CSW COMMERCIAL

Assumable Debt Available at 3.625% + Income From Tenant

OWNER/USER OPPORTUNITY

FOR SALE OR FOR LEASE

1700 ROYSTON LN, ROUND ROCK, TX 78664

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PROPERTY OVERVIEW

25,000 SF

Owner User Opportunity

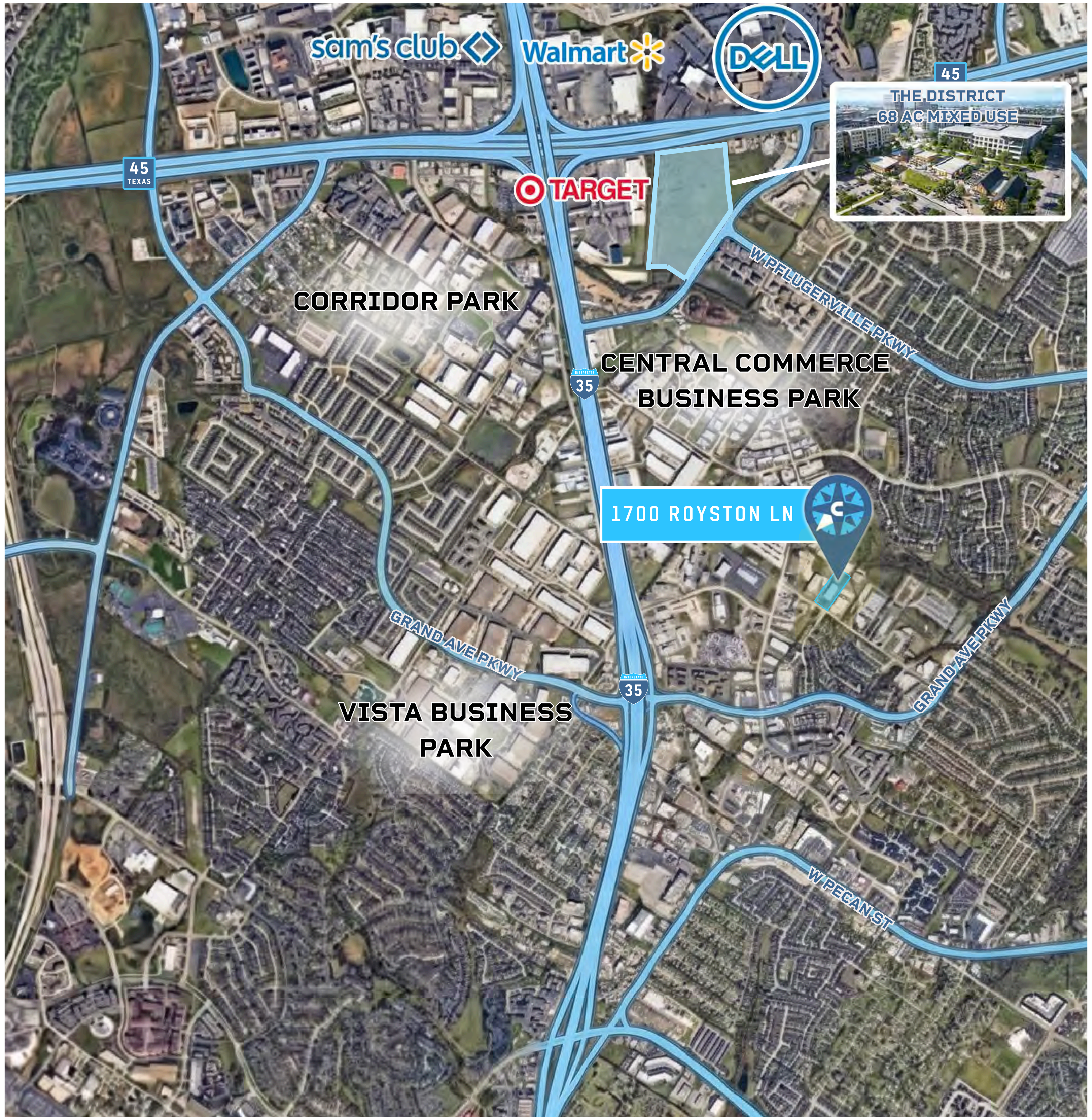
(with income)

INQUIRE FOR LEASE RATE

Address:	1700 Royston Ln, Round Rock, TX 78664
Sale Price:	Contact Broker
Occupied Space:	12,401 SF
VACANT SPACE:	25,473 SF
Land Area:	3.18 AC
Total Building SF:	37,784 SF

- Owner/User opportunity in the prime sector of North Austin
- Suite A (OCCUPIED) - Office
- Suite B (VACANT) - Flex / Office / Industrial
- Easy access to IH-35 (1-mi) and Hwy 45 (2.5-mi)
- Located in the greater Austin MSA, just 16 miles north of the Texas State Capital
- Property offers dual entry points and a large parking lot
- Affluent community with an average household income of $109,880 in a 1-mile radius and $127,204 in a 5-mile radius
- Daytime population of 260,211 in a 5-mile radius

LOCATION OVERVIEW



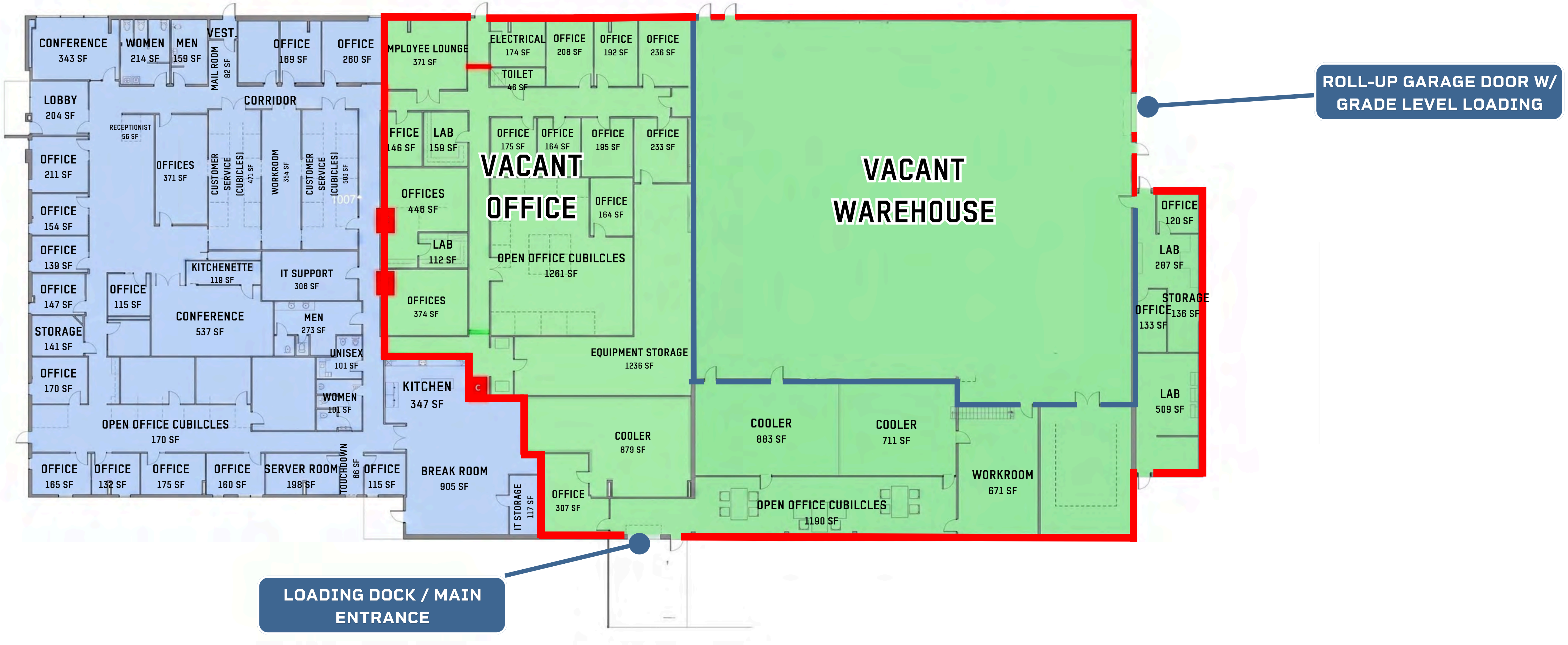
ROUND ROCK, TEXAS

A PREMIER COMMERCIAL & RESIDENTIAL HUB IN THE AUSTIN MSA

Round Rock, Texas, has evolved from a suburban bedroom community into a major commercial and residential anchor within the Greater Austin metro area. Anchored by Dell Technologies' global headquarters, the city boasts a strong economic base, top-rated public schools (Round Rock ISD), and regional entertainment hubs such as Kalahari Resorts, Dell Diamond, and the Round Rock Premium Outlets. Development momentum remains high across both the residential and commercial sectors. Master-planned neighborhoods like Teravista and Forest Creek continue to attract homebuyers, while transformative mixed-use projects—such as The District, a 66-acre project bringing nearly 4 million square feet of office, retail, residential, and hotel space—are expanding the city's walkable, urban-style footprint.

Located approximately 15 miles north of Downtown Austin, Round Rock offers unmatched transit connectivity that makes it prime real estate for both commuters and expanding businesses. Interstate 35 bisects the city, offering direct access to Austin's urban core and the nearby tech hub at The Domain. Meanwhile, State Highway 45 and the State Highway 130 toll network provide high-speed routes around metro traffic, linking Round Rock quickly to Austin-Bergstrom International Airport, the Tesla Gigafactory, and the massive semiconductor manufacturing corridor in neighboring Taylor. This strategic position along Central Texas's primary arterial loop reinforces Round Rock's status as a top choice for regional growth and long-term investment.

FLOOR PLAN



	ALK Abello (Suite A - OCCUPIED)	
ALK	SF:	12,401
	Leased Thru:	9/28/30
	Paying:	$18.25/SF
	Total:	$226,318 per year

	SUITE B (VACANT - OWNER USER OPPORTUNITY)	
VACANT	Office SF:	~10,000 SF
	Warehouse SF:	~15,000 SF
	Total SF:	~25,473 SF

ECONOMIC BREAKDOWN

ALK's rent covers nearly three-quarters of the building's entire debt payment, though ALK occupies only a third of the space, leaving ~25,473 SF to occupy or lease at a net carry near $6,500/month.

» **12,401 SF leased to ALK at $18.25/SF through Sept. 2030**

» **25,473 SF vacant,** owner-user or lease up canvas

» **3.625% assumable loan fixed thru May 2031, vs. today's 6.5% + market**

» **ALK'S $18,860/mo rent covers 74.4%** of the $25,368/mo payment, **nearly 3x their space share**

» **Buyer's net carry: $6,508/mo** for the entire vacant block

BUILDING SQUARE FOOTAGE

ALK's Space 32.7%	Vacant / Owner-User Opportunity 67.3%

MONTHLY DEBT SERVICE ($25,368) % OF TOTAL

ALK's Rent Payments 74.4%	Buyer's Net Monthly Carry 25.6%

DEAL BREAKDOWN	
Total Building	37,874 SF
Suite A – ALK	12,401 SF (32.7%)
Suite B – Owner-User Opportunity	25,473 SF (67.3%)
ALK Rent	$18.25/SF – $18.860/mo
Loan Rate	3.625% fixed thru 5/1/31
Loan Balance	~$4,338,205
Total Debt Service	$25,368/mo
Debt Covered by ALK Rent	74.4% of payment
Buyer's Net Carry	$6,508/mo ($78,098/yr)
Effective Cost (25,473 SF)	~$3.07/SF/yr

74.4%
OF DEBT SERVICE COVERED

3.625%
ASSUMABLE FIXED RATE

~$6,508/MO
BUYER NET CARRY

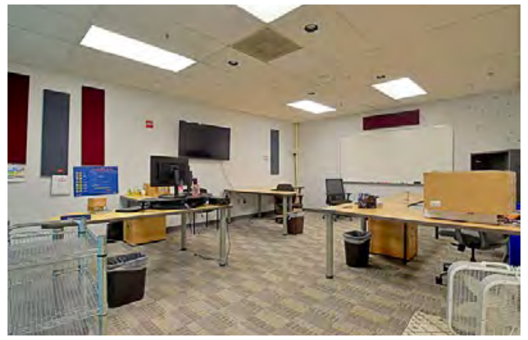
~$3.07/SF
EFFECTIVE COST, 25,473 SF

FIGURES BASED ON CURRENT RENT ROLL AND LOAN STATEMENT (4/14/26, AMORTIZED FORWARD TO PRESENT) AND BUILDING MEASUREMENTS. BUYER TO VERIFY CURRENT PAYOFF WITH LENDER

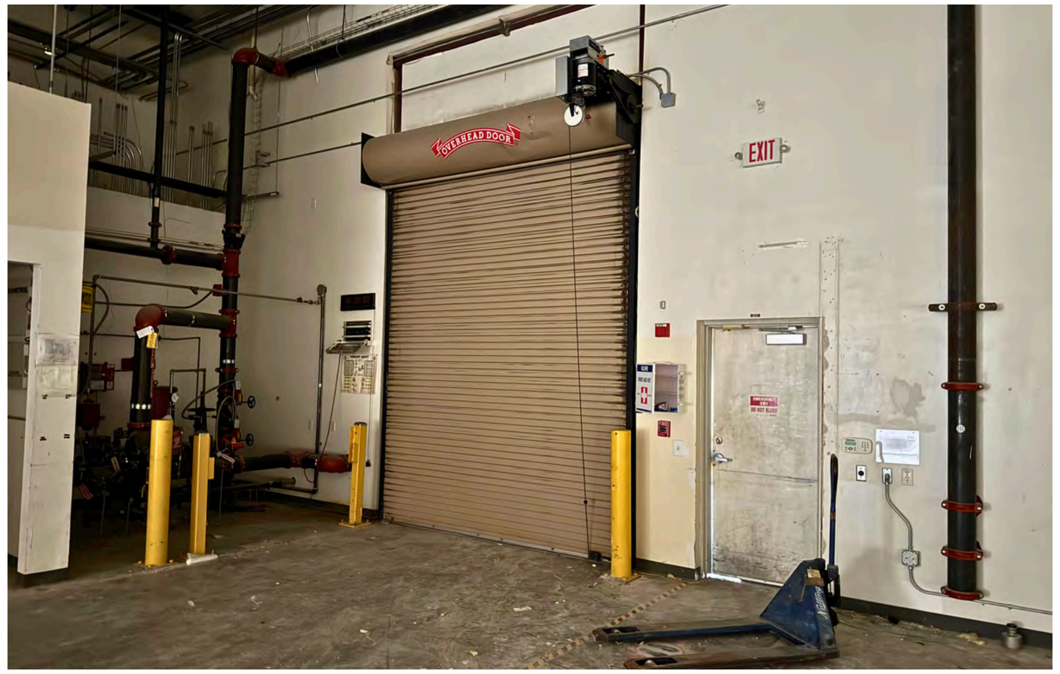
RENT ROLL

Suite	Tenant	SF Occupied	% of Total	Start Date	End Date	Rent PSF/Annually	Monthly Rent	Annualized Rent	Lease Type	Options
A	ALK	12,356 SF	32.7%	10/1/2025	9/28/2030	$18.25	$18,859.85	$226,318.25	NNN	None
B	VACANT	25,473 SF	67.3%	-	-	-	-	-	-	-
		37,784 SF	100%			$18.25	$18,859.85	$226,318.25		

PHOTOS (FRONT SUITE A)



PHOTOS (BACK SUITE B)



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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:
- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Sponsoring Broker (*Licensed Individual or Business Entity*)	License No.	Email	Phone
KEVIN EARL HUNTER	473599-B	khunter@cswcommercial.com	(512) 861-3545
Name of Designated Broker of Licensed Business Entity, *if applicable*	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent / Associate, *if applicable*	License No.	Email	Phone
JUSTIN WILLIAMS	767727-SA	jwilliams@cswcommercial.com	(512) 971-3695
Name of Sales Agent / Associate	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials

Date