



# TEXAS - CONSTRUCTION COST PER SQUARE FOOT

HOUSTON | DALLAS | AUSTIN | SAN ANTONIO

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	GROUND UP CONSTRUCTION		CORE & SHELL ONLY CONSTRUCTION		NEW TENANT IMPROVEMENT		HEAVY / COMPLETE REMODEL		MEDIUM / PARTIAL RENOVATION		LIGHT / COSMETIC RENOVATION	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
<b>COMMERCIAL / OFFICE</b>												
Neighborhood Strip Center	\$145	\$287	\$42	\$83	\$95	\$138	\$86	\$131	\$49	\$76	\$21	\$44
Single Story Freestanding	\$212	\$298	\$134	\$248	\$92	\$201	\$84	\$191	\$51	\$113	\$19	\$46
Low-Rise	\$158	\$302	\$132	\$237	\$123	\$149	\$112	\$142	\$65	\$89	\$18	\$59
Mid-Rise	\$321	\$591	\$178	\$491	\$145	\$303	\$132	\$289	\$78	\$175	\$24	\$70
<b>RETAIL / COSMETICS / APPAREL</b>												
Neighborhood Strip Center	\$186	\$296	\$102	\$389	\$105	\$175	\$95	\$167	\$54	\$106	\$18	\$49
Single Story Freestanding	\$108	\$318	\$83	\$462	\$96	\$123	\$87	\$97	\$49	\$75	\$23	\$44
Regional Mall	\$356	\$437	-	-	\$90	\$295	\$82	\$320	\$52	\$188	\$21	\$47
Resort / Casino	-	-	-	-	-	-	-	-	-	-	-	-
<b>RESTAURANT / BAR / NIGHTCLUB</b>												
Neighborhood Strip Center	\$131	\$314	\$92	\$303	\$106	\$126	\$96	\$118	\$56	\$75	\$19	\$50
Single Story Freestanding	\$160	\$332	\$138	\$297	\$97	\$151	\$88	\$144	\$54	\$88	\$19	\$49
Regional Mall	-	-	-	-	\$87	\$142	\$79	\$135	\$50	\$96	\$20	\$45
Resort / Casino	-	-	-	-	-	-	-	-	-	-	-	-
<b>INDUSTRIAL</b>												
Regional Distribution/ Fulfillment	\$137	\$209	-	-	-	-	\$83	\$123	\$59	\$78	\$34	\$53
Warehouse/ Light Manufacturing	\$160	\$232	\$151	\$290	\$86	\$151	\$78	\$144	\$59	\$94	\$40	\$53
Heavy Manufacturing/ Data/ Laboratory	\$446	\$576	\$341	\$516	\$146	\$247	\$133	\$401	\$92	\$120	\$51	\$83
<b>MEDICAL</b>												
Medical Office Building	\$325	\$386	\$240	\$634	\$111	\$254	\$101	\$293	\$66	\$91	\$31	\$59
Acute Care Facility	\$415	\$864	\$385	\$1,750	\$205	\$325	\$186	\$417	\$122	\$167	\$57	\$110
Specialty Clinic	\$398	\$504	\$311	\$801	\$160	\$290	\$145	\$358	\$91	\$207	\$37	\$82
<b>SPECIALTY</b>												
Primary & Secondary Education	\$204	\$295	-	-	-	-	\$89	\$184	\$50	\$118	\$24	\$45
Higher Education	\$410	\$512	-	-	-	-	\$171	\$369	\$116	\$154	\$60	\$104
Recreation / Gymnasium	\$282	\$369	-	-	\$105	\$267	\$95	\$254	\$62	\$149	\$29	\$56
Public Admin / Assembly / Police / Fire	\$411	\$526	-	-	\$160	\$246	\$145	\$370	\$95	\$131	\$44	\$86
Theatre / Museum / Performing Art	\$643	\$896	-	-	\$231	\$400	\$210	\$579	\$136	\$189	\$62	\$122
<b>HOSPITALITY / LODGING</b>												
Single Story	\$147	\$260	-	-	-	-	\$89	\$132	\$53	\$83	\$22	\$48
Three Star Hotel	\$286	\$435	-	-	-	-	\$105	\$257	\$68	\$168	\$31	\$61
Five Star Hotel	\$400	\$652	-	-	-	-	\$165	\$305	\$104	\$182	\$42	\$94
<b>RESIDENTIAL</b>												
Single Family Detached	\$170	\$370	-	-	-	-	\$89	\$153	\$58	\$94	\$27	\$35
Single Family Attached	\$158	\$422	-	-	-	-	\$65	\$142	\$42	\$87	\$19	\$32
Multi-Family	\$279	\$396	-	-	-	-	\$112	\$251	\$78	\$155	\$43	\$58
Custom Home	\$393	\$750	-	-	-	-	\$154	\$401	\$103	\$215	\$52	\$76

For a detailed project cost estimate contact:

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Common Factors that INCREASE Cost/ Sq Ft		Common Considerations to Determining Cost		Common Factors that DECREASE Cost/ Sq Ft	
Unknown Site Conditions	Fast Schedule / Duration	Scale / Scope of Construction	Quality of Design / Information	Larger Square Footage / Size	Close Proximity to Utility / Services
High Density / Complexity / Logistics	Off Hours Work	Material / Labor Market Conditions	Structure Type / Building Methods	Existing Systems / Finishes	Standard Level / Type of Finishes

DISCLAIMER - The information presented in this chart represents estimates of current building costs for the time period identified based on various public data sources from each respective market as of the published date. Actual costs may vary as a consequence due to unique factors such as site conditions, climate, specifications, market conditions, etc. The values above represent hard construction costs based on U.S. dollars per square foot of gross floor area. The data provided in this presentation is for informational purposes only. None of the figures, materials or opinions are offered, or should be construed, as financial advice. As such, no information, figures, forms, opinions or materials should be used as a substitute for consultation with professional financial, construction, legal or other competent advisers. You should not act or rely upon information or use the forms contained in this presentation without specifically seeking competent professional advice. Additional resources or materials that may be referenced are offered merely as a convenience with no guarantees made as to the applicability or validity of the third-party content. We do not take any responsibility for, nor do we warrant the content, accuracy, or timeliness of referenced figures and content, etc.

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