

An architectural rendering of a modern urban district in Round Rock, Texas. The scene depicts a vibrant, walkable neighborhood with multi-story brick and wood-clad buildings. People are shown walking on a wide, paved pedestrian plaza, sitting at outdoor cafe tables, and standing near a small body of water in the foreground. Lush green trees and landscaping are integrated throughout the design. The overall atmosphere is one of a thriving, community-oriented urban environment.

The DISTRICT

ROUND ROCK — TEXAS

The DISTRICT

THE SPIRIT
OF NORTH AUSTIN

Delivering the urban walkable ecosystem that will attract, recruit and retain top talent creating an environment where employees want to be before, during and after work.

MARK IV CAPITAL CBRE

A PLACE WHERE BUSINESS THRIVES

4MM+ SF

Mixed Use
Development

Including

3MM+ SF

Class A Office

150K+ SF

Lifestyle Retail & Hospitality

300+ ROOMS

Boutique Hotels

1500+ UNITS

Upscale Residential

**WALKABLE
AMENITIES**

+ Open Green Space

LOCATION

ACCESSIBILITY / MOBILITY

Round Rock is a major center for economic development in Central Texas

44.1% Increase in population for Williamson County between 2010-2020

Williamson County is the fifth fastest growing county in the State of Texas for that time frame and 14th in the US

Williamson County, anticipated to grow by 180% by 2050

Reverse commute from Downtown/Urban Core

+13.6% Increase in Population, 2020 to 2025 Projection**



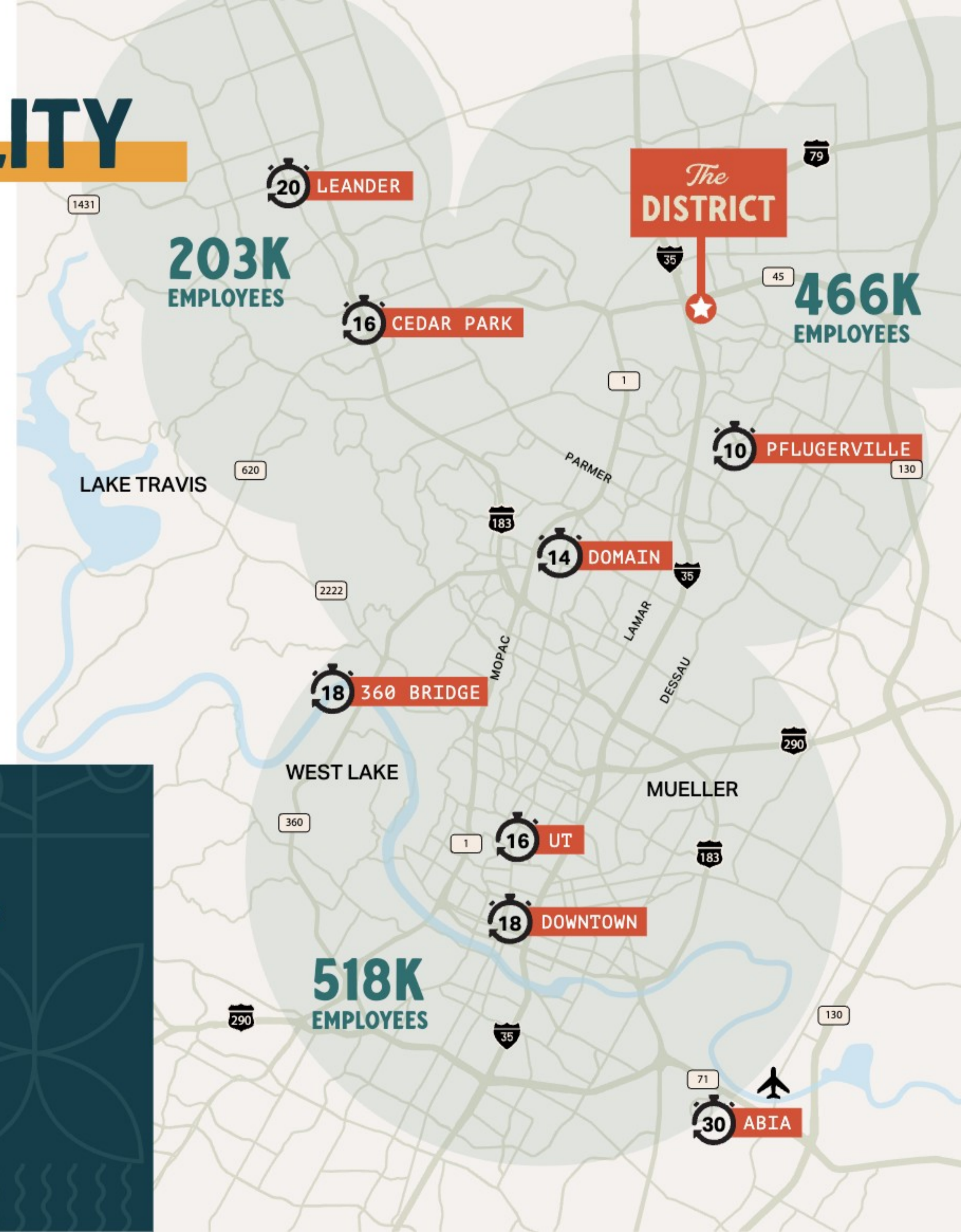
Regional access to Austin and North Austin MSA



Reduced commute times deliver a better employee experience and increased productivity

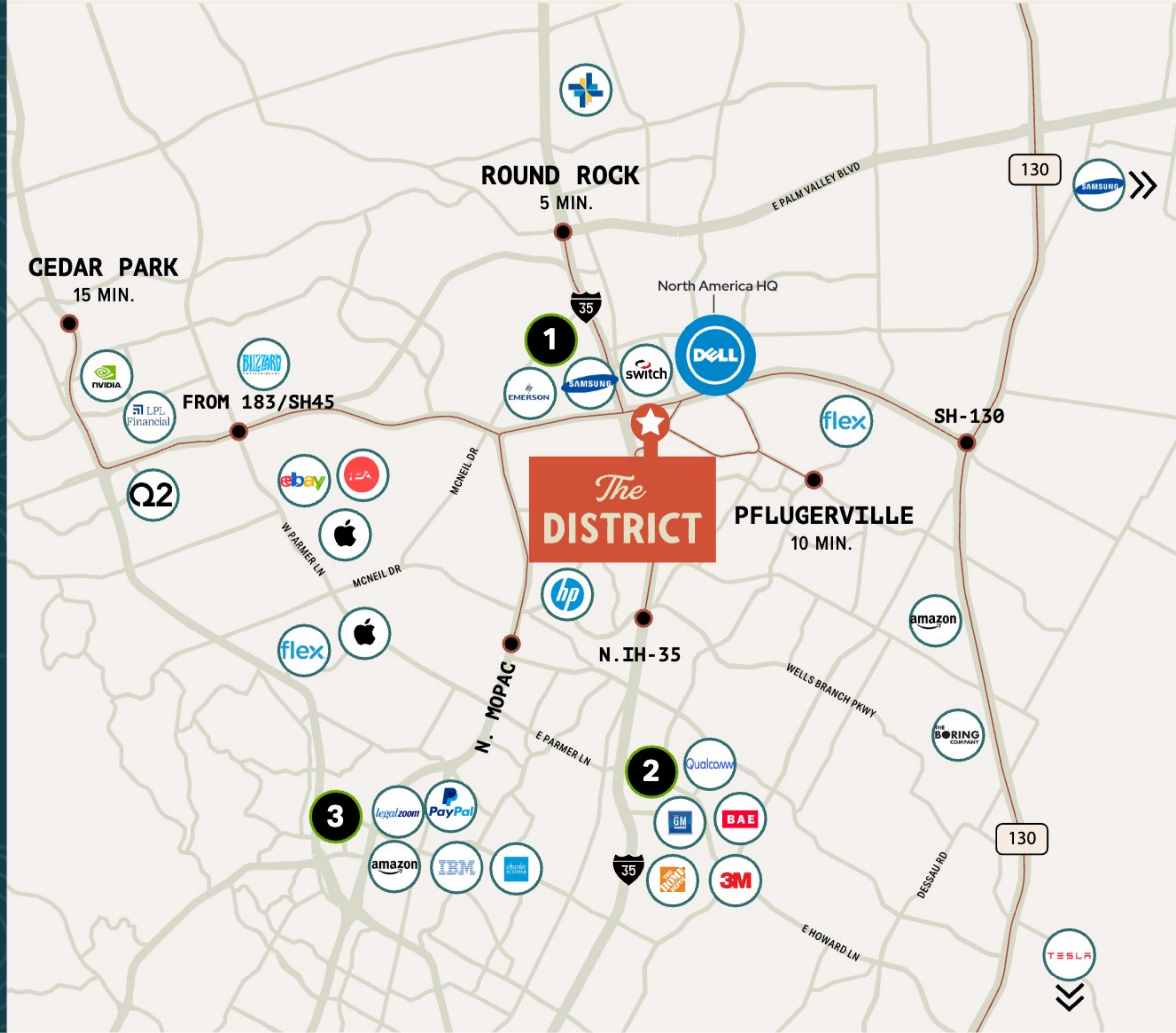


Proximity to workforce talent pool



In a proven North Austin location home to large corporate occupiers seeking proximity to a rapidly expanding educated workforce.

- 1 La Frontera – Round Rock mixed use development with >1M SF retail
- 2 Tech Ridge – Over 750k SF retail with surrounding multifamily and heavy tech sector
- 3 The Domain – High-density, mixed-use development, coined “Austin’s Second Downtown”



SITE PLAN

Easy access off major thoroughfares and structured parking for quick transition to offices and walkable amenities.

- OFFICE
- MULTI-FAMILY
- RETAIL
- HOTEL
- GARAGE PARKING



Multi Family **LUXURY CLASS A MULTIFAMILY**

316

Units

825 SF

Average Unit Size

GREYSTAR

Leasing & Management

PROJECT TEAM

Architect

Civil Engineer

Mechanical Engineer

Landscape Architect

Contractor

Retail Broker Consultant



MARK IV CAPITAL

STG

KFM

BLUM

**HITCHCOCK
DESIGN GROUP**

**TRIBBLE &
STEPHENS**

**RETAIL STREET
ADVISORS**

Retail **PHASE ONE**

23,300 SF
(5 Demisable Spaces)

STEAKHOUSE

Designed to accommodate
F&B operators



Office **BUILDING ONE**

100 MARSHALL CIRCLE

ROUND ROCK, TX 78664

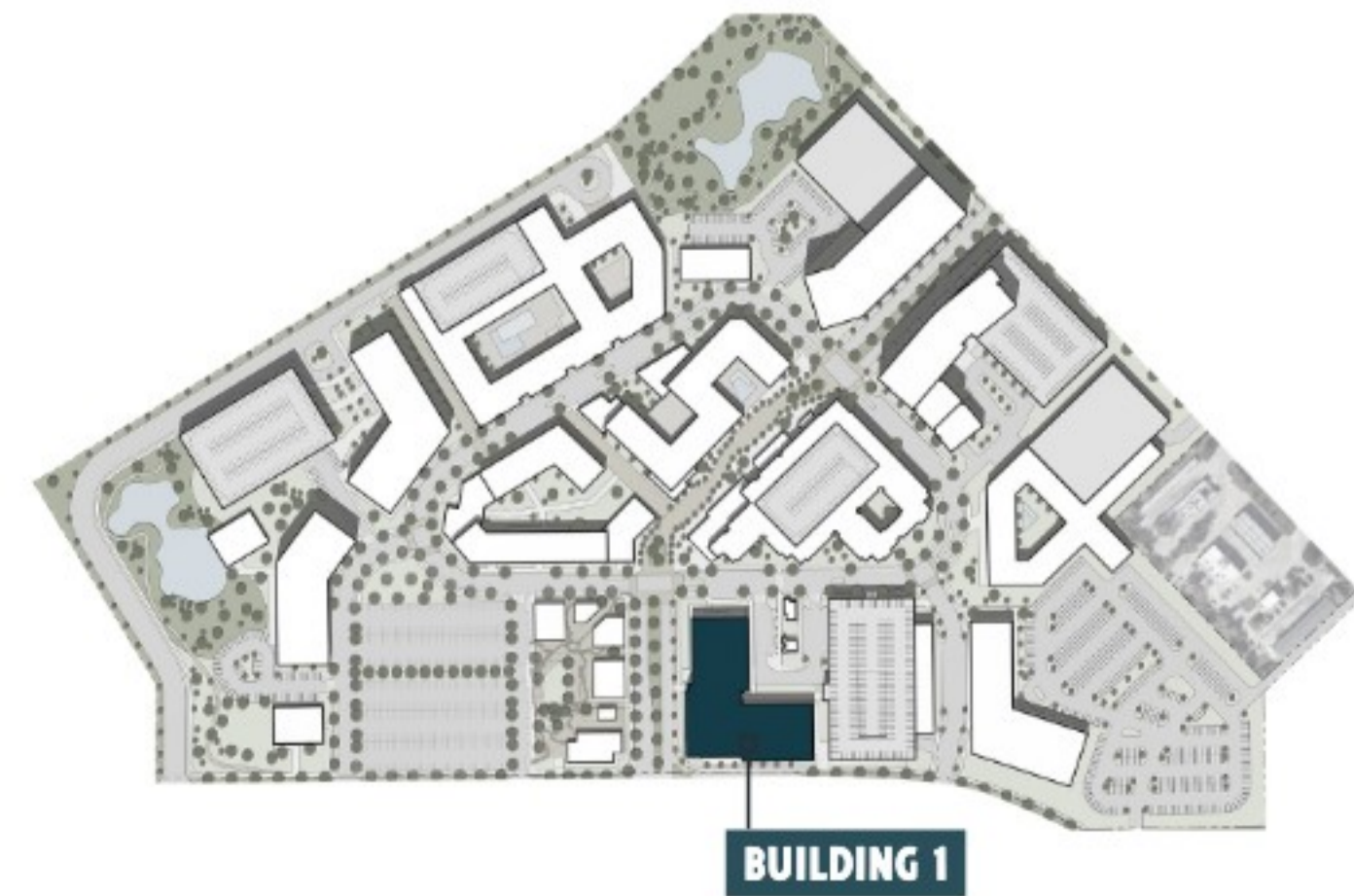
206,710 SF

CLASS A OFFICE

4-story efficient large floor plate office
(52,700 SF avg. plates)

Near-Building Coffee House
and Beer Garden

Garage Parking (4.25/1000)



Office BUILDING ONE

Ready for Occupancy
12-Months From Lease Execution

4TH FLOOR BALCONY

MARK IV CAPITAL

Architect

General Contractor

Civil Engineer

Mechanical Engineer

Landscape Architect

STG

TBD

(Selection In Progress)

KFM

**APTUS
ENGINEERING**

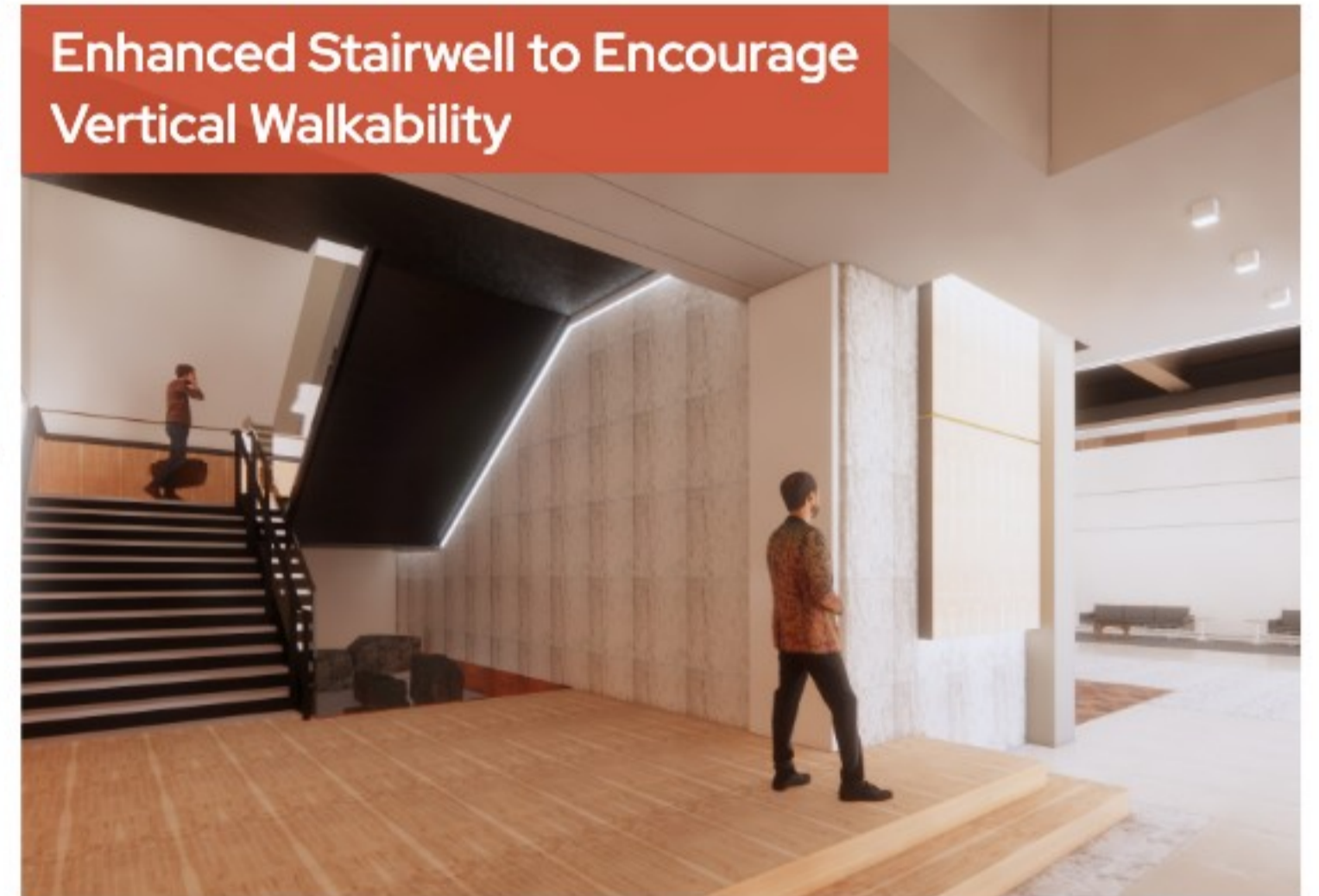
**HITCHCOCK
DESIGN GROUP**

Break / Lounge Space

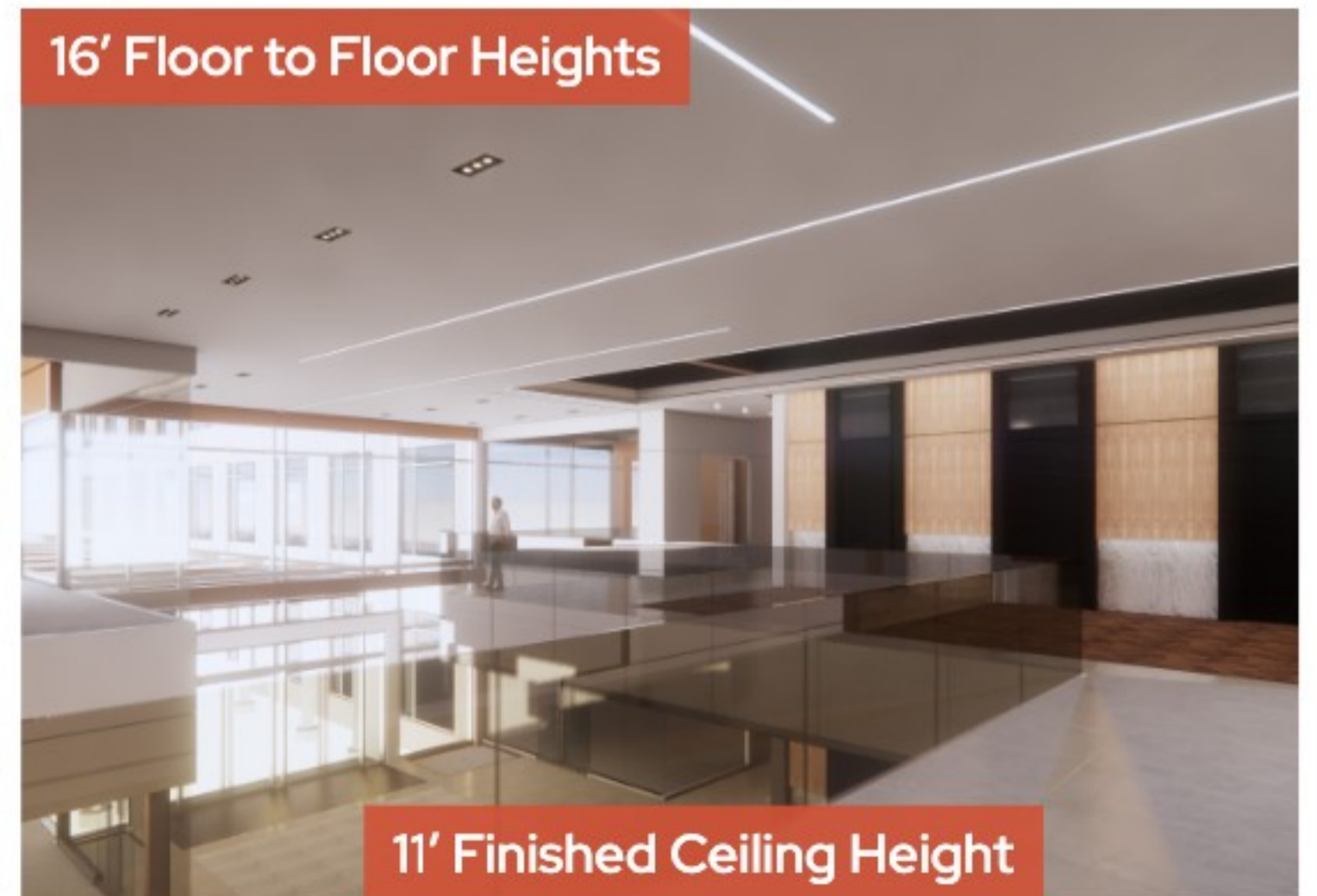


4th floor 17' floor to floor heights with portion spanning 22'-27' clear allowing for floating mezzanine conference potential

Enhanced Stairwell to Encourage Vertical Walkability



16' Floor to Floor Heights



11' Finished Ceiling Height

Two-Story Light Filled Lobby



BUILDING ONE

SITE PLAN



BUILDING ONE

FLOOR PLATES

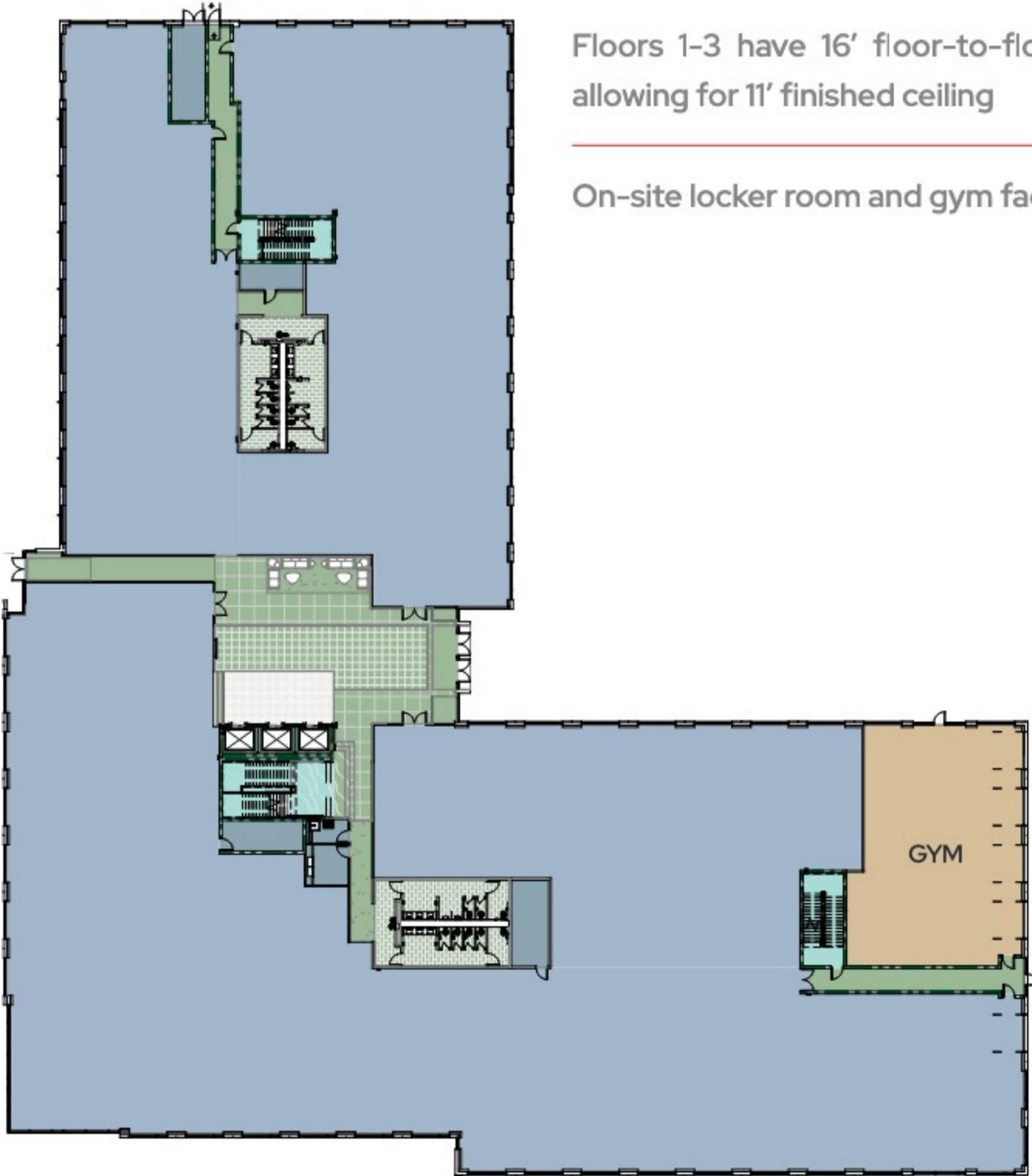
- Building Common Area
- Major Vertical Penetration

- Electrical/Janitorial Rooms
- Gym

- Office Area

1ST FLOOR

47,190 RSF

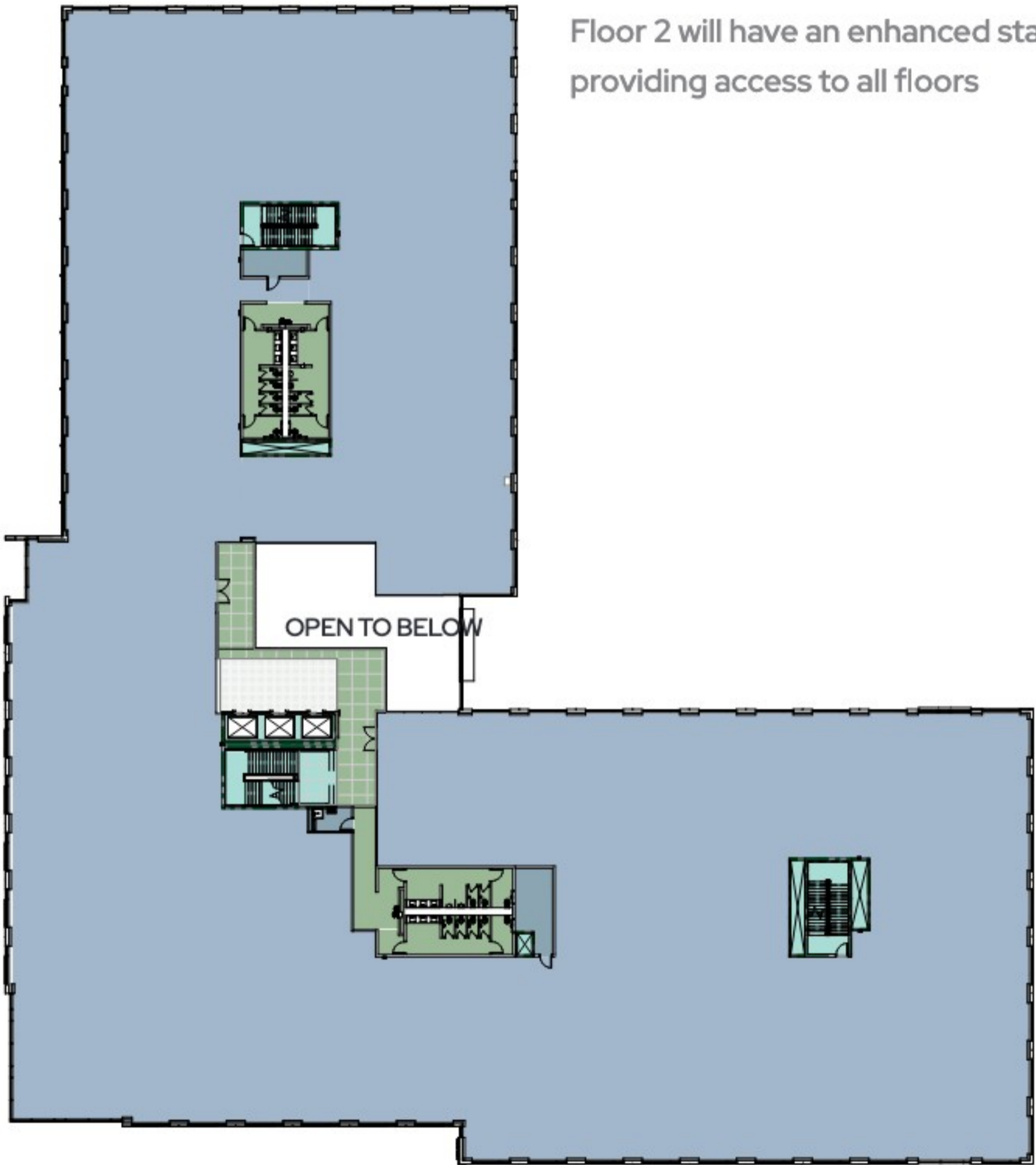


Floors 1-3 have 16' floor-to-floor heights allowing for 11' finished ceiling

On-site locker room and gym facility

2ND FLOOR

51,893 RSF



Floor 2 will have an enhanced staircase providing access to all floors

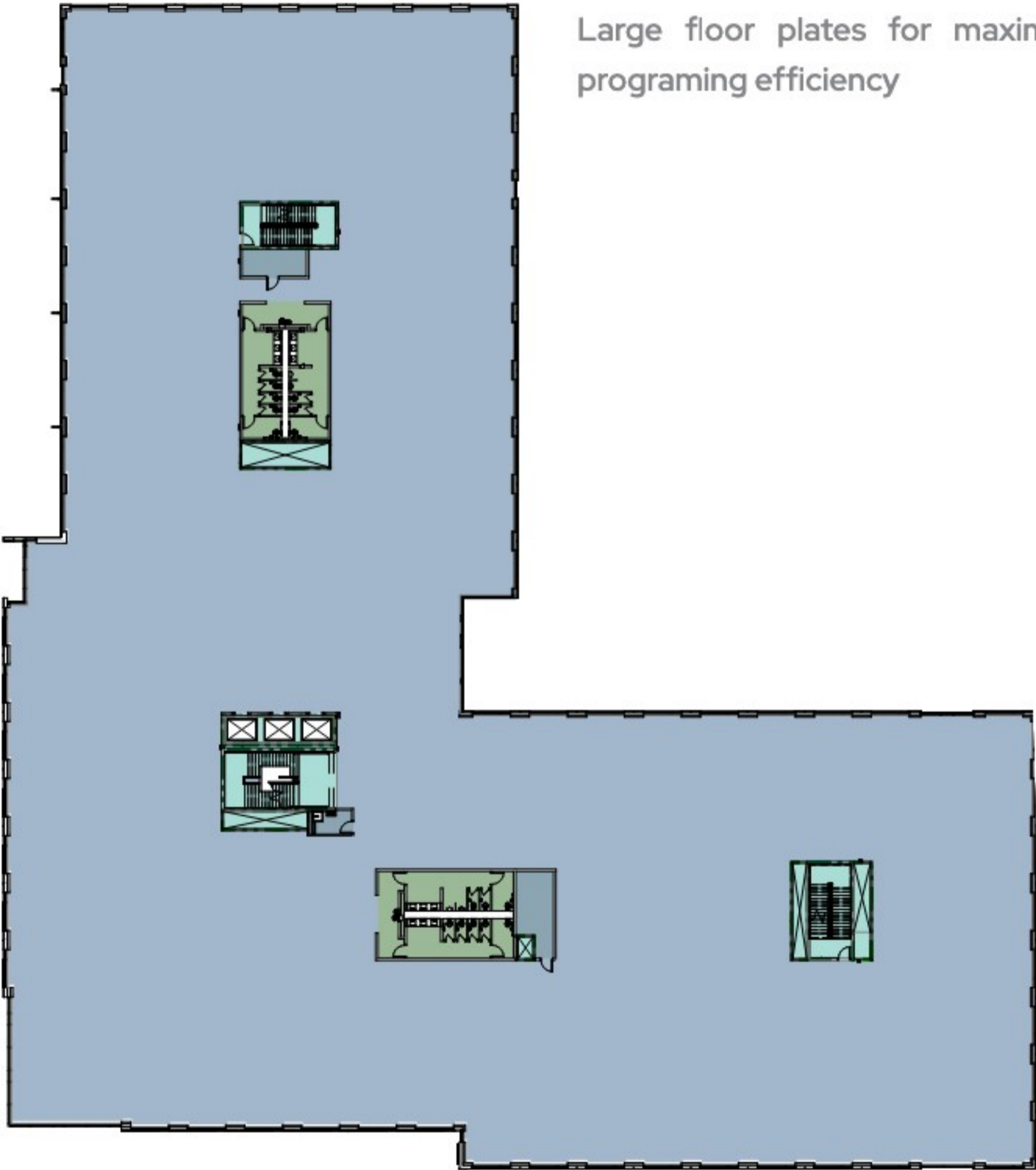
BUILDING ONE

FLOOR PLATES

3RD FLOOR

53,245 RSF

Large floor plates for maximum space
programing efficiency



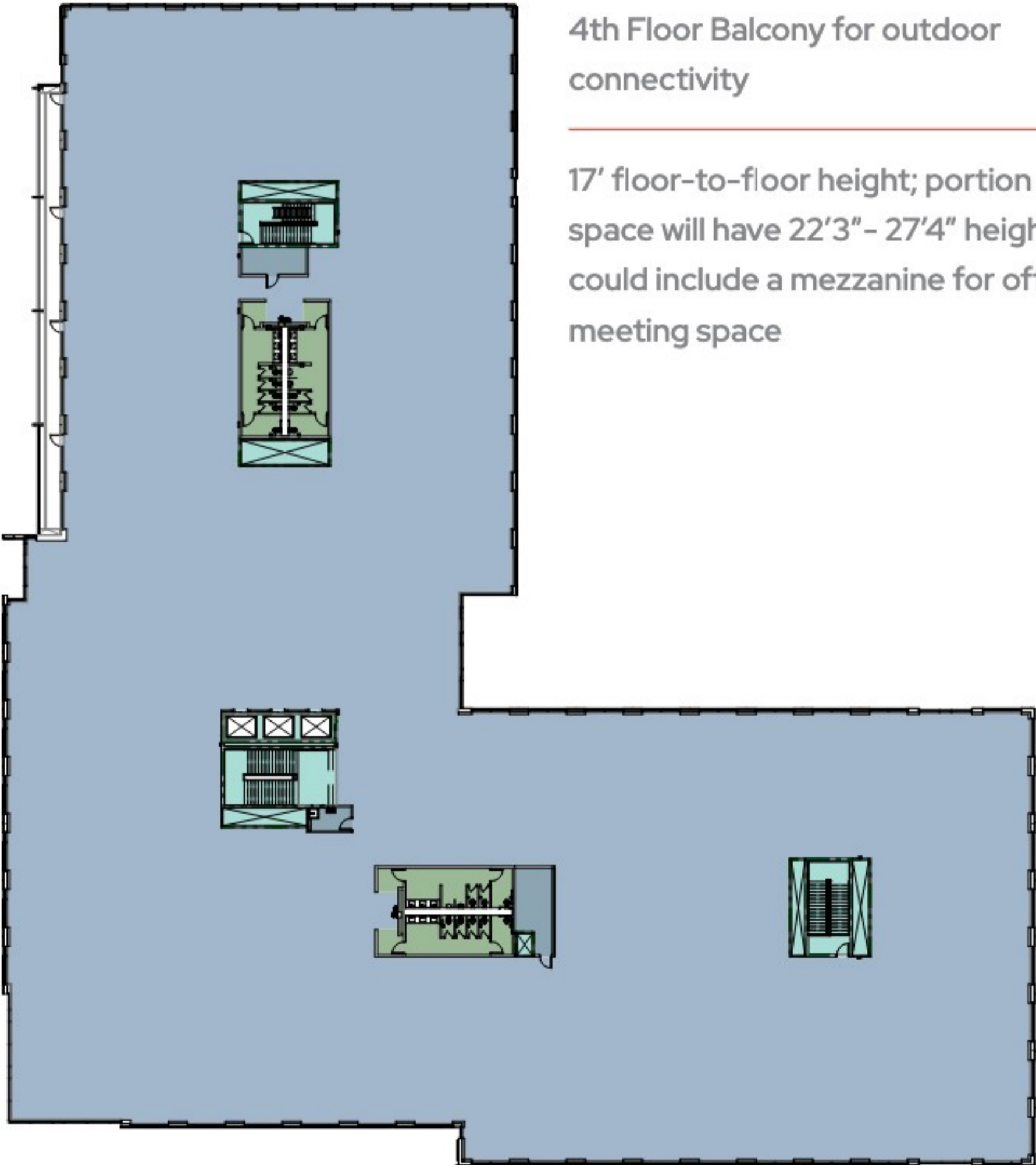
- Building Common Area
- Major Vertical Penetration
- Electrical/Janitorial Rooms
- Office Area

4TH FLOOR

54,383 RSF

4th Floor Balcony for outdoor
connectivity

17' floor-to-floor height; portion of the
space will have 22'3" - 27'4" height which
could include a mezzanine for offices and
meeting space



FUTURE SCALE

- Two Eight Story Office Towers
- 560,000 SF in Total (280K SF per Tower)
- Delivery Timeframe:
24 Months from permit/lease execution

BUILDING THREE

BUILDING TWO



45
TEXAS

Meeting the need for controlled
growth through on-site expansion





MARK IV CAPITAL

OVERVIEW

Founded in 1974

Privately held real estate firm

Engages in acquisition, investment, development, and management of commercial projects

Develops high-quality assets to fit within long-term ownership strategy

Focuses on markets with existing drivers for future value

Active in Austin since 2013

REGIONAL OFFICES

Newport Beach, CA (HQ)

Austin, TX

Denver, CO

Phoenix, AZ

Southern, NV

Northern, NV

Northern, CA

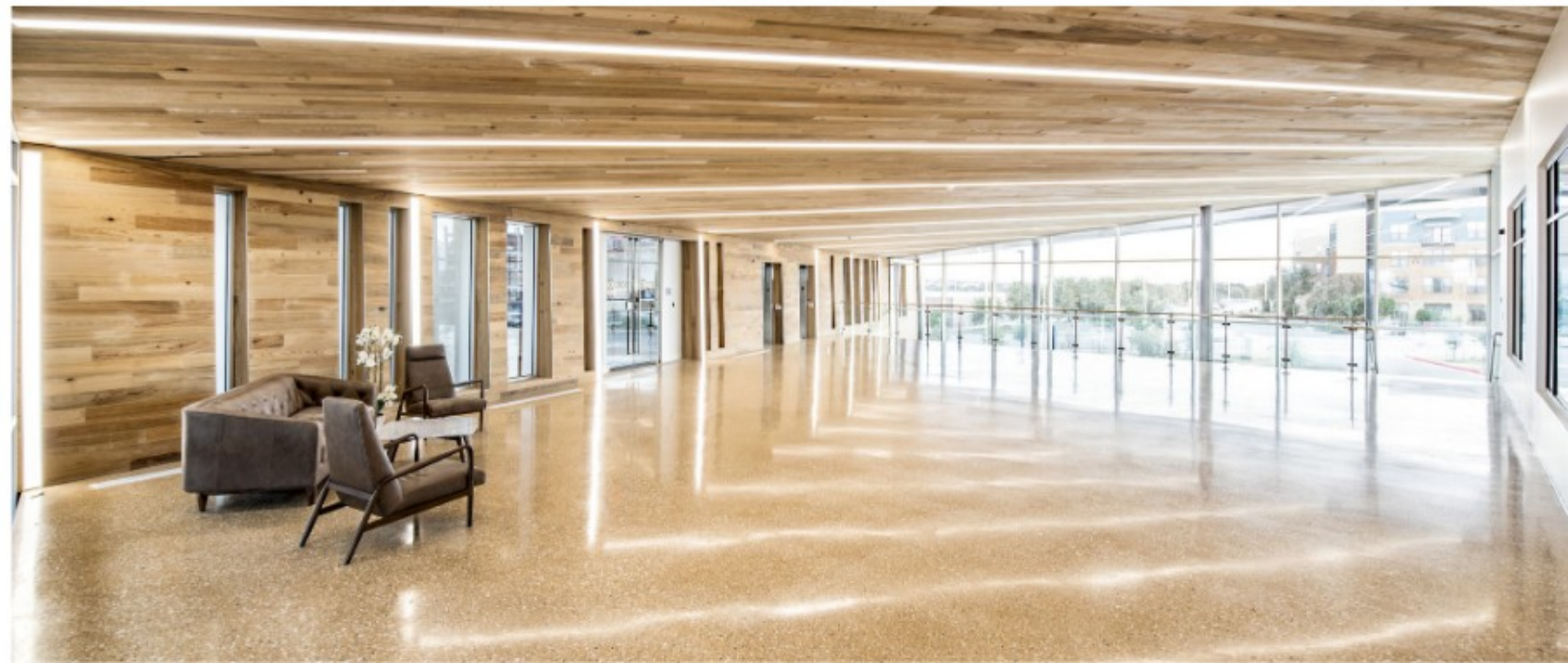
LOCAL DEVELOPMENT EXPERIENCE

Mark IV Capital has a proven history of successful development. The firm's long-term hold strategy and acute attention to detail during the design and construction phases, produces buildings superior to the competitive set. These assets withstand the test of time resulting in high levels of tenant satisfaction.

SUMMIT II AT LA FRONTERA

A 92,000 SF Class A office building in Round Rock, TX.

- Lobby clad with Sinker Cypress wood
- 10,000 SF garden/courtyard amenity
- Fitness center with private shower and high-quality equipment
- Has remained 100% leased



**THANK
YOU**

THE DISTRICT *Texas*

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