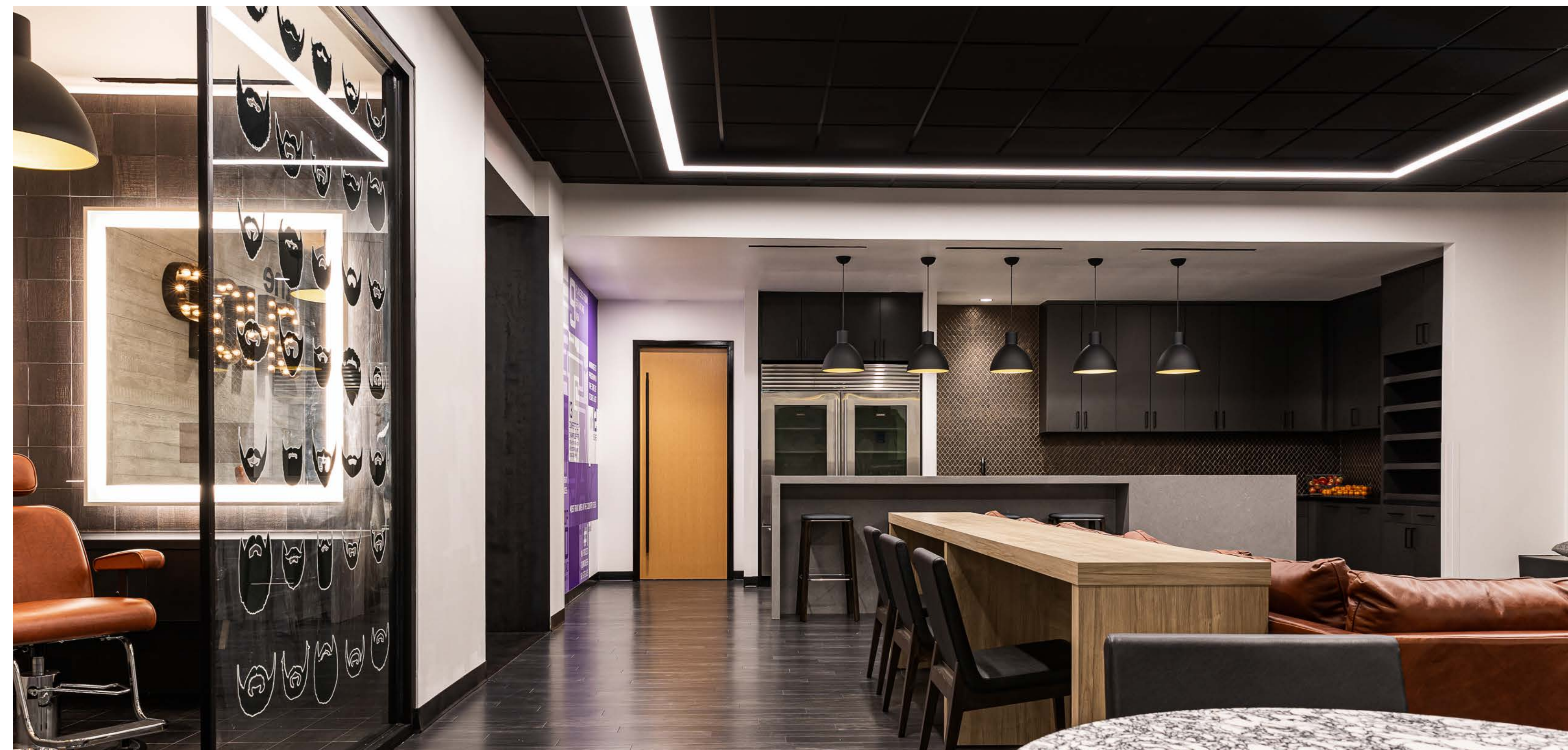


ABOUT KDW /

KDW, Texas' Premier Design-Builder, is a dynamic, full-service commercial design-build firm with 130 years of experience. As a fifth-generation family-owned business, we operate from our Texas offices in Austin, Houston, and Nacogdoches, backed by a team of over 100 in-house professionals. We pride ourselves on simplifying the complex building process, ensuring projects are completed on time, within budget, and beyond client expectations. From large-scale industrial facilities to dynamic commercial spaces, our expertise ensures that each project is executed with precision and passion.

BUILDING BEYOND EXPECTATIONS /

At KDW, our culture is grounded in innovation, collaboration, and personal growth. We cultivate a supportive environment where every team member is empowered to excel. Our commitment to going beyond for our clients extends to our own people, as we invest in their development and celebrate their achievements.



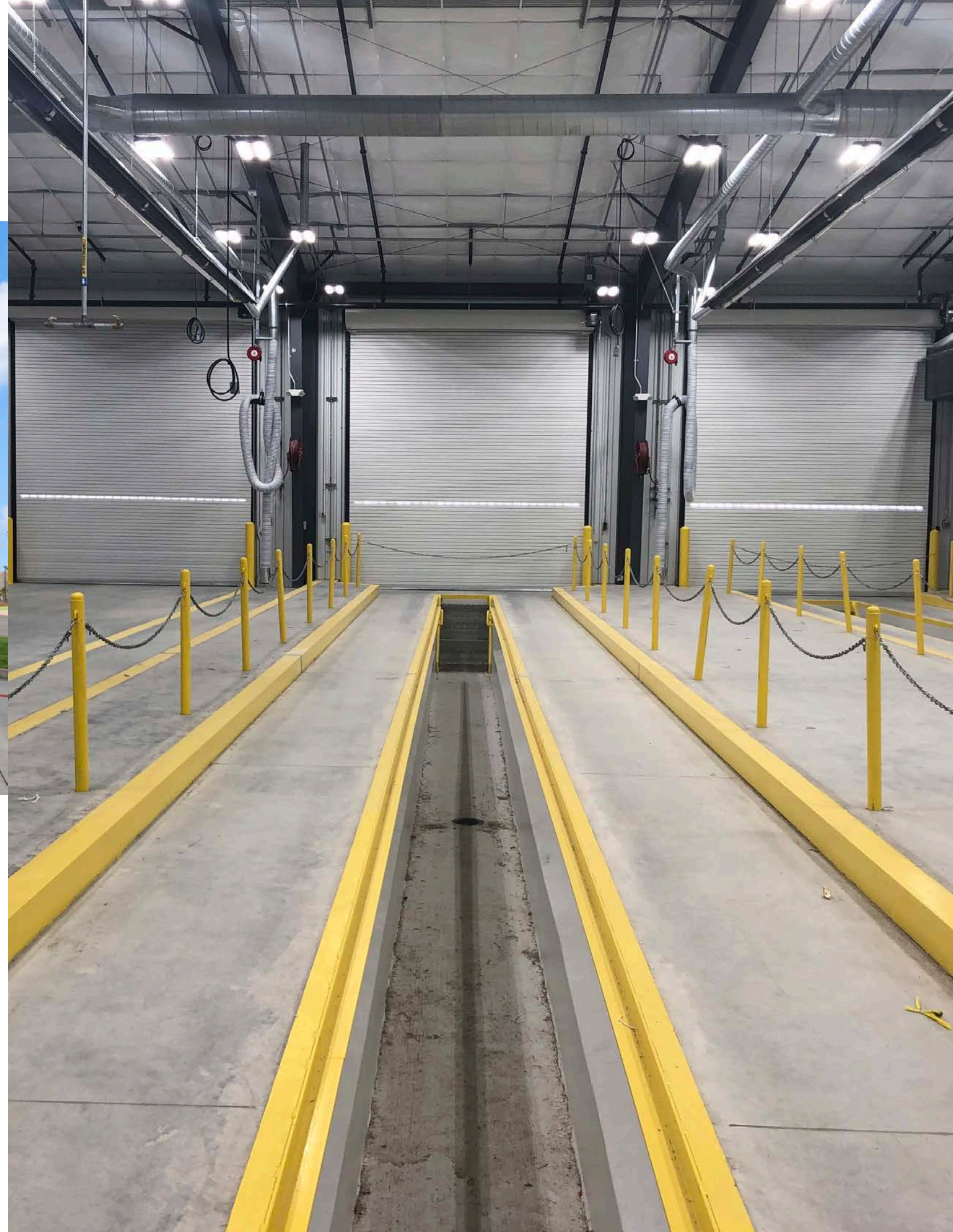


A SINGLE SOURCE, ONE CONTRACT APPROACH

WHAT WE OFFER /

- ▶ Land Due Diligence
- ▶ Deed Restriction Coordination
- ▶ Feasibility and Economic Analysis
- ▶ Market Analysis
- ▶ Entitlement Assistance
- ▶ Government Coordination
- ▶ Pro Forma Development
- ▶ Budget Development & Administration
- ▶ Strategic Planning
- ▶ Conceptual Estimating
- ▶ Design Coordination
- ▶ Scheduling
- ▶ Accounting and Cost Control
- ▶ Financial Assistance
- ▶ Construction Management
- ▶ Diverse Safety Management Services
- ▶ Facility Inspections
- ▶ Subcontractor Prequalification
- ▶ Project Close Out
- ▶ Operations & Maintenance (O&M) Planning

Our leadership team is deeply involved in every project, ensuring that our core values of excellence and integrity are upheld. With hands-on guidance from our experienced leaders, we drive each project to success with a commitment to quality, safety, and client satisfaction. Our leaders are dedicated to nurturing talent, fostering a collaborative culture, and pushing the boundaries of what's possible.



THE KDW DIFFERENCE /

Give Your Project the Team it Deserves

Planning a project can be challenging, whether you're a first-time developer or an experienced business owner. KDW is a full-service design/build firm that guides you through every step, from land development and custom design, to construction and post-occupancy support. Our team works alongside you as your designer, contractor, and partner.

Built on trust, quality, and innovation, KDW delivers hassle-free projects by integrating design and construction into a single workflow. We ensure smooth, transparent processes that save you time and money. Let us help you navigate every step of the way.



2,000+
SUCCESSFULLY
COMPLETED PROJECTS

SERVICES /



Land Due Diligence

Properties are thoroughly researched to assess suitability for development, including zoning regulations, environmental concerns, title issues, and infrastructure availability, before acquisition.



Site Selection and Pre-Development

Get the site right. This is a lesson that has been reinforced over decades spent working alongside companies to locate and construct facilities that meet their functional and financial goals.



Design and Preconstruction

Our team of project managers, engineers, architects, interior designers, lawyers and in house estimators have honed their ability to solve problems while delivering successful projects on time, on budget.



Construction and Project Management

As the project progresses, our experienced team will preempt every challenge, working diligently to control costs, coordinate with subcontractors and manage construction to make sure your project is successful.

OUR MARKETS /

▶ INDUSTRIAL/MANUFACTURING

From large-scale factories to advanced distribution centers, our structures support your operational goals and growth. Our manufacturing facilities are crafted to enhance production capabilities and meet stringent industry standards.

▶ COLD STORAGE

We design and construct state-of-the-art cold storage facilities, ensuring precise temperature control and operational reliability.

▶ FOOD & BEVERAGE

Our facilities for the food and beverage sector include processing plants, packaging centers, and distribution hubs.

▶ COMMERCIAL

From modern office buildings to dynamic retail spaces, our commercial projects are designed to maximize functionality and aesthetic appeal.

▶ LIFESTYLE

We specialize in vibrant lifestyle venues, including hotels, resorts, youth camps, water parks, restaurants, bars, and theaters.

▶ INTERIORS

We transform interiors into efficient, functional, and visually appealing environments, designing around your machinery and processes while minimizing disruption and adhering to your timelines.



HOW WE GO BEYOND /

At KDW, going beyond is more than a commitment—it's our standard practice. We're dedicated to delivering exceptional results through a comprehensive approach that integrates innovative design, meticulous construction, and unparalleled client service. Here's how we make every project extraordinary:

► It is an Honor to Build Your Unique Project

- We are grateful for the opportunity to bring your unique projects to life, as they reflect our commitment to your vision.
- We build this project for you, designing spaces that efficiently support your business processes and machinery.

► Unparalleled Communication, Transparency, and Client Collaboration

- At KDW, we're dedicated to your project's success and look forward to strengthening our relationship with you.
- A principal oversees every aspect of the project alongside the project manager(s), superintendent, and other key staff specifically assigned to your project.
- We ensure constant communication and collaboration through regular status meetings and real-time updates.
- On Time and Within Budget: No surprises, just transparency, collaboration, and success.



► 130 years of Experience and Excellence in All Aspects of the Project Process

- Whether you're a foreign or domestic company relocating to Texas, a Texas business entering a new market, or a local firm renovating or expanding, KDW streamlines the project process. From preconstruction consulting to design and construction, we provide the expertise you need to focus on your business.
- Innovation, adaptability, and education are vital to our success at KDW. Our team continuously monitors industry innovations and stays informed on best practices, technology, and pricing trends.
- We maintain the highest standards for every employee and project, continuously improving our processes to deliver exceptional results.

► Highest Commitment to Safety

- Safety is a cornerstone of our operations at KDW. We are dedicated to maintaining the highest safety standards on every job site.
- We implement comprehensive safety procedures to protect our team, clients, and the public. Regular training and adherence to industry best practices ensure a safe working environment.
- Safety is an ongoing priority. We continuously review and improve our safety practices to adapt to new challenges and ensure compliance with all regulations.
- Incident Prevention: Our proactive approach to risk management and safety ensures that potential hazards are identified and addressed before they become issues, keeping our projects on track and secure.



ONE POINT-OF-CONTACT. ONE CONTRACT.

KDW | DESIGN BUILD

START KICK-OFF MEETING



THE EARLIER A CLIENT CONTACTS KDW IN THE PLANNING PHASE, THE SOONER THEY CAN TAKE ADVANTAGE OF EVERY DEVELOPMENT, PROGRAMMING, DESIGN, AND DUE DILIGENCE SERVICE WE OFFER.

SITE SELECTION

- 1 OWNERSHIP**
 - Build to Suit
 - Owner Finance
- 2 MASTER PLANNING**
 - Region Selection
 - Site Logistics
- 3 REAL ESTATE DEVELOPMENT**
 - Incentives Coordination
 - Utilities Negotiation
 - Sources of Financing
- 4 LAND DUE DILIGENCE**
 - Geo-technical Report
 - Topographic Survey
 - Utility Feasibility
 - Phase I Environmental Report

DEFINE PROJECT SCOPE

- 1 DEFINE FACILITY REQUIREMENTS**
 - Site Function
 - Facility Operations
 - Infrastructure
- 2 CONCEPTUAL DESIGN**
 - Architectural Site Plan
 - Building Layout
 - Structural/Civil Design
 - Master Planning
- 3 COST CONTROL ESTIMATE**
 - Line Item Estimate Per Scope
 - Value Engineering Analysis
- 4 SCHEDULE**
 - Timeline With Milestones
 - Includes Design, Permitting, Construction, & Owner Move-in

TRADITIONAL METHOD TAKES 8-12 MONTHS FROM START TO PERMITS PHASE. KDW CUTS TIME TO 4-6 MONTHS

SINGLE SOURCE SOLUTION

WITH ONE FEE, WE GET HERE FASTER THAN INDUSTRY STANDARD

DESIGN BUILD CONTRACT

CUSTOMIZED PROJECT DELIVERY

DESIGN

SCHEMATIC DESIGN
REFINE COST CONTROL
PREPARE CONSTRUCTION PLANS

CLOSE ON LAND

PERMITS

MULTI-STATE
PERMIT EXPEDITING

BUILD

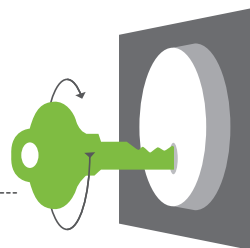
CONSTRUCTION
COORDINATE OWNER FF&E
(Furniture, Fixtures & Equipment)
ON-TIME PROJECT DELIVERY

OWNER MOVE-IN

EARLY MOVE-IN
SET-UP UTILITIES
COMMISSIONING

BEYOND

POST OCCUPANY FOLLOW-UP
SERVICE BEYOND WARRANTY
EXPANSION
INTERNATIONAL PROJECT COORDINATION



INDUSTRIAL



BALCONES RECYCLING

Paving the way for a sustainable future with cutting-edge technology.

LOCATION
SAN ANTONIO, TX

SIZE
24 ACRES / 141,223 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management



Balcones Recycling, a repeat client and the largest independent recycling company in the Southwest U.S. decided to expand their footprint again to the San Antonio area for a new regional HQ.

The new material recovery facility takes in mixed recycling (plastics, paper, metals), sorts them utilizing various equipment and conveyors, and creates bailed material. The bailed material is then distributed for use in other products.

The facility includes a Class A office building and community recycling drop-off center. A second floor viewing area provides educational exhibits and windows overlooking the facility.

INDUSTRIAL



SPRINT TRANSPORT

Driving efficiency and innovation with state-of-the-art infrastructure.

LOCATION

LA PORTE, TX

SIZE

16 ACRES / 50,500 SF

SERVICES



Land due diligence



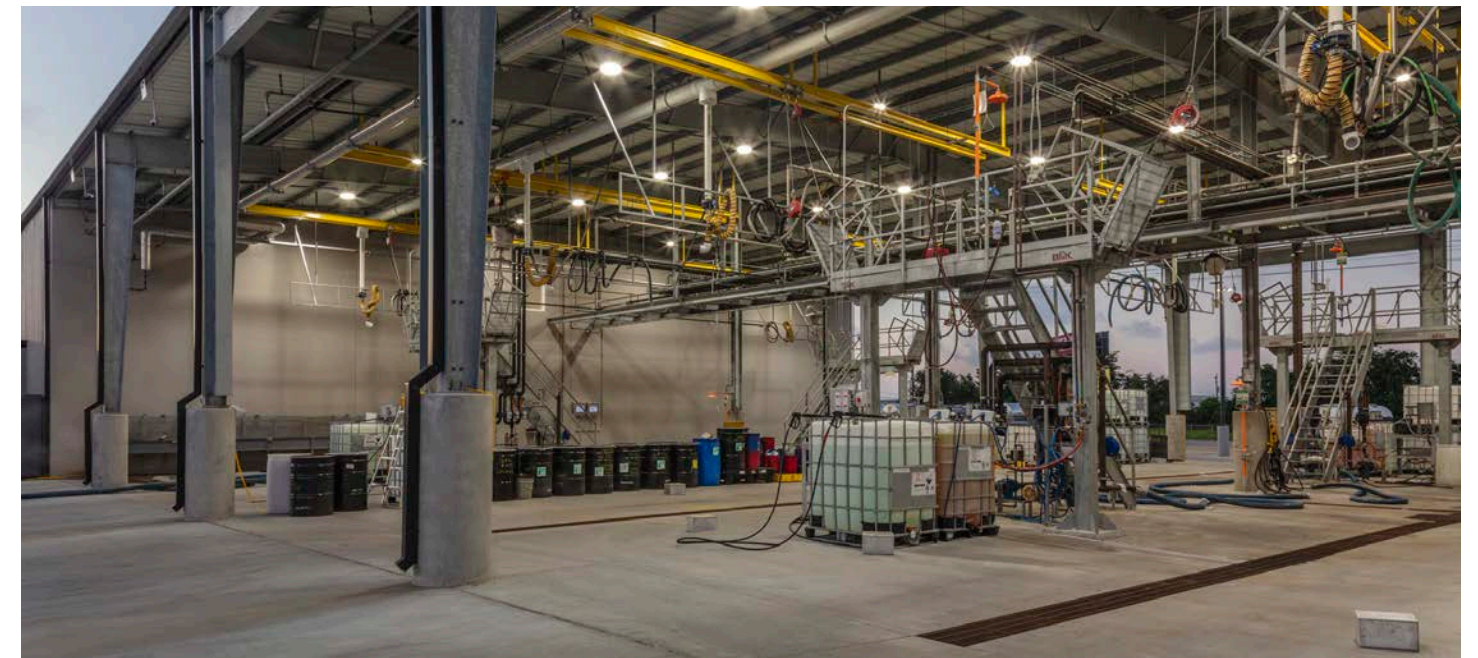
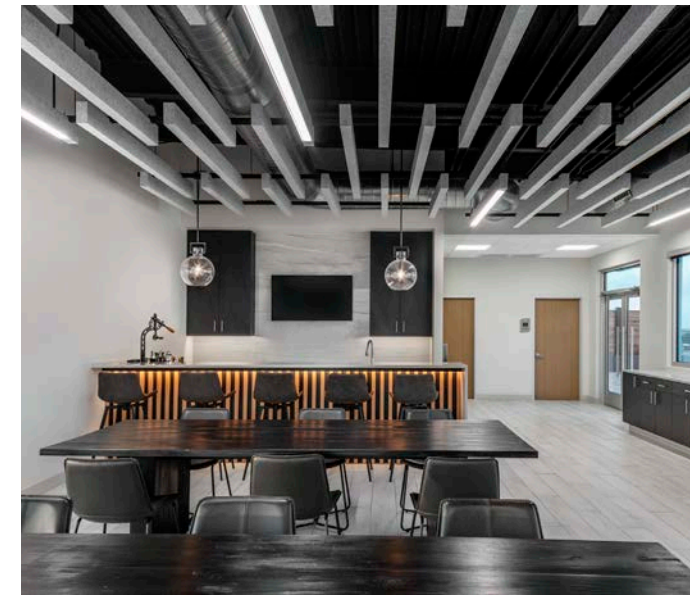
Site selection



Multi-phased design

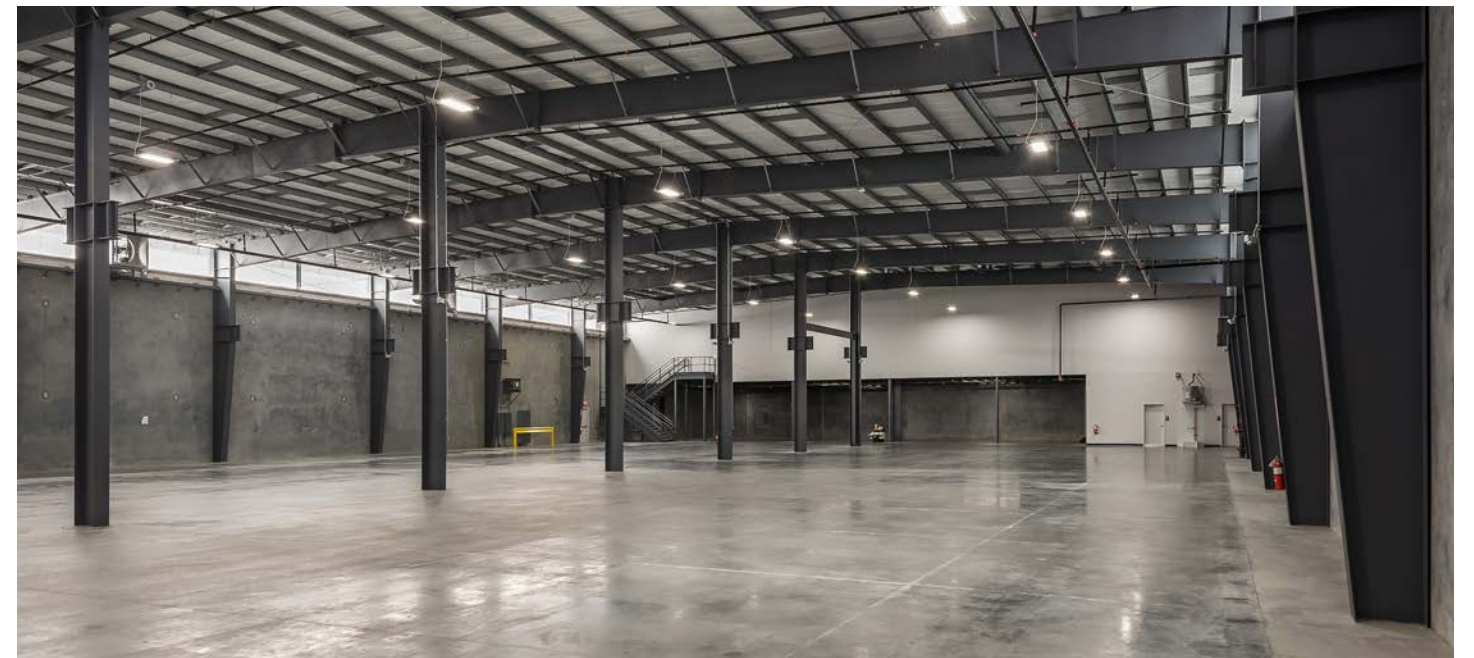


Construction Management



Sprint Transport Headquarters in La Porte, Texas, spans 16 acres and strengthens bulk liquid transportation along the Gulf Coast. The facility includes a four-story, 18,400-square-foot office building with structural steel and tilt wall construction, featuring the tallest tilt wall at 69 feet. Adjacent is a 32,500-square-foot maintenance and tank wash area, supporting truck repairs and cleaning tanker trailers and ISO tanks. Additional features include a laydown concrete yard for ISO tank storage and a fuel station with a 20,000-gallon diesel tank and DEF-equipped lanes, highlighting Sprint Transport's commitment to efficiency and superior service.

INDUSTRIAL



WEST GREENS

Driving versatility and efficiency with expertly designed spaces and cutting-edge industrial solutions.

LOCATION
HOUSTON, TX

SIZE
5 ACRES / 42,453 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

KDW completed construction of a 42,453 SF speculative building for Welcome Group, designed to attract potential tenants with a fully built-out facility instead of a shell. The building includes a 750 SF first-floor lobby, a 3,481 SF mezzanine office, and a 38,222 SF warehouse, complete with interior finishes such as restrooms, breakrooms, and office spaces. As one of the first two speculative buildings in a 17-site commercial development, it sets a high standard for functionality and tenant appeal.

Key features include a pre-engineered metal building design, a combination single-sloped and gabled roof, monolithically poured tower panels, and 5'-4" wallites for natural lighting. Advanced systems, such as an 800-amp electrical service and wet and light hazard sprinkler systems, ensure adaptability and safety. KDW's expertise ensured seamless delivery, with the project completed on schedule in August 2020.

INDUSTRIAL



SHARMON SPEC

LOCATION
HOUSTON, TX

Efficiently planned manufacturing infrastructure supporting advanced equipment and production needs.

SIZE

32 ACRES / 320,000 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



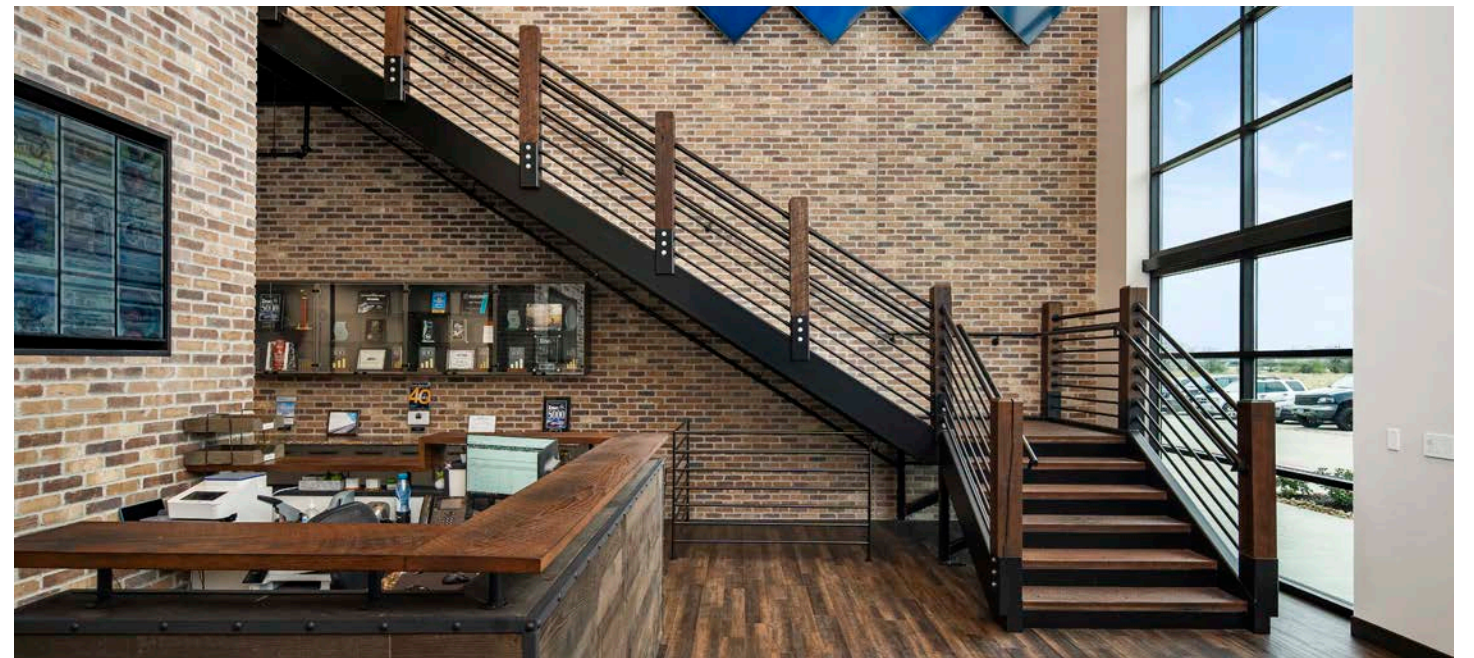
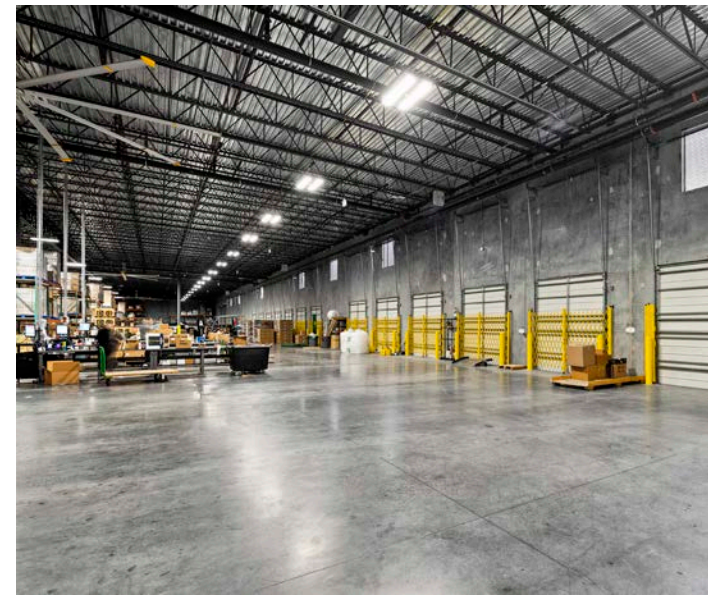
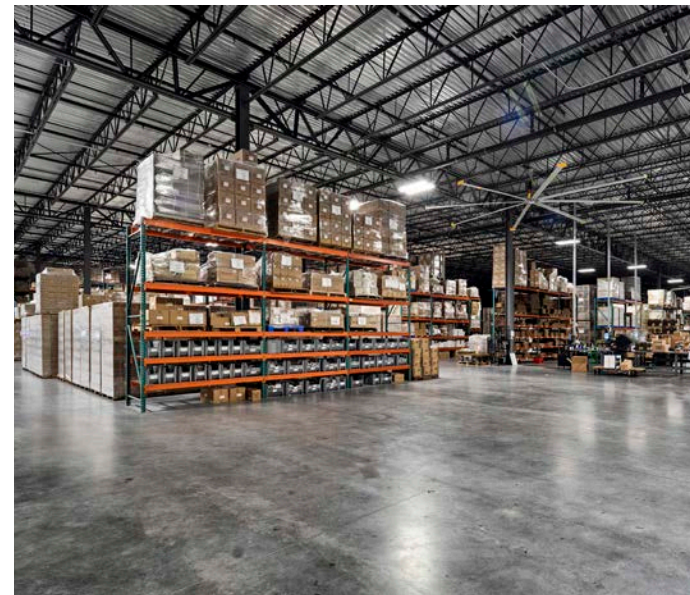
Construction Management



The Sharmon Project initially started as two spec buildings constructed without tenants, but about four months into construction, leases were secured for the spaces. The project began on-site in June 2022 with a nine-month timeline, but work was put on hold in December of that year due to required tenant improvements. During the hiatus, the project underwent significant design changes to accommodate tenant needs, involving collaboration with the Architect, Structural Engineer, and Civil Engineer. Construction resumed in March 2023 and was completed in May 2024.

Key architectural features included accent wing walls extending diagonally from the building, large storefront panels that extend over the top of the buildings, and an out-of-plane panel designed to shield the PEMB gutter above the entry. These features required monolithic construction and innovative engineering solutions to meet the architect’s complex design specifications. The Sharmon Project won a TCA Tilt-Up Award for effectively adapting to tenant needs and demonstrating strong coordination between design and construction teams.

INDUSTRIAL



WET SOUNDS

Delivering performance and precision with cutting-edge design and advanced infrastructure.

LOCATION
ROSENBURG, TX

SIZE
27 ACRES / 118,386 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



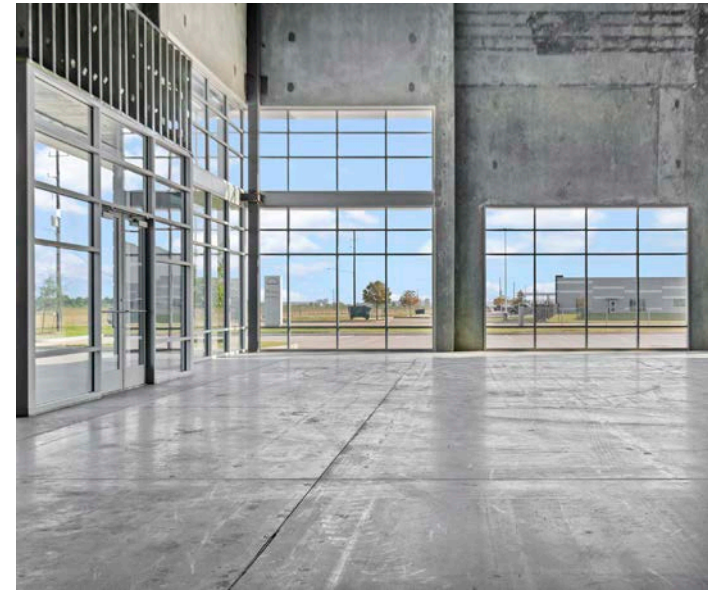
Construction Management

KDW designed and constructed the new 118,386 SF facility consisting of 25,000 SF office and 93,386 SF warehouse space. The 30 foot tall warehouse includes an ESFR system, 19 dock doors and energy efficient LED lighting.

This building consists of tilt-wall, structural steel frame and single-ply roof. Roughly 140,000 sq. ft. (3-acres) of paving is around the parameter of the facility for auto parking, truck court and access drive.

Wet Sounds is a producer of high-performance marine and powersports audio systems that is headquartered in Houston, Texas.

INDUSTRIAL



TWINWOOD SPECULATIVE

Delivering adaptable industrial solutions with precision-engineered design and tenant-focused functionality

LOCATION
BROOKSHIRE, TX

SIZE
14.7 ACRES / 224,640 SF

SERVICES



Land due diligence



Site selection



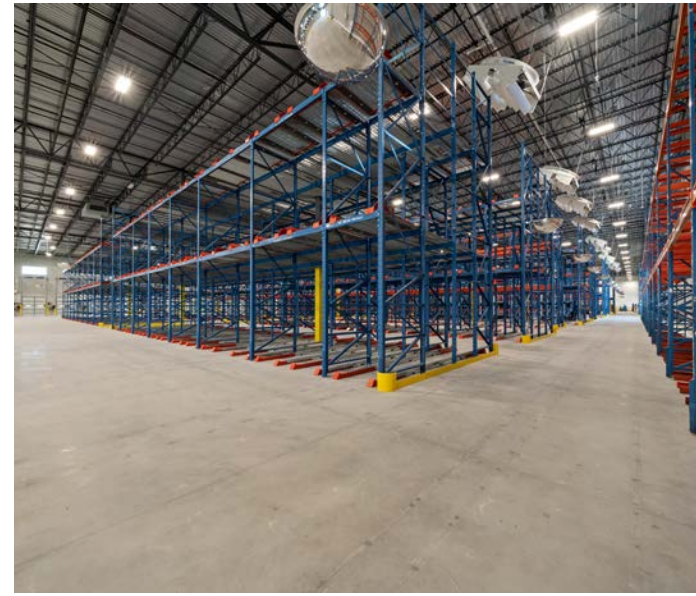
Multi-phased design



Construction Management

KDW completed construction of the 224,640 SF Twinwood speculative building, designed to accommodate up to five tenants with rear-load functionality. Built with 111 tilt wall panels totaling more than 100,000 SF and a structural steel framework, the facility provides durability and flexibility. Situated on 14.7 acres, it features 58 dock positions to optimize logistics and operations. KDW's design-build expertise delivered a versatile facility tailored to meet the demands of modern industrial tenants.

INTERIORS



FRITO LAY

Where efficiency meets scale, this distribution center combines advanced dock systems and custom interiors to deliver seamless logistics.

LOCATION

AUSTIN, TX

SIZE

15.5 ACRES / 156,166 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



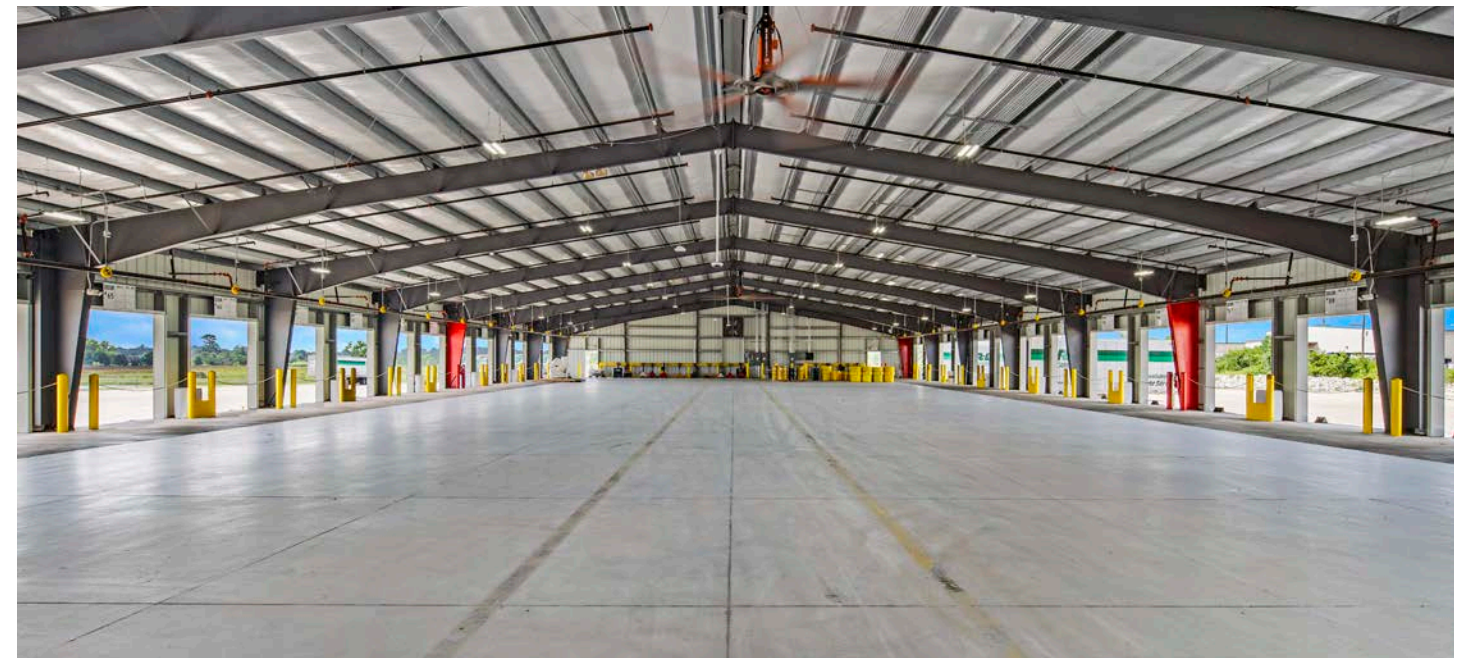
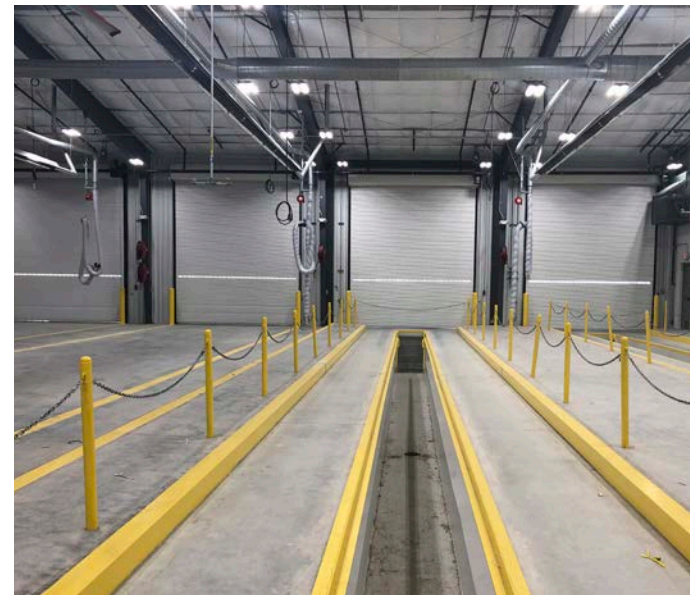
Construction Management



HPI Real Estate Services and Investments engaged KDW to design and construct this 156,166 SF snack distribution facility, including the tenant finish-out on the interior of the facility for HPI's client, Frito Lay.

This tilt wall structure has 9,363 SF of office space and a 146,803 SF warehouse. It features 37 total dock spaces with proprietary dock doors and equipment to serve Frito Lay's needs.

INDUSTRIAL



R & L CARRIERS

Optimizing efficiency and performance through phased expansions and strategic upgrades.

LOCATION
SAN ANTONIO, TX

SIZE
13.5 ACRES / 70,010 SF

SERVICES



Land due diligence



Site selection



Multi-phased design



Construction Management

KDW was tasked with expanding R&L Carriers in San Antonio, Texas. The expansion and demolition of existing buildings occurred on an existing campus, so the project was broken up into 4 different phases to minimize the impact on owner operations. Phase I consisted of a new 11,010 SF maintenance shop, a new 19,300 SF terminal, and a new 2-lane fuel island. Upon completion of Phase I, the owner was fully operational and moved into the new terminal and maintenance shop. Phase II included the demolition of the existing 6,261 SF maintenance shop, 10,856 SF of the 40,564 SF terminal, and the fuel island. Site work and a new concrete slab were poured for the remaining 28,950 SF of a new terminal that would tie into the existing 40,564 SF terminal. Erection of the remaining 28,950 SF terminal wrapped up Phase III, and Phase IV finished the project with re-roofing, fire protection, new lighting, and a selective remodel of the original terminal and 5,000 SF of existing office space.

DESIGN.
BUILD.
BEYOND.

**JUST
GIVE US
THE GREEN LIGHT.**

Contact us at info@KDW.com.

KDW
DESIGN/BUILD/BEYOND