



Company Profile · 2026

Ground-Up Construction, Done Right.

Florida's Commercial General Contractor.



ABOUT CALUSA

Built on Trust. Proven by the Project.

Calusa Construction is a Florida-based commercial general contractor headquartered in Manatee County. We deliver ground-up commercial buildings, retail, self-storage, specialty, and mixed-use, across the state and beyond.

We started with a simple premise: developers deserve a builder who treats their project like an investment, not a job number. That means showing up early, in pre-construction, when the numbers still move. It means transparent pricing, dedicated superintendents, and a schedule we can hold to. And it means picking up the phone on a Saturday if that's what your closing demands.

Our team brings 50+ years of combined experience and more than 5 million square feet of commercial construction delivered. We're licensed in 15 states. But what our clients actually talk about, the reason they come back, and the reason they refer us, is simpler than any of that:

We do what we say. Every time.

50+

Years Combined Experience

\$50M+

Projects Delivered

5M+ SF

Commercial Built

15

States Licensed

What We Build

Ground-up commercial construction across six core service areas.

Retail & Commercial

Shell buildings, multi-tenant retail centers, pad sites, and full sitework, delivered ground-up. From neighborhood retail strips to anchored centers, we coordinate the shell, the sitework, and the tenant fit-out timeline so leases activate when they're supposed to.

RV, Boat Storage and Self-Storage Facilities

Climate-controlled storage at any scale, single-story, multi-story, additions, and expansions. We've delivered self-storage for AAA Storage, Public Storage, and Extra Space, and we understand the operating model, speed to revenue, unit count, climate envelope, and security, that drives every design decision.

Specialty Commercial

Car condos, marine storage, flex warehouse, and mixed-use developments up to 80,000 sf. We build for unconventional use cases where standard commercial vendors don't have the playbook. We bring one.

Pre-Construction

Estimating, value engineering, and constructability review that protect the pro forma before you break ground. Most of the cost savings on a project happen before the first shovel hits dirt. We engage early so they actually happen.

Sitework & Civil

Full site development coordination – earthwork, utilities, paving, striping, and landscaping.

Project Management

Dedicated project managers and superintendents. One point of contact per project. Schedule, quality, and budget reported on a cadence you set.

How We Work

A design-build mindset, applied from acquisition to ribbon cutting.

Most projects don't fail at the swing of a hammer. They fail at the budget review, the permit cycle, or the trade gap nobody caught in shop drawings. Our process is built to catch those failure points early, when they're still inexpensive to fix.



Design-build is our preferred delivery model. We engage early, add value in pre-construction, and deliver as true partners.

The Team Behind the Project

People you can trust. Projects that prove it.



Todd Segal

Director of Construction

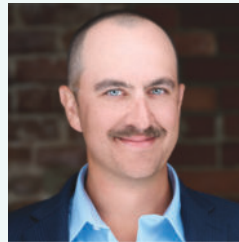
Todd Segal has over 30 years of experience managing commercial construction projects throughout Florida. As Director of Calusa Construction, he oversees every phase of development, from acquisition and pre-construction through permitting, construction, and closeout. His portfolio includes retail, self-storage, industrial, multifamily, marina, government, and specialty commercial developments, with a proven track record of successfully delivering multi-million-dollar projects for institutional owners, private developers, and nationally recognized self-storage brands. Known for his honesty and ability to execute, Todd has earned the trust of developers and owners who value transparent communication, disciplined project management, and delivering projects on time and within budget.



Harrison Dorne

Pre-Construction Manager /
Business Development

Trained architect with 10+ years in real estate development, construction, and design. Leads Calusa's pre-construction efforts, including business development, design assistance, estimating, and permitting. With a deep understanding of construction operations from his time as a project manager, Harrison brings value with an acute sense of numbers, competence to communicate effectively, and prepared mindset for variable conditions in our dynamic industry.



Nick Loewenthal

Superintendent

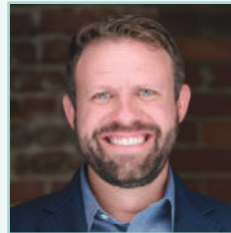
Over 10 years of commercial ground-up and a reputation for running tight, safe, on-schedule jobsites. Nick coordinates subcontractors, owns quality control, and enforces safety standards while consistently hitting deadlines. Owners and design partners get clear communication and zero surprises from his sites.



Dallas Cook

Project Coordinator

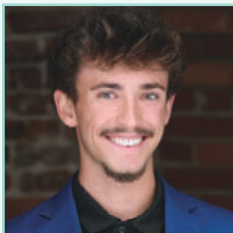
A native Floridian with 8+ years in general construction. Dallas keeps the entire operation running, managing administrative workflows, owner reporting, document control, and the day-to-day coordination that lets PMs focus on building. If you've ever asked Calusa a question and gotten an answer fast, that was probably Dallas.



Alex Konkel

Project Manager

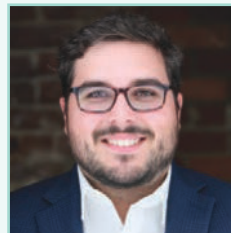
Alex has over a decade of experience in real estate development, multifamily, and commercial construction. Alex holds a degree in Business Management, which allows him to blend technical construction expertise with strategic oversight to deliver high-quality results. Alex's focus remains on leading complex projects from conception to completion while ensuring every detail meets the highest industry standards.



Oakley Clements

Assistant Superintendent

Valuable field experience and a proactive approach to project coordination. Focused on quality control, organization, and clear communication throughout all phases of construction. Maintains strong relationships with subcontractors, owners, and project teams to help keep projects running efficiently.



Matthew Fasold

Superintendent

Matthew brings hands-on field leadership and a strong commitment to quality, safety, and project execution. He has developed a reputation for being dependable, detail-oriented, and proactive in solving challenges before they impact the schedule.

Selected Projects

Four ground-up commercial builds delivered by the Calusa team.



Heritage Harbour Retail Center

Bradenton, FL · Sharp Management · Completed

Value: \$8.5M · **Size:** 44,000 sf · **Scope:** 4 shell buildings + sitework

Owner: Sharp Management · **Role:** General Contractor

Calusa delivered four stand-alone retail shell buildings and complete sitework on one of Manatee County's most active mixed-use corridors. The scope included tenant coordination across multiple lease timelines, full site civil, tenant buildouts for a chiropractic office, dental office, mattress store and a phased turnover sequence that activated revenue for the owner ahead of schedule.

Port Richey Self Storage

Port Richey, FL · JAG Investments · Completed

Value: \$6.8M · **Size:** 75,000 sf · **Scope:** 3-story ground-up self-storage

Owner: JAG Investments · **Role:** General Contractor

A three-story, climate-controlled self-storage facility delivered turnkey for one of Calusa's longest-standing self-storage clients. The build included multi-story envelope, industrial elevators, and full sitework, completed within a tight pro-forma timeline.



Car Bank SRQ

Sarasota, FL · Car Bank SRQ · Completed

Value: \$3.8M · **Size:** 18,000 sf · **Scope:** 2 car condo buildings

Owner: Car Bank SRQ · **Role:** General Contractor

Two stand-alone car condo buildings with sitework, a specialty commercial typology with distinct envelope, HVAC, and access requirements. Calusa coordinated a non-standard sub mix and delivered a finished product that fit the owner's brand and unit-sale schedule.

AAA St. Augustine

St. Augustine, FL · AAA Storage · Completed

Value: \$3.1M · **Size:** 38,000 sf · **Scope:** 3 1-story ground up

Owner: AAA Storage · **Role:** General Contractor

Three stand-alone self-storage shell buildings with full sitework. A repeat engagement with AAA Storage that built on the operational playbook the two teams refined in Port Richey and San Antonio.



Full Project List

Recently completed, currently active, and in pre-construction.

Recently Completed

Heritage Harbour Retail Center	Bradenton, FL	\$8.5M
Port Richey Self Storage	Port Richey, FL	\$6.8M
Car Bank SRQ	Sarasota, FL	\$3.8M
AAA St. Augustine	St. Augustine, FL	\$3.1M
AAA San Antonio	San Antonio, FL	\$1.5M
Loggerhead Marina	Ponce Inlet, FL	\$500K

Currently Active

Public Storage	St. Augustine, FL	\$5.2M
AAA Palmetto	Palmetto, FL	\$5.0M
Southern Agricultural Warehouse	Rubonia, FL	\$2.0M

In Pre-Construction

Car Bank – SRQ 2.0	Sarasota, FL	TBD
AAA Spring Hill	Spring Hill, FL	\$1.9M

Repeat Clients

AAA Storage · Public Storage · Sharp Management

Calusa Team Experience

Senior–superintendent and PM work delivered by Calusa team members prior to founding Calusa Construction.

Extra Space Storage	Tampa, FL	\$7.4M
Public Storage (3 locations)	Pinellas / Oldsmar / Hillsborough	\$15M+

"Let's build something great together."

Have a site? A pro forma? A schedule? We'd like to see it.

Calusa engages early, at the acquisition stage, the design stage, or the bid stage, and we don't charge for an honest read on whether your project pencils. Reach out when you're ready, or before.

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