



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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03	PROPERTY OVERVIEW
04	LOCATION OVERVIEW
05	FLOOR PLAN
06	ECONOMIC BREAKDOWN
07	RENT ROLL
08	PHOTOS
10	CONTACT

DISCLAIMER

The information contained in this Brochure is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the subject property (the "Property"). The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose. If the person receiving this Brochure does not choose to pursue such a transaction, this Brochure shall be returned to CSW Commercial. Neither the owner, nor CSW Commercial, nor any of their officers, partners, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Brochure or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have, in many circumstances, been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Brochure contains information relating to asbestos or any other hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or nonexistence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Brochure or any information or materials contained herein or otherwise provided. The only party authorized to represent the owner of the Property is CSW Commercial, and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Brochure is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Brochure be deemed to create any legal obligation to enter into any transactions with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

PROPERTY OVERVIEW



25,000 SF
Owner User Opportunity
(with income)

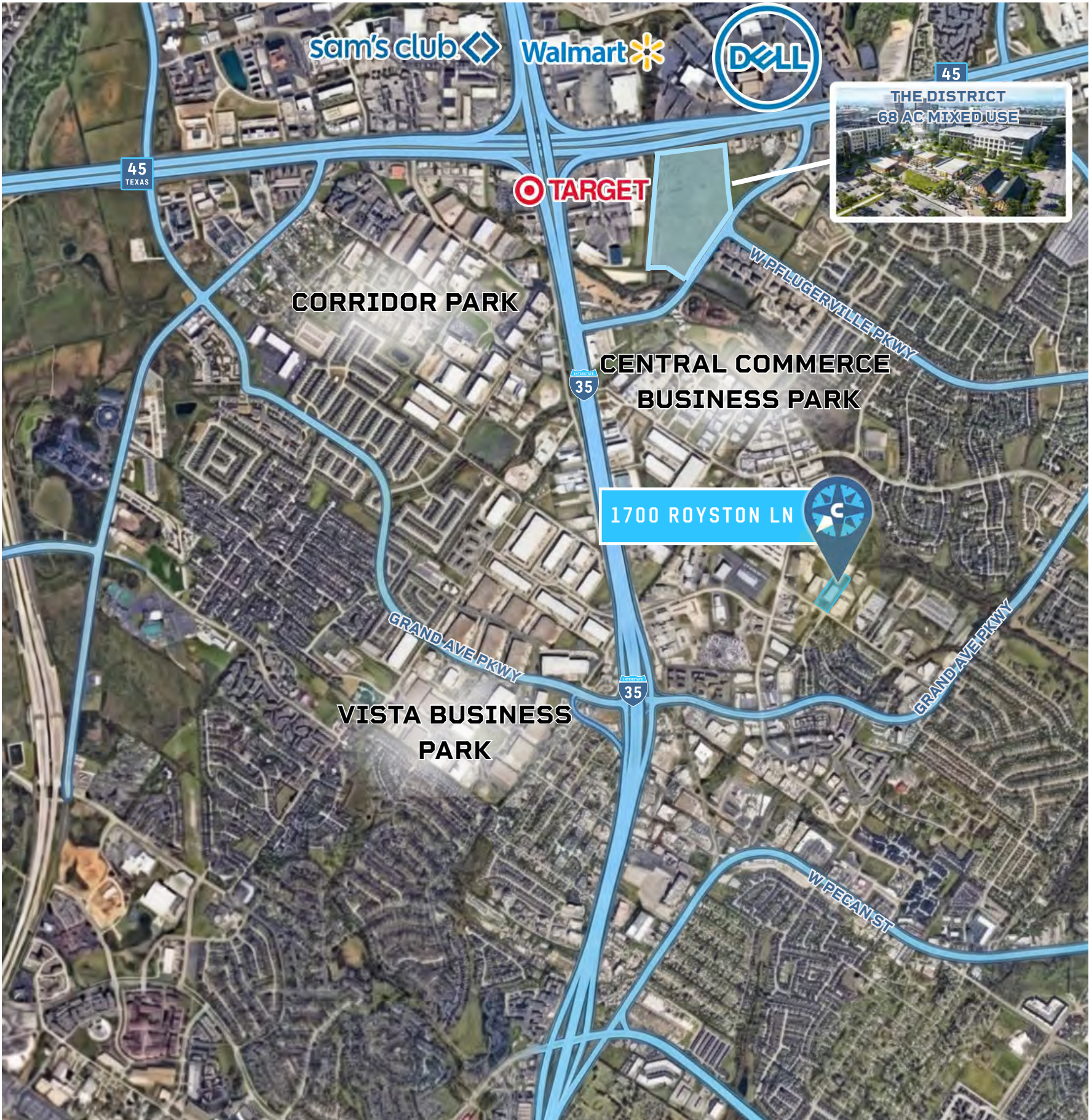
INQUIRE FOR LEASE RATE

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

NOTE: The income projection does not provide for all potential costs and expenses that may be incurred by the property owner. Income, expenses, and other financial statements have, in many circumstances, been obtained from outside sources, have not been tested or verified, and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Prospective purchasers must make an independent investigation to determine their own estimate of income, costs, and expenses prior to entering into a legally binding contract.

LOCATION OVERVIEW



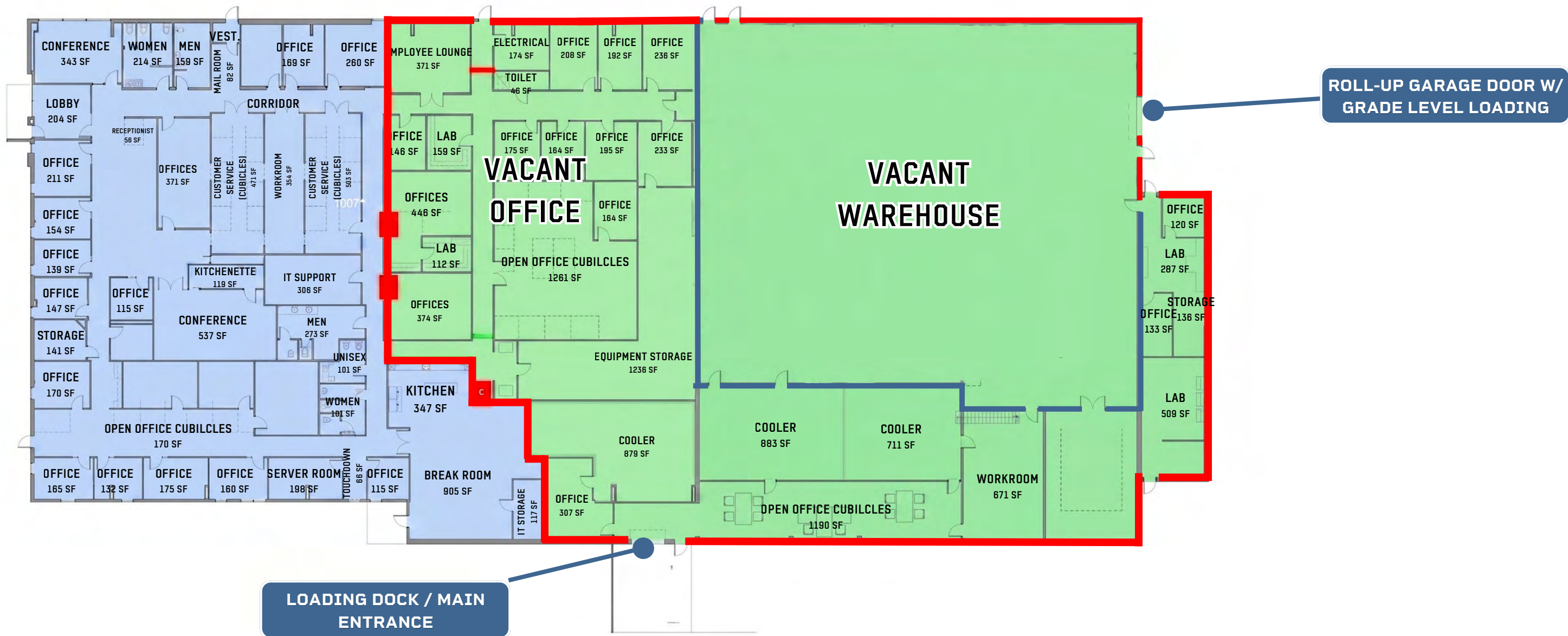
ROUND ROCK, TEXAS

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)	
	SF: 12,401
	Leased Thru: 9/28/30
	Paying: \$18.25/SF
	Total: \$226,318 per year

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

ECONOMIC BREAKDOWN



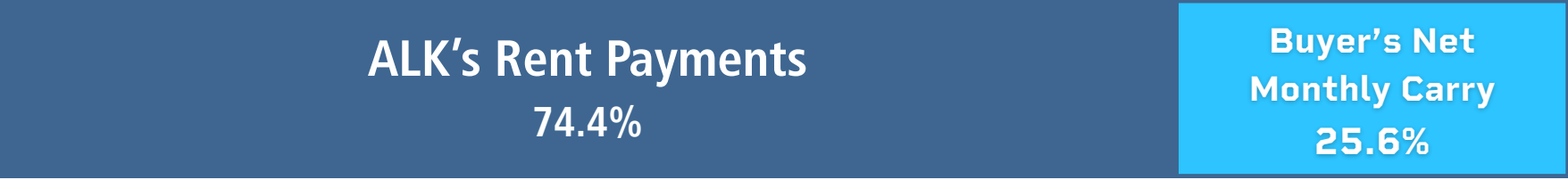
ALK’s rent covers nearly three-quarters of the building’s entire debt payment, though ALK occupies only a third of the space, leaving ~25,473 SF to occupy or lease at a net carry near \$6,500/month.

- » 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

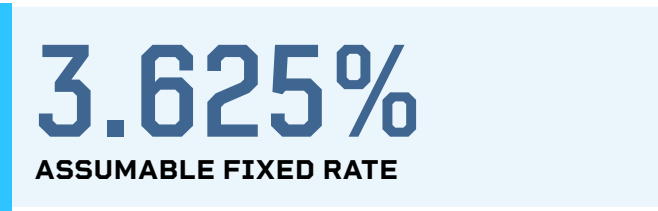
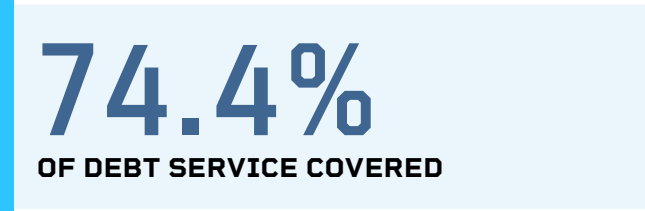
BUILDING SQUARE FOOTAGE



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



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



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

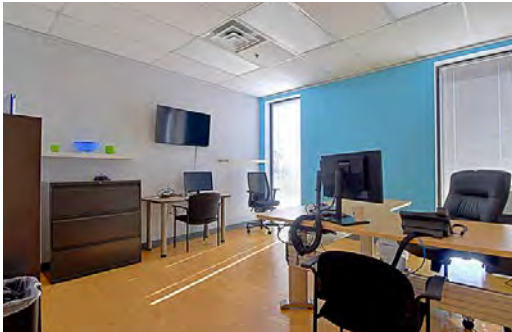
RENT ROLL



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)





CONTACT

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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.



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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