



The DISTRICT

ROUND ROCK — TEXAS



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

200 ROOMS

Boutique Hotel

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



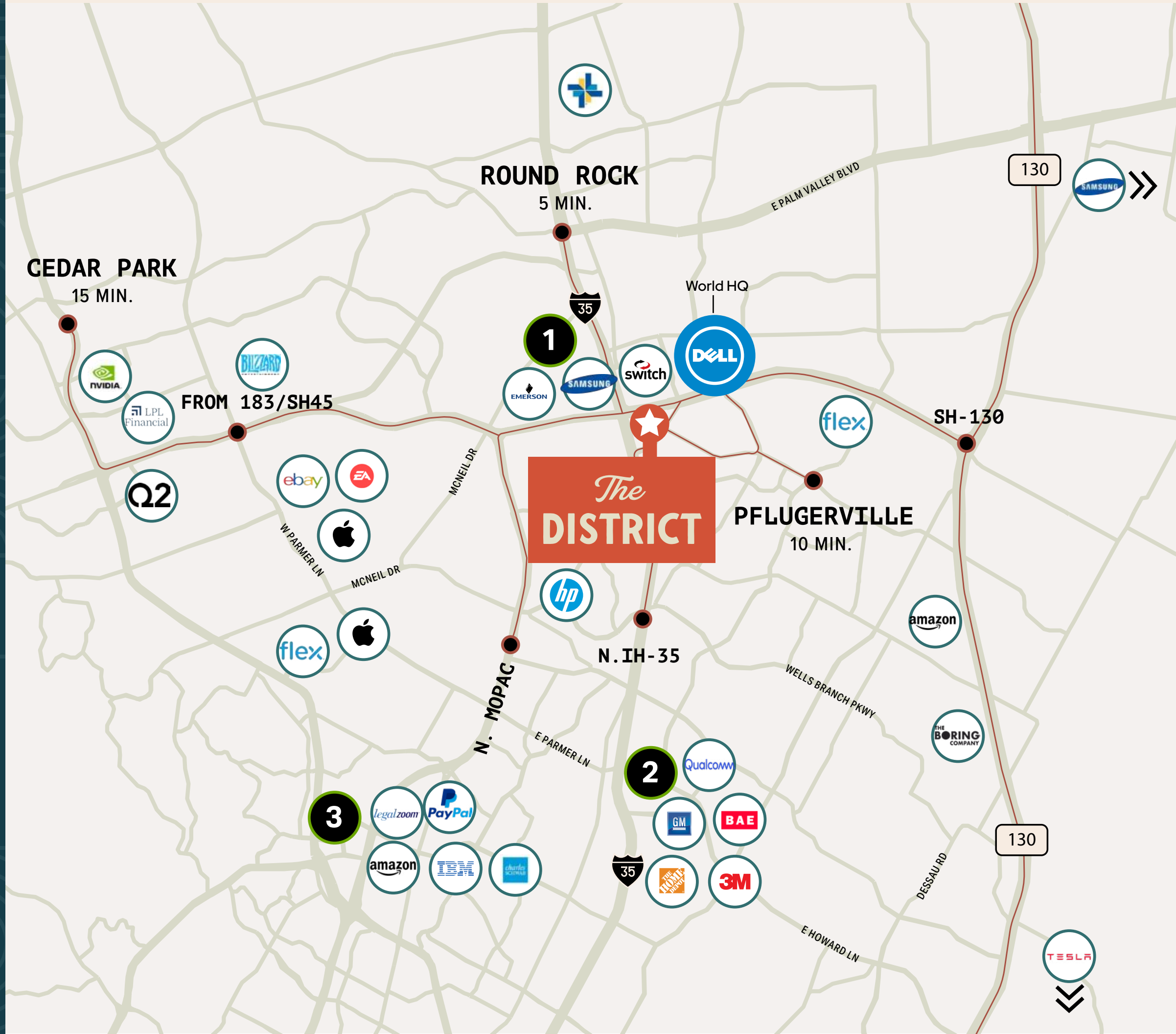
Highly educated workforce and strong population growth in Williamson County



LOCATION

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”



UNDER CONSTRUCTION

Site Plan

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

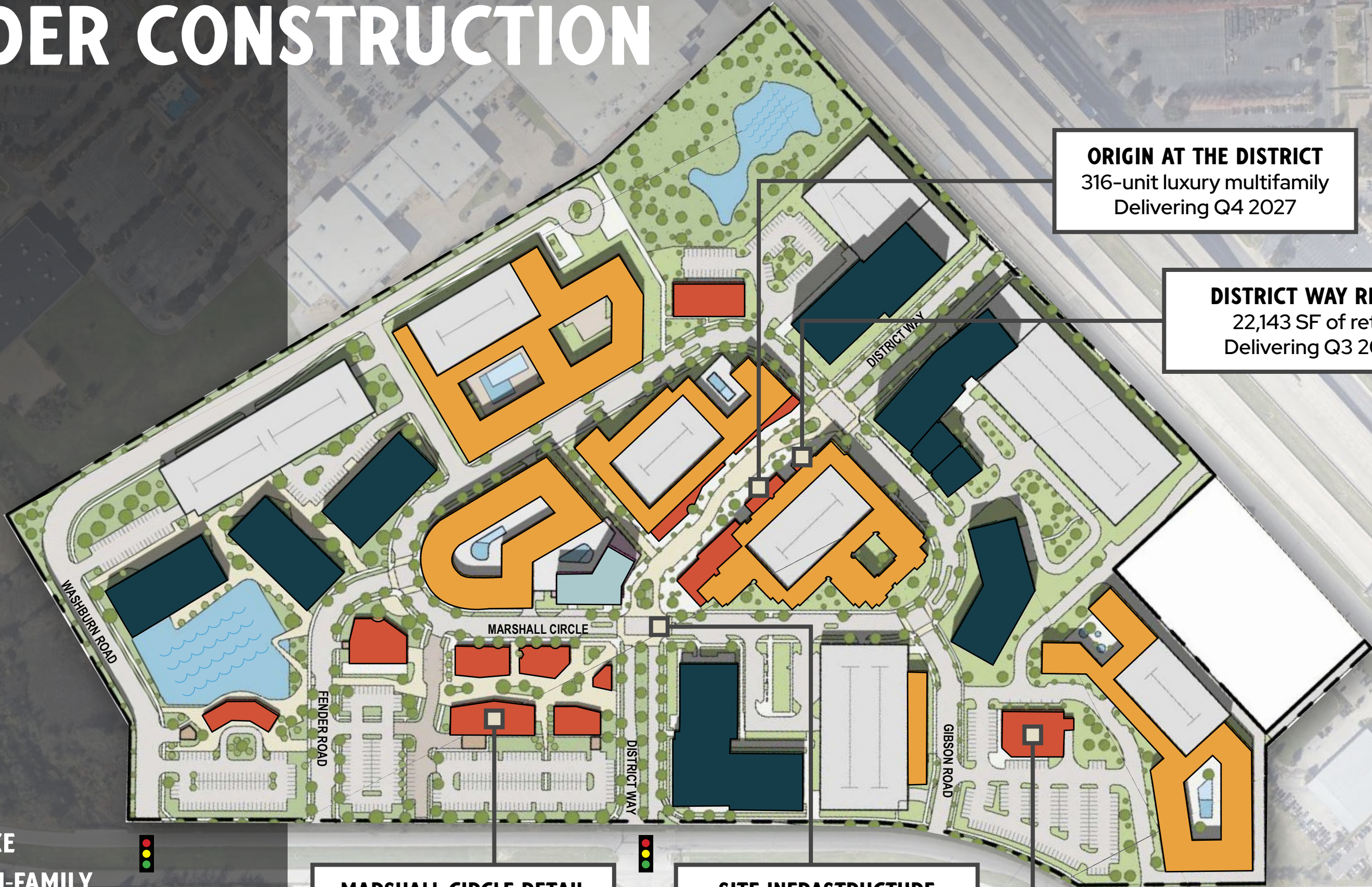
ORIGIN AT THE DISTRICT
316-unit luxury multifamily
Delivering Q4 2027

DISTRICT WAY RETAIL
22,143 SF of retail
Delivering Q3 2027

MARSHALL CIRCLE RETAIL
41,525 SF of F&B
Delivering Q4 2027

SITE INFRASTRUCTURE
Project-wide infrastructure
is 2 months away from
100% completion

GROCERY ANCHOR
Under contract with national
specialty grocer



IN DESIGN

Site Plan

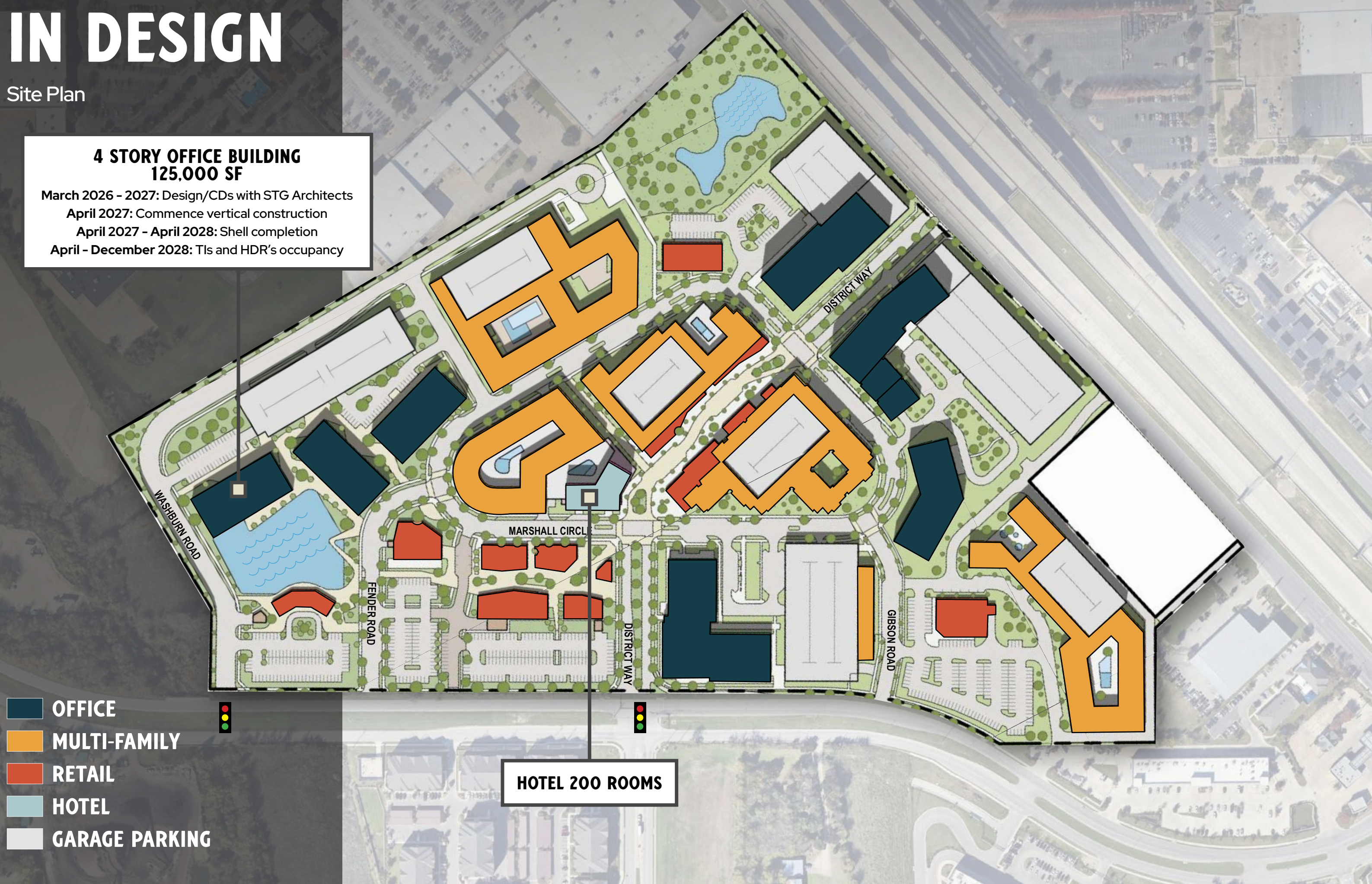
4 STORY OFFICE BUILDING 125,000 SF

March 2026 - 2027: Design/CDs with STG Architects

April 2027: Commence vertical construction

April 2027 - April 2028: Shell completion

April - December 2028: TIs and HDR's occupancy



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

HOTEL 200 ROOMS

ORIGIN
AT THE DISTRICT

LUXURY CLASS A MULTIFAMILY

Under Construction

7-STORY

316
Units

825 SF
Average Unit Size

PROJECT TEAM

Architect

STG

Civil Engineer

KFM

Landscape Architect

RVi

MARK IV CAPITAL

Contractor

W.E. O'NEIL

Leasing & Management

GREYSTAR

Retail Broker Consultant

**RETAIL STREET
ADVISORS**

ORIGIN

AT THE DISTRICT

AMENITIES

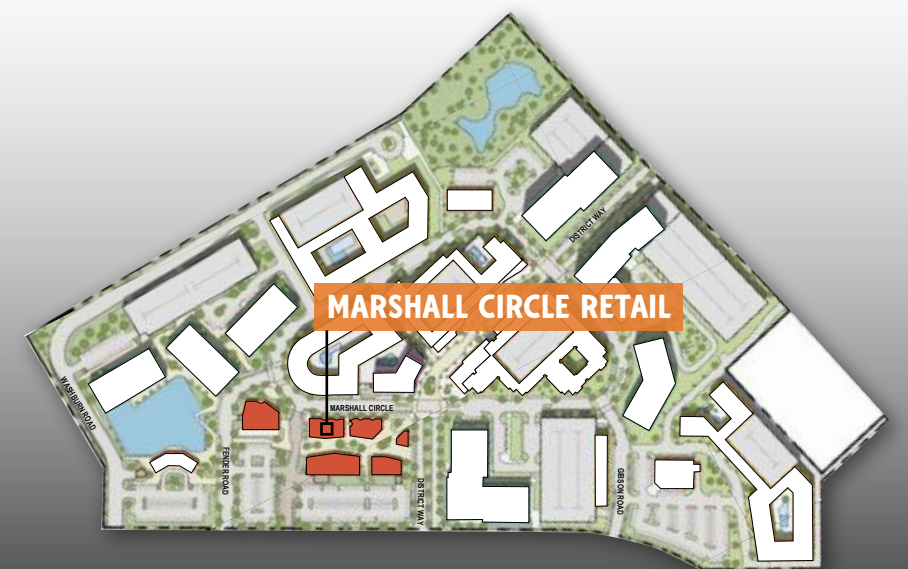
- Ground Floor Retail
- Pool
- Fitness Center
- Sauna & Cold Plunge
- Sky Lounge
- Coworking

22,143 SF

Designed to accommodate
F&B operators



MARSHALL CIRCLE RETAIL







Moontower Tacos





Gin & Denim

Kite & Clover







M Craft Kitchen

HORIZON RISE ALIVE

table & lounge







Gelato Al Fresco

Gelato Al Fresco





100 MARSHALL

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)



100 MARSHALL

Ready for Occupancy
14-Months From Lease Execution

4TH FLOOR BALCONY



100 MARSHALL

SITE PLAN



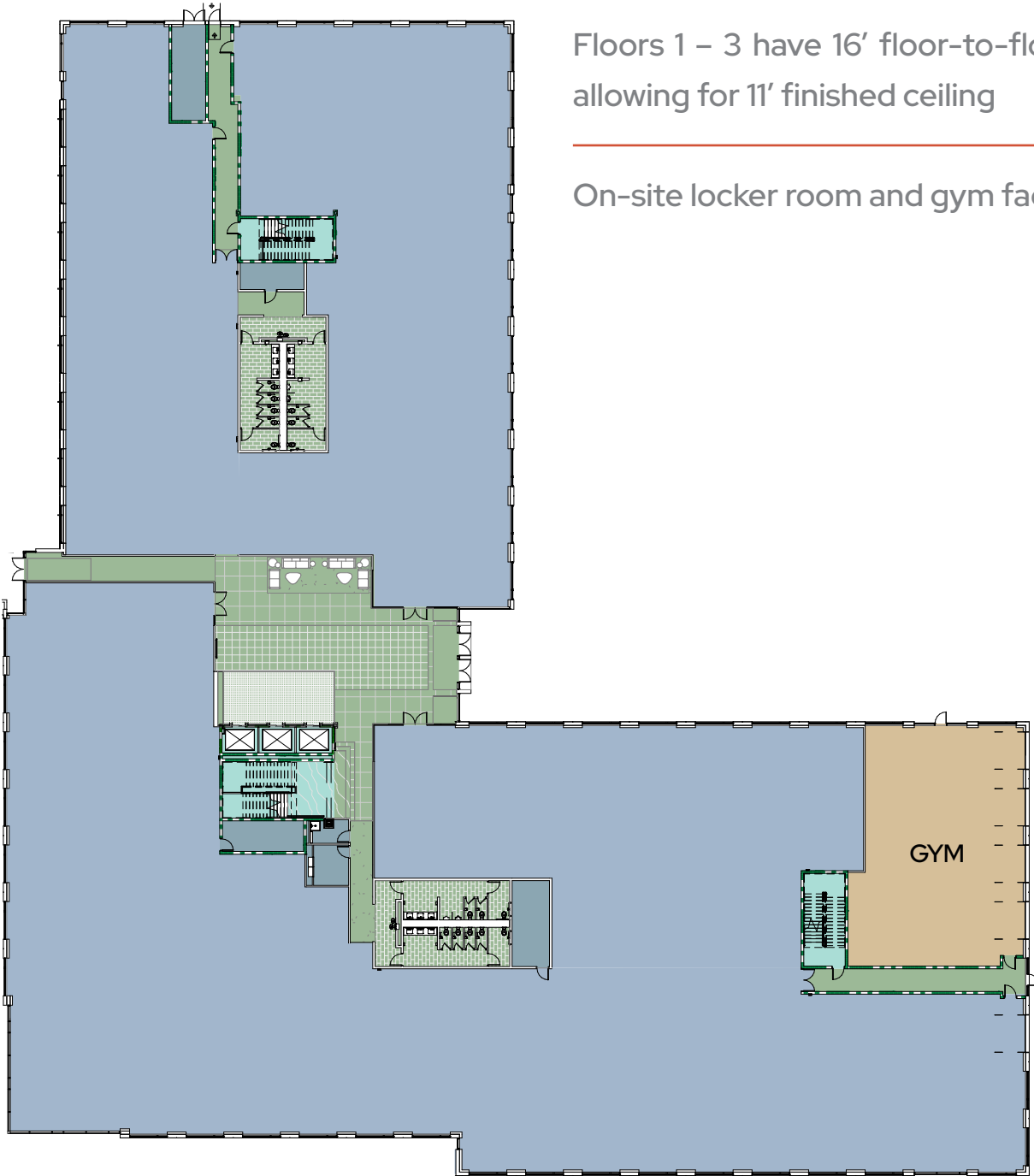
100 MARSHALL

FLOOR PLATES

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

1ST FLOOR

47,190 RSF

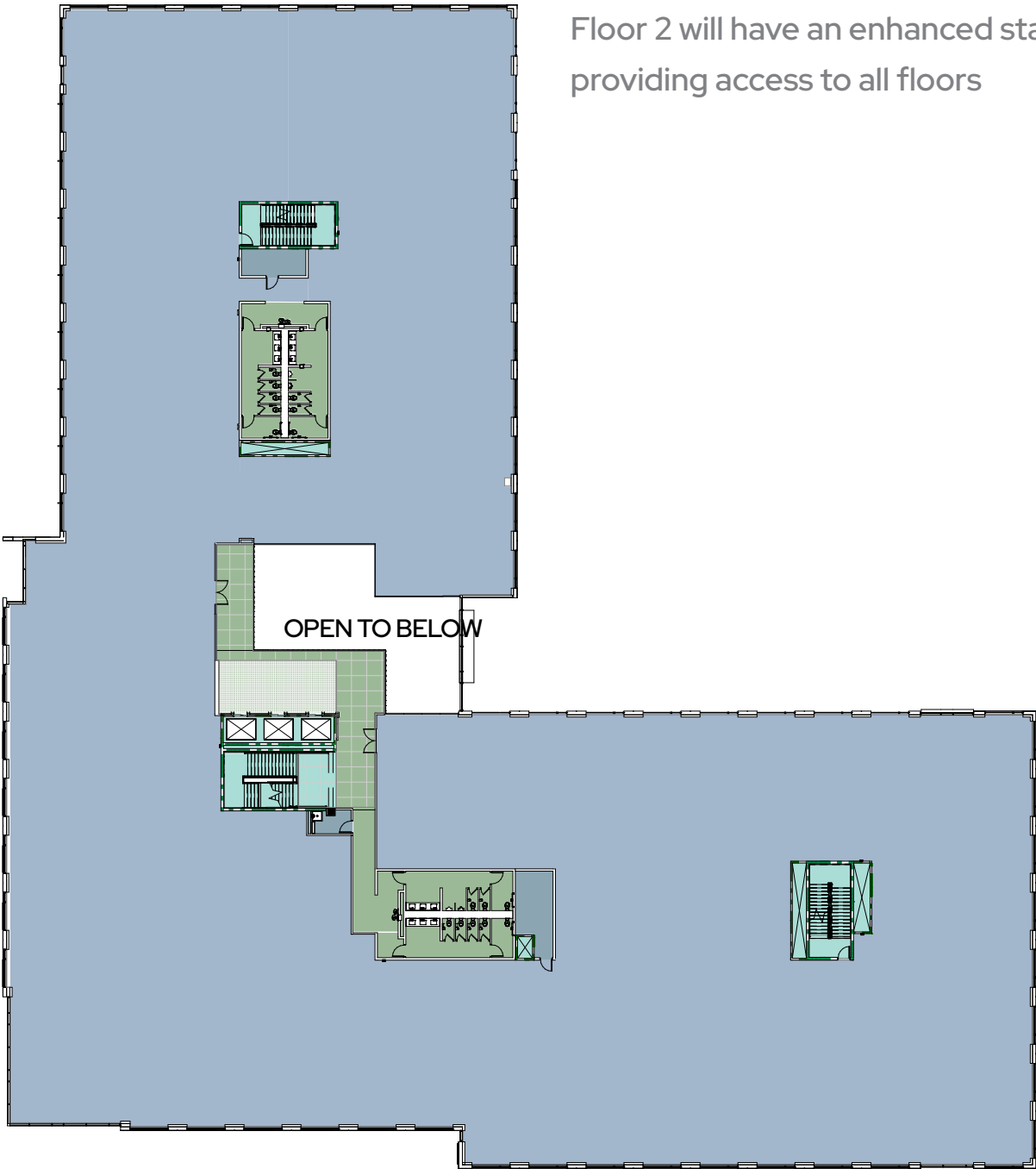


Floors 1 – 3 have 16’ floor-to-floor heights allowing for 11’ finished ceiling

On-site locker room and gym facility

2ND FLOOR

51,893 RSF



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

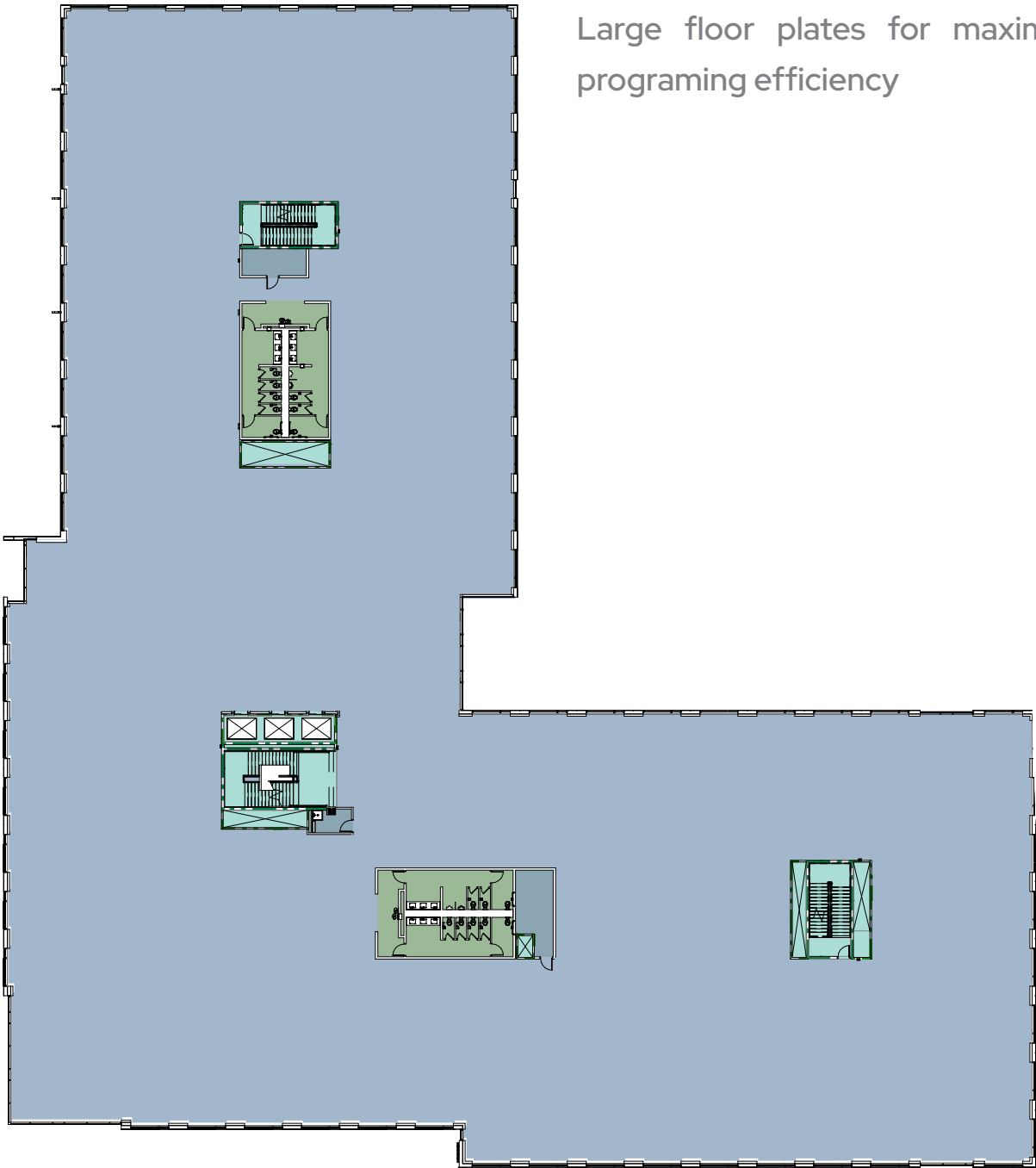
100 MARSHALL

FLOOR PLATES

3RD FLOOR

53,245 RSF

Large floor plates for maximum space
programing efficiency



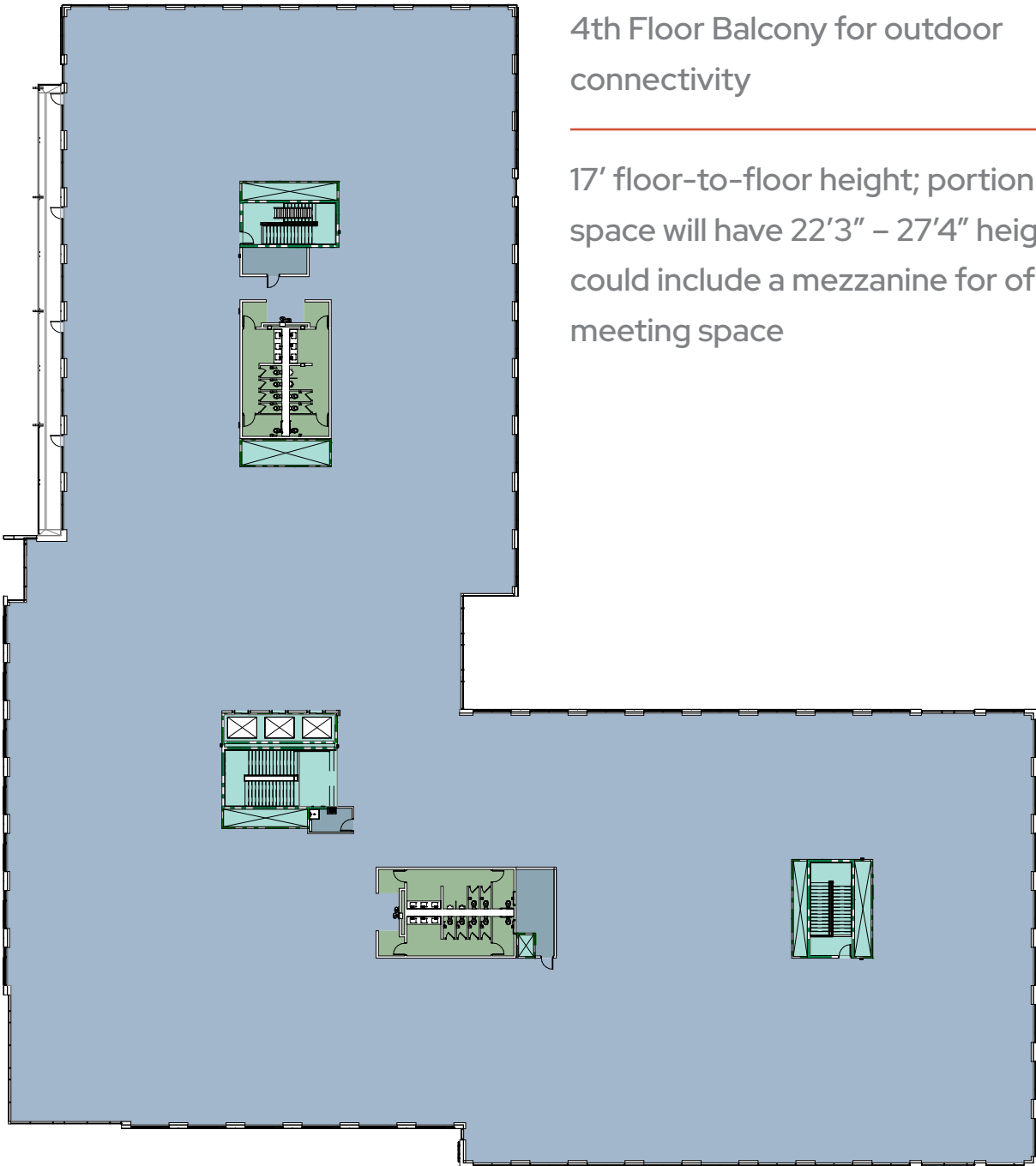
- Building Common Area
- Major Vertical Penetration
- Electrical/Janitorial Rooms
- Office Area

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

- 12-story 640,000 SF in Total (320k SF per Tower)
- Delivery Timeframe: 24 Months from permit/lease execution



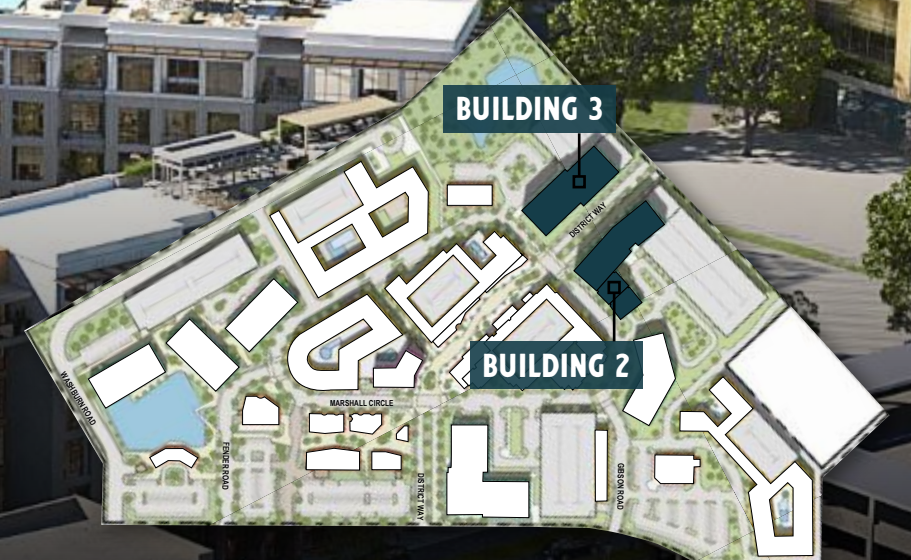
BUILDING THREE

BUILDING TWO



45
TEXAS

"Future office development
to accommodate growth"





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

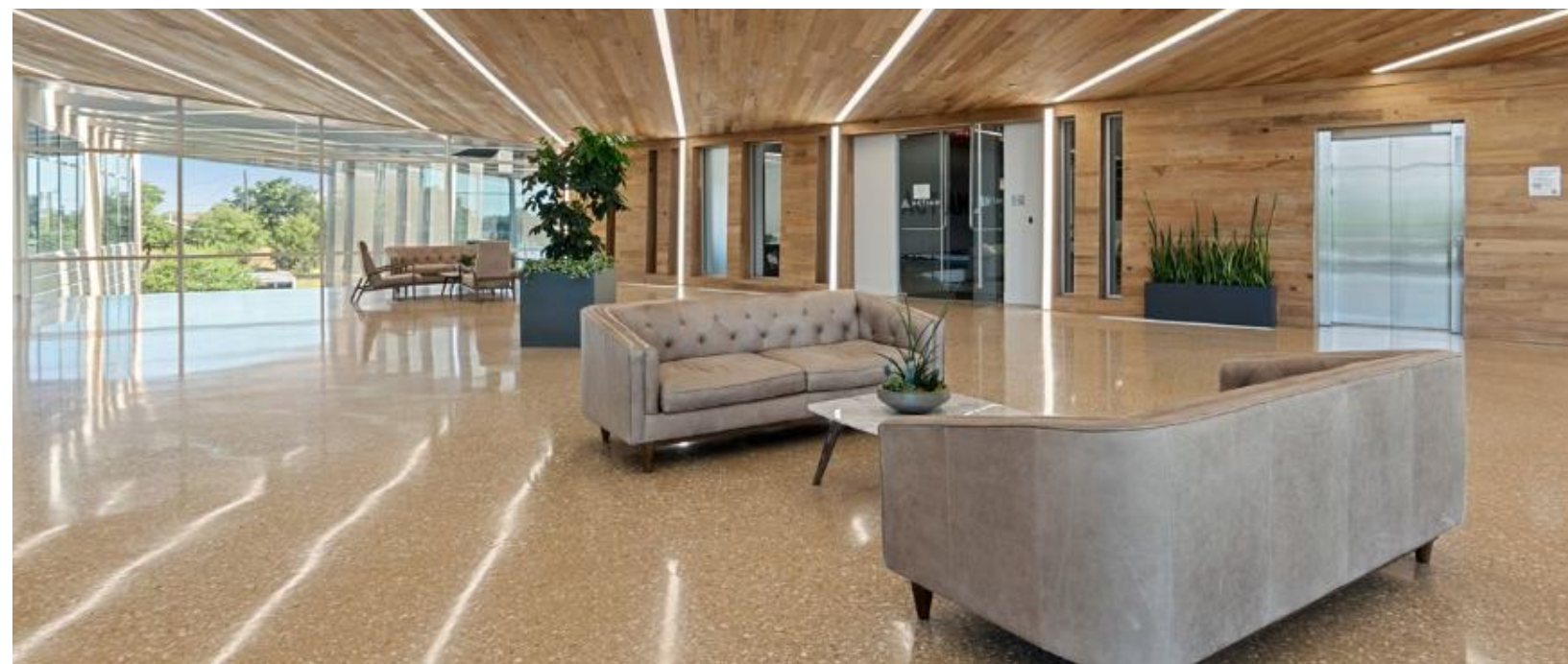
LOCAL DEVELOPMENT EXPERIENCE

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 showers and high-quality equipment



THANK
YOU

THE DISTRICT *Texas*

JOHN BARKSDALE
SENIOR VICE PRESIDENT

+1 512 499 4976

JOHN.BARKSDALE@CBRE.COM

BO BEACHAM
SENIOR VICE PRESIDENT

+1 512 499 4978

BO.BEACHAM@CBRE.COM

KYLE LEWIS
SENIOR ASSOCIATE

+1 817 233 7121

KYLE.LEWIS@CBRE.COM

PAIGE SUVALSKY
ASSOCIATE

+1 713 249 7884

PAIGE.SUVALSKY@CBRE.COM



MARK IV CAPITAL

CBRE