

Austin Project Qualification Sample

Reviewed October 22, 2026

Six researched project signals. See what is supported, who may route you to the project team, and what still needs checking before you quote.

Across all six: physical construction progress is unverified. Cleaning availability, buyer authority and willingness to receive proposals are unknown. No project party has been contacted.

01 CorePower Yoga - South Lamar

ADDITIONAL CANDIDATE | MATCHED PERMIT + OPERATOR PRE-OPENING SIGNAL

3001 S Lamar Blvd, Building G, Suite 300, Austin, TX 78704

3,000 SF filed | Planned: August 3 - November 3, 2026

TDLR: TABS2026022498, registered June 10, 2026

What is supported. City building permit 2026-100716 BP was issued August 6 and is listed Active, with a status/expiration-update date of October 20. Its exact G300 scope describes the CorePower Yoga tenant improvement. The operator page says "Opens soon." Neither fact confirms physical progress or a cleaning date.

Project role. Wolford Retail Builders, Inc. is named as General Contractor on the matched city permit. A project-specific contact and cleaning-purchasing authority have not been established.

Public business route. Danly Properties, the shopping-center owner/operator office: **512-219-7717**. Ask to be routed to the G300 project team; this is not a verified cleaning buyer.

Next qualification question. Is final cleaning already assigned, who controls that scope, and what turnover date actually applies? Reference G300 and permit 2026-100716 BP. Ask whether proposals are accepted before sending one.

Fit, not demand. Interior fitness-space work could fit final cleaning, but the GC package or an incumbent may already cover it. Actual handover, scope, access and availability remain unknown.

Address correction: TDLR shows ZIP 91505. The official operator page confirms Austin 78704, used above. This is G300, not Tumble 22's filed G200.

Sources: [TDLR filing](#) / [City permit](#) / [Operator page](#) / [Danly property](#)

02 Fortis Construction - Austin

6207 FM 2244 Road, Austin, TX 78746

7,500 SF filed | Planned: Sep 28, 2026 - Jan 11, 2027

Evidence: TDLR Review Complete. Planned start has passed; actual start is not confirmed.

Role + route. Fortis is the filed tenant, not an established GC for this build-out. Public corporate estimating/general inquiries: **503-459-4477**; makeanimpact@fortisconstruction.com.

Next check. Ask who manages the Austin office build-out, whether final cleaning is included or already assigned, and which proposal process applies.

Fit / unknowns. Office interior work may fit turnover cleaning. Current GC, progress, buyer, cleanable area and handover are unknown. Do not attach the older shell-project contractor.

Sources: [TDLR TABS2027000108](#) / [Fortis contact](#)

03 Kids United

3601 Davis Lane, Austin, TX 78749

2,300 SF filed | Planned: Nov 9, 2026 - Jan 31, 2027

Evidence: TDLR Review Complete. No scope-matched issued city permit was found in the bounded query.

Role + route. Owner of record: RRGP GSS LOCATION #6 PROPCO LLC. Tenant and GC unresolved. Caswell Commercial leasing contact Russ Howard: **512-575-3577**; rhoward@caswellcommercial.com.

Next check. Confirm the exact suite and operator, then ask for the owner's construction manager and who controls final cleaning.

Fit / unknowns. Retail fit-out may suit a small final clean. The matching 2,300-SF broker listing does not prove a lease. Dental Unit 200 and golf Unit 300 permits are different projects.

Sources: [TDLR TABS2027002959](#) / [Caswell properties](#) / [Business contact](#)

04 Hartland Wellness and Conference

1717 W 6th St, Suites 212 and 236, Austin, TX 78703

1,433 SF filed | Planned: Nov 23, 2026 - Feb 26, 2027

Evidence: TDLR Project Registered. No exact-suite/scope city permit match was found in the bounded query.

Role + route. Filed owner contact Jim Clark matches AQUILA Commercial's VP, Project Management. Business email: clark@aquilacommercial.com; main office: **512-684-3800**. Project GC and cleaning authority are unknown.

Next check. Quote suites 212/236. Confirm the start date, assigned GC/PM, and whether an existing building cleaner already covers turnover.

Fit / unknowns. Small amenity renovation may fit final cleaning; recurring service is not established. Progress, handover, scope and availability remain unknown.

Sources: [TDLR TABS2027003446](#) / [AQUILA business profile](#)

Do not merge neighboring suites or phases.

The records below show why a property-address match alone is not enough to identify the contractor or the right time to approach a project.

05 Tumble 22

Filed: 3001 S Lamar Blvd, Building G, Suite 200, Austin, TX 78704

3,500 SF filed | Planned: Oct 15, 2026 - Apr 1, 2027

Evidence: TDLR Project Registered. Planned start has passed; actual start is unverified. No matching G200 restaurant permit was found in the bounded query.

Identity check. The official operator directory instead lists South Lamar at **2929 S Lamar Blvd**. Reconcile that address with filed G200 before routing to a site or merging records.

Role + route. Danly Properties is the shopping-center owner/operator. Public office: **512-219-7717**. Request routing to Tumble's tenant project team; no current GC or cleaning buyer is verified.

Next check. Resolve the address/suite, then confirm current schedule, GC, who awards final cleaning and whether the scope is already covered.

Fit / unknowns. Restaurant fit-out may fit pre-opening cleaning. Kitchen sanitation, hoods and grease work can be separate specialist scopes. G100 financial-services and G300 yoga contractors must not be assigned to this project.

Sources: [TDLR TABS2027002921](#) / [Operator locations](#) / [Danly property](#)

06 The Charles

78 Rainey Street, Building 2, Austin, TX 78701

2,920 SF filed | Planned tenant fit-out: Dec 1, 2026 - Apr 1, 2027

Evidence: Latest TDLR tenant-improvement record is Project Registered. Related shell permit 2026-026513 BP is Active; that does not establish tenant-fit-out progress.

Phase check. The earlier official shell scope joins two bungalows for a future restaurant. City data names **MDG Construction LLC** as GC for that shell. Do not present MDG as the confirmed GC for the new tenant fit-out.

Role + route. MDG's public business office: **281-546-5369**; info@mdgconstruction.net. Latest filing names tenant Daniel Berg and design firm MMD Architecture. Neither is automatically the cleaning buyer.

Next check. Ask whether MDG also controls the new tenant scope or only the shell, who owns each final-clean package, and whether anything remains unassigned.

Fit / unknowns. Adaptive reuse and tenant work may fit final cleaning. Physical progress, current tenant GC, handover, scope and proposal availability remain unknown. Do not combine shell and tenant areas or budgets.

Sources: [Latest TDLR](#) / [Related shell filing](#) / [City shell permit](#) / [MDG contact](#)

A research shortcut, not a bid invitation.

This sample combines five original watchlist records with one additional, better-corroborated candidate. It is selected research, not a complete census or a guaranteed weekly volume. The added CorePower record is separate from neighboring Tumble 22.

1. Separate the clocks.

Planned dates come from filings. Permit issue dates and Active status are administrative evidence, not on-site observations. The city statusdate field can reflect a status or expiration update; it is not an inspection date. A first-party "Opens soon" message is not an opening commitment.

2. Match the work, not just the address.

Require street, building, suite, scope and phase to align before importing a contractor. Shell work and tenant improvements remain separate. A rejected match is useful: it prevents calling the wrong company about the wrong job.

3. Use business contacts as routing paths.

Publicly published business channels are supplied to help identify the project team. They have not been tested for delivery or response. A company role does not establish project assignment, cleaning-purchasing authority or willingness to receive proposals.

4. Qualify before quoting.

First confirm the project identity and current stage. Then ask who controls final cleaning, whether it is already assigned, the actual handover/access window, required scope and how proposals are handled. Do not send a proposal as if an open job has been established.

5. Keep the fit inference narrow.

Interior trade work may create a final-cleaning requirement, but an incumbent, tenant team or GC package may already cover it. Filed square footage is not confirmed cleanable area. Construction cost is not a cleaning budget. A RAS is an accessibility reviewer, not the default buyer.

SOURCE AND FRESHNESS NOTES

Project-specific source links are embedded beneath each brief. TDLR records and first-party business/operator pages were reviewed October 21-22, 2026. Search tools can return recently cached pages rather than live site state; dates should be rechecked before acting.

City permit research used the [City of Austin Issued Construction Permits dataset](#). Bounded address and scope queries do not cover every pending application, address alias or jurisdiction. No match means unresolved, not canceled or unpermitted. Actual inspection/site progress was not established.

CorePower correction: the original TDLR ZIP is 91505; the operator's exact G300 address supports 78704. **Tumble discrepancy:** 2929 versus 3001 G200 remains unresolved. These are not silently normalized.

Public shared research. Not open bids, warm leads, exclusive opportunities or guaranteed work. Cleaning availability and buyer willingness are unknown for every record. No project party was contacted.

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