

THE METROPOLITAN **BUILDER**

INSIDE SHOWCASE



**Tushita Builders' Ivannia Delgado
Delivers Excellence**



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By Kathy Bowen Stolz

During her graduate studies at Texas A&M University, Ivannia Delgado, president and owner of Tushita Builders, began embracing cutting-edge innovations that significantly elevated her approach to construction management.

Implementing these advanced techniques, combined with her unwavering commitment to quality and client satisfaction, distinguish in a field often defined by uniform standards, according to Delgado. By consistently applying what she learns in her graduate program, where she earns top marks among seasoned engineers and architects, Delgado exemplifies perseverance, focus, and a steadfast desire to excel.

“Getting As depends on the effort you put in,” Delgado

said. “I try my best in everything; I try to exceed expectations.” That same mindset informs her construction projects: “I care about delivering a final product that everybody is happy with and one that I am proud of.”

Specializing in speculative residential properties that are typically 4,500 sq. ft. or larger and valued at \$1.5 million or more, Tushita Builders also offers high-end renovations and commercial construction.

Tushita Builders has carved out a niche in Houston’s high-end market. Ivannia collaborates with architects and designers to develop homes featuring thoughtful enhancements, ensuring they stand out in sought-after neighborhoods such as River Oaks, Afton Oaks, Highland



Village, Memorial and Spring Branch. By personally selecting her subcontractors and treating every build as if it were her own, she maintains a close eye on quality while keeping the homeowner's ultimate needs in focus.

"My houses in general have more amenities than the standard," she noted, underscoring her commitment to offering tangible benefits that go beyond the basics. From spacious kitchens with top-tier appliances to elegant master suites featuring generous walk-in closets, Delgado's goal is to craft living spaces that blend luxury with livability.

The homebuilding industry never stays still, and Delgado has observed clear shifts in design preferences. Buyers often look for open layouts, high ceilings and abundant natural light, all while expecting features that balance modern aesthetics with practicality. According to Delgado, contemporary finishes can be visually striking but can also pose maintenance challenges if not applied correctly. To mitigate these issues, Tushita Builders carefully evaluates each material, technique and design choice, ensuring durability matches the aesthetic appeal.

Delgado's refined approach often includes a first-floor primary bedroom, coveted for accessibility – along with dedicated office spaces to accommodate today's work-from-home culture. Hardwood floors offer timeless warmth, while spacious living areas provide the flexibility modern families desire. By combining form and function, Tushita Builders sets a high standard for residents seeking both style and comfort, she added.

Tushita Builders prides itself on incorporating unique,



personalized touches that reflect Delgado's creative flair. A prime example is the striking glass staircase featured on her website. www.tushitabuilders.com. Bringing this vision to life demanded close collaboration with subcontractors to navigate complex engineering requirements. Through iterative planning and problem-solving, Delgado's team successfully delivered a final result that showcases craftsmanship as much as creativity.

"We tackled the complexities together," Delgado explained. "It was a process of balancing aesthetics and engineering,



ensuring safety and visual impact aligned perfectly.”

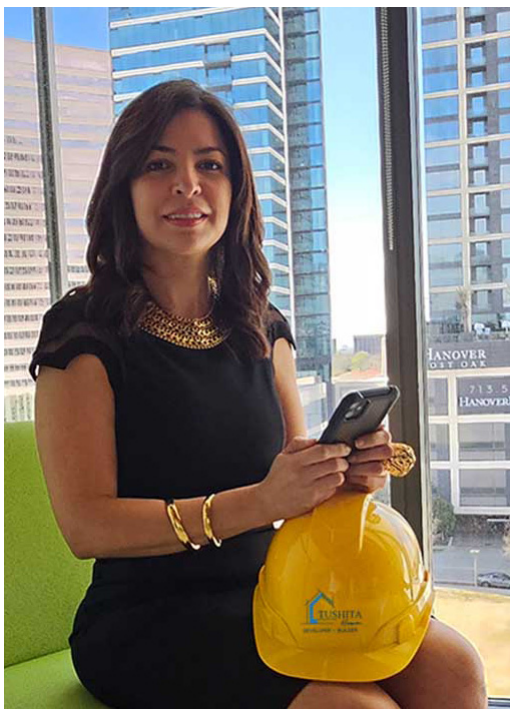
Respect and partnership lie at the heart of Delgado’s approach to leadership. She views subcontractors as integral members of her team, going out of her way to ensure they feel appreciated and supported. In Houston’s sweltering summer heat, that sometimes means providing water and Gatorade to keep workers comfortable. By fostering this kind of environment, Delgado promotes efficiency, moral, and accountability, all of which translate into superior results for her clients.

Delgado’s journey into the world of homebuilding sprang from a friend’s suggestion, and her first spec home project quickly revealed a deep-seated passion within her for the craft. For her, the completion of each project represents more than a professional achievement – it’s a testament to the collective expertise, creativity and dedication that go into transforming ideas into tangible spaces.

“It’s very rewarding to see a family settle into a space I helped bring to life,” she said. “Knowing I’ve contributed to something that will shape their daily experiences is incredibly fulfilling.”

Although Delgado already held a BBA and an MBA from the University of St. Thomas, she chose to return to college a decade later to deepen her construction expertise pursuing a Master of Science in Construction Management (MS-COMG) at Texas A&M. “The knowledge and connections I’m gaining from it are absolutely worth the effort,” she explained. “I’ve learned from remarkable professors – visionaries behind The Woodlands and the creative minds behind Primavera P6. As both a developer and builder, I want to absorb everything they have to offer.” She is also a Certified Professional Builder through the Greater Houston Builders Association, underscoring her dedication to professional growth.





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