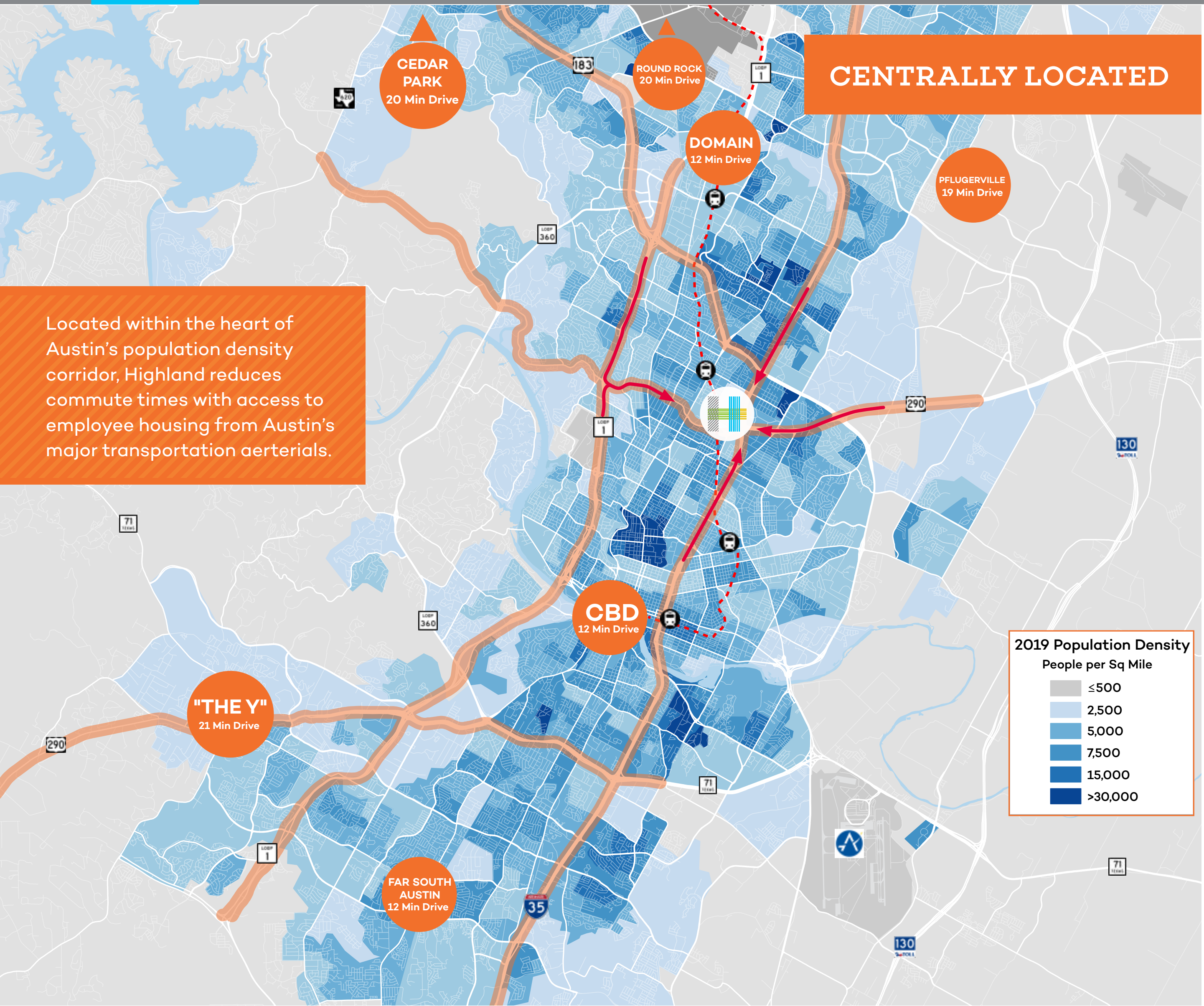


HIGHLAND

WORK YOUR WAY
EVERY DAY.

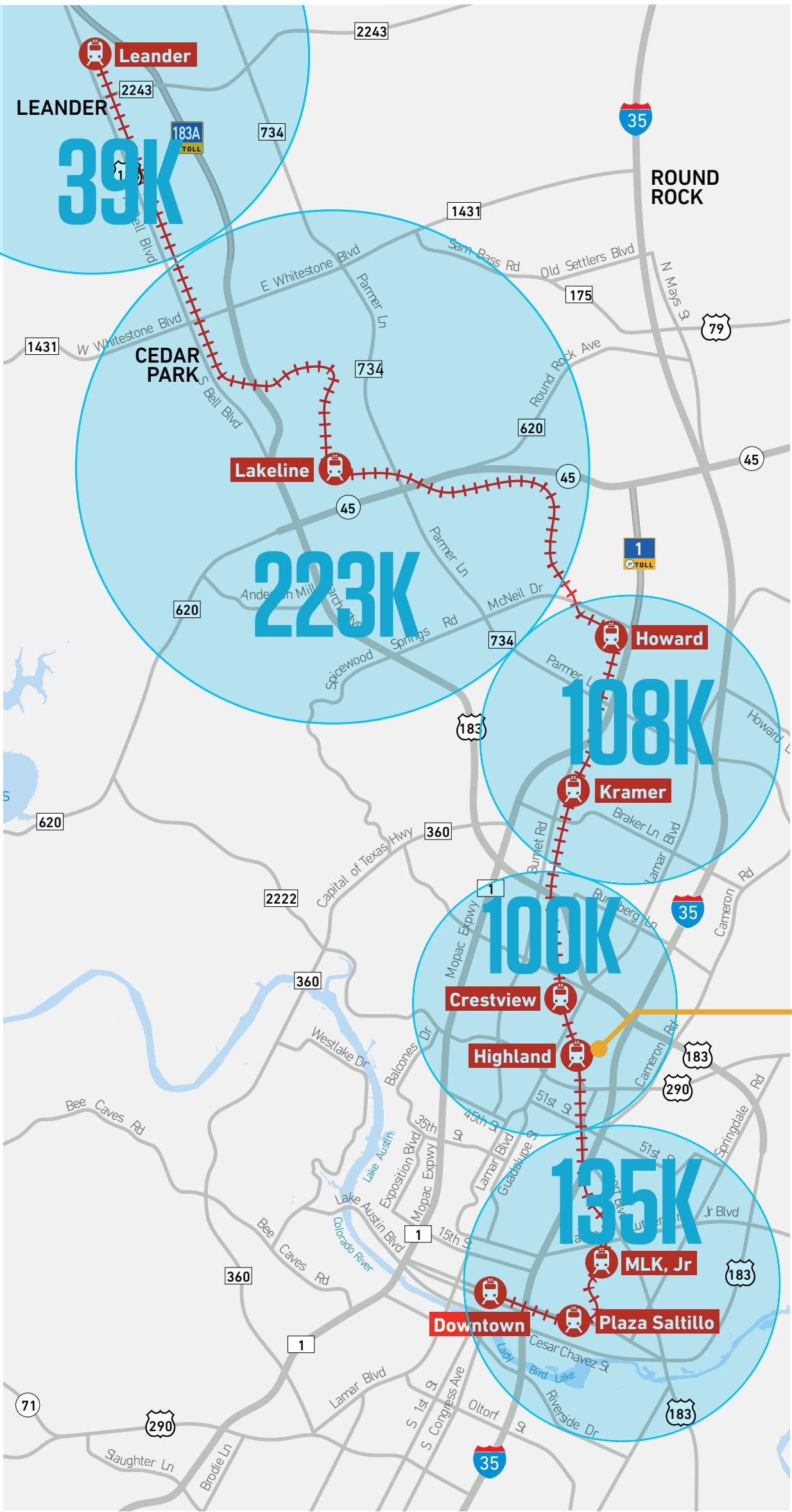
ENTER



GEOGRAPHICAL CENTER OF AUSTIN

- Minutes from Downtown Austin
- Direct access to IH-35, US-290 and US-183
- Served by Capital MetroRail
- On the Airport Boulevard growth corridor





METRO RAIL POPULATION HUBS (TOTAL):

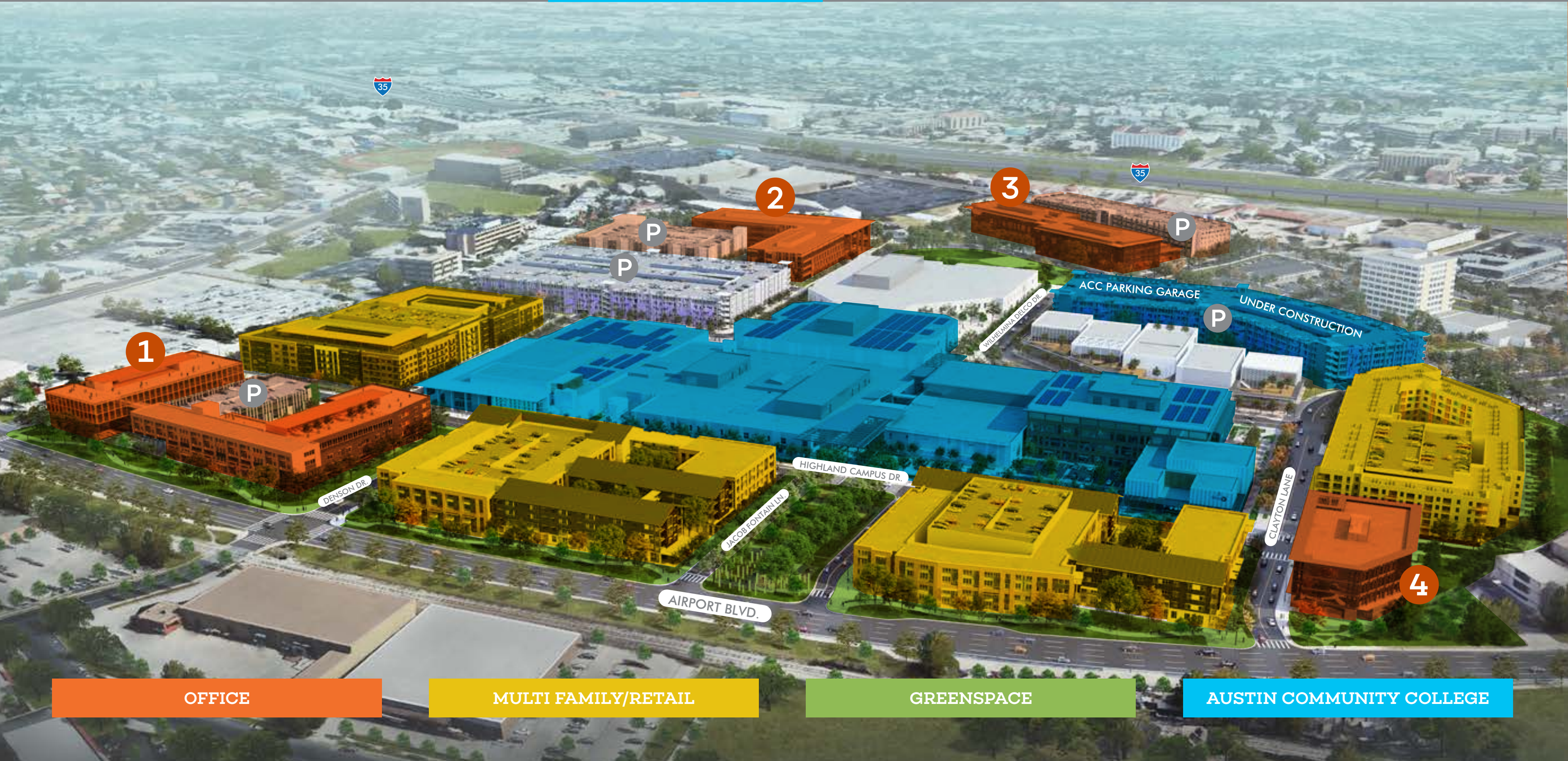
605K



METRO TRAVEL TIMES

LEANDER STATION	55 MINS
LAKELINE STATION	45 MINS
HOWARD STATION	27 MINS
DOMAIN STATION	20 MINS
AUSTIN FC STATION	6 MINS
CRESTVIEW STATION	3 MINS
HIGHLAND STATION	0 MINS
MLK JR STATION	7 MINS
PLAZA SALTILLO	9 MINS
DOWNTOWN	10 MINS





CLASS A OFFICE

Up to 1,124,000 SF

445 SF Currently Under Construction

- 260,000 SF Highland 3 - COA
- 185,000 SF ACC/KLRU

MULTI FAMILY & RETAIL

1,320 APARTMENT UNITS

309 Units Delivered - Elan Parkside

390 Units Under Construction - The Five Two

100K SF GROUND FLOOR RETAIL

5,000 SF Delivered - Elan Parkside

25,000 SF Under Construction - The Five Two

ACC

1.3M SF HIGH TECH CAMPUS

220K SF - Phase I Delivered

410K SF - Phase II Under Construction

PARKS

OVER 5 ACRES

2 Acres Delivered at Greenway Park

3 Acres Under Construction

- St. John Encampment Commons
- Fontaine Plaza

- Class A Office

Multi-family and Retail

Parks
- ACC

P Garage



CITY OF AUSTIN PDC

- Class A Office
- Structure Parked: 4/1,000 SF
- Delivered Q2 2020

HIGHLAND 2

- 500,000 SF Class A Office
- Structured Parked 4/1000
- Planned

HIGHLAND 4

- 81,204 SF 4-Story Office
- Fully permitted / shovel ready
- Currently Preleasing

HIGHLAND 1

- 100-500K SF Class A Office
- Structured Parked 4/1000
- Planned

HIGHLAND 1

100K-500K SF-PLANNED

Land Deal with Options
Developable Class A Office Space
Structured Parked: 4.0/1,000 SF

HIGHLAND 2

500K SF-PLANNED

Developable Class A Office Space
Structured Parked: 4.0/1,000 SF

HIGHLAND 3

264K SF-UNDER CONSTRUCTION

Class A Office Delivered Q2 2020
Structured Parked: 4.0/1,000 SF

HIGHLAND 4

81K SF-SHOVEL READY

Class A Office
Structured Parked: 4.0/1,000 SF
Fully Permitted
Currently Preleasing

HIGHLAND 1
6401 HIGHLAND BLVD, AUSTIN, TX 78752

100K-500K SF
DEVELOPABLE CLASS A OFFICE
STRUCTURE PARKED: 4.0/1,000



LAND DEAL WITH OPTIONS
FROM 100K-500K SF

HIGHLAND 2

523 E HIGHLAND BLVD, AUSTIN, TX 78752

300K SF

DEVELOPABLE CLASS A OFFICE
STRUCTURE PARKED: 4.0/1,000

RENDERING

FEATURES

FLOOR PLANS



HIGHLAND 2

523 E HIGHLAND BLVD, AUSTIN, TX 78752

300K SF

DEVELOPABLE CLASS A OFFICE
STRUCTURE PARKED: 4.0/1,000

RENDERING

FEATURES

FLOOR PLANS

- › 300,000 SF 4-story Class A Office Building–Planned

› 75,000 SF floor plates with 15 ft. floor to floor heights

› 4.0/1,000 parking at adjacent parking garage

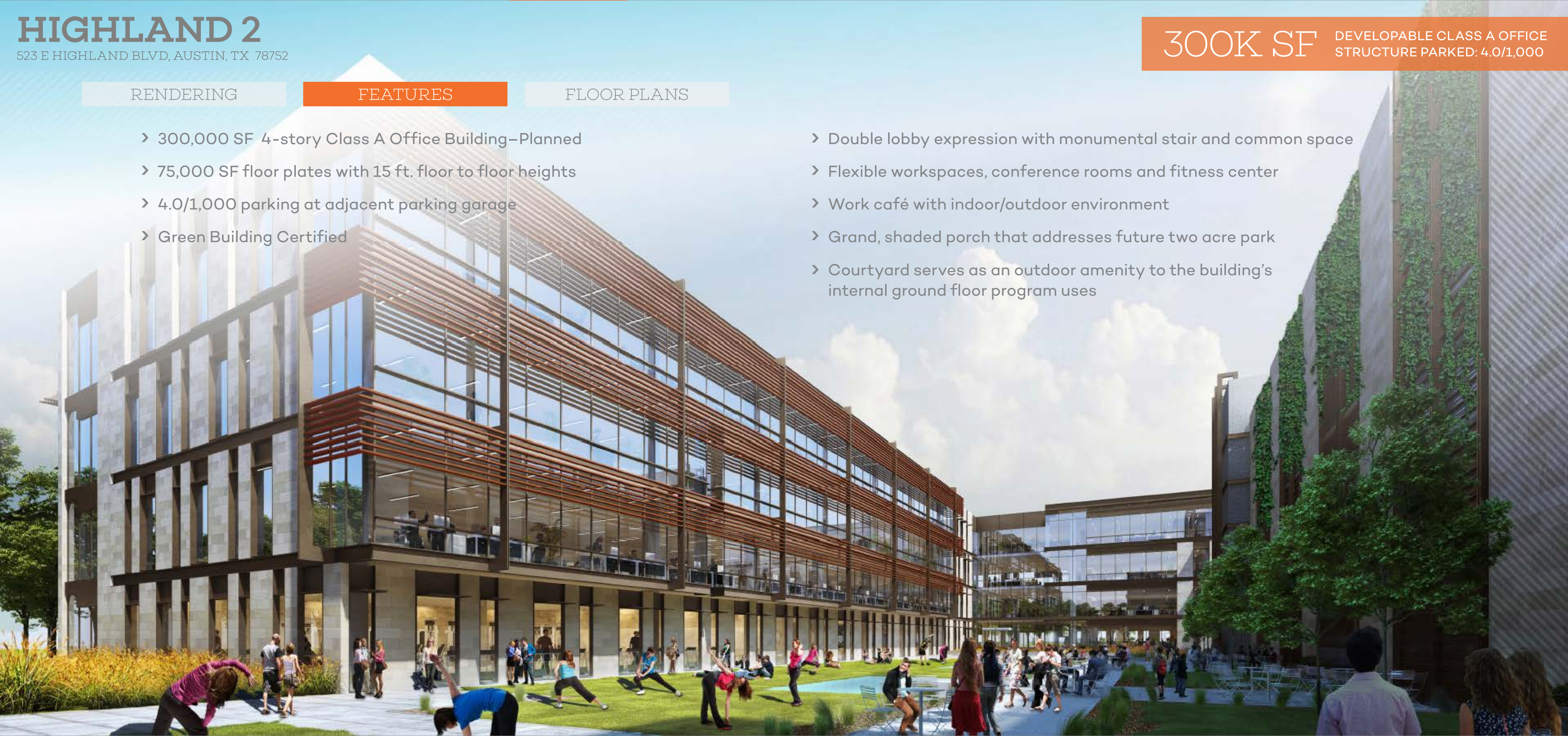
› Green Building Certified
- › Double lobby expression with monumental stair and common space

› Flexible workspaces, conference rooms and fitness center

› Work café with indoor/outdoor environment

› Grand, shaded porch that addresses future two acre park

› Courtyard serves as an outdoor amenity to the building’s internal ground floor program uses



HIGHLAND 2

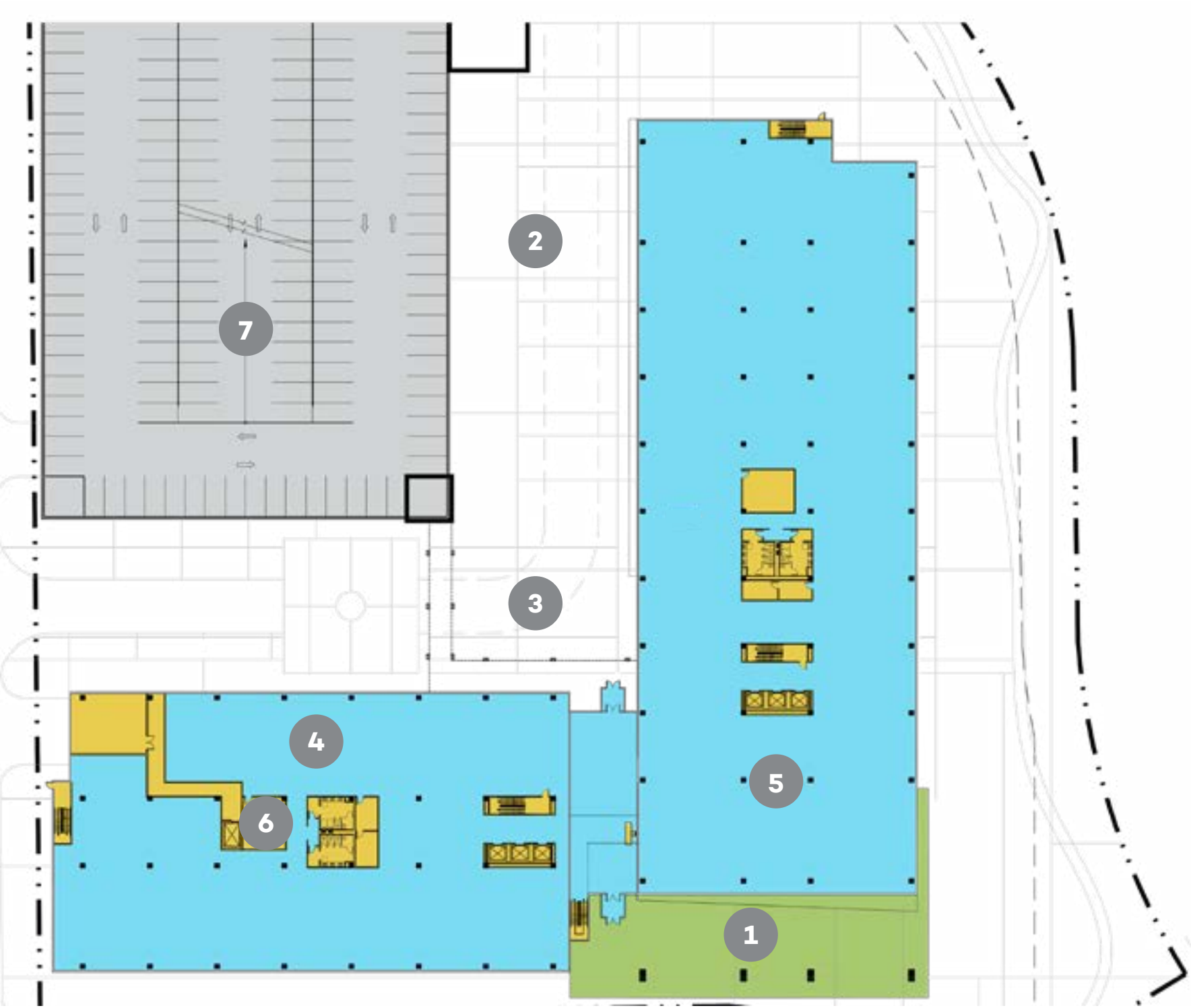
523 E HIGHLAND BLVD, AUSTIN, TX 78752

300K SF

DEVELOPABLE CLASS A OFFICE
STRUCTURE PARKED: 4.0/1,000

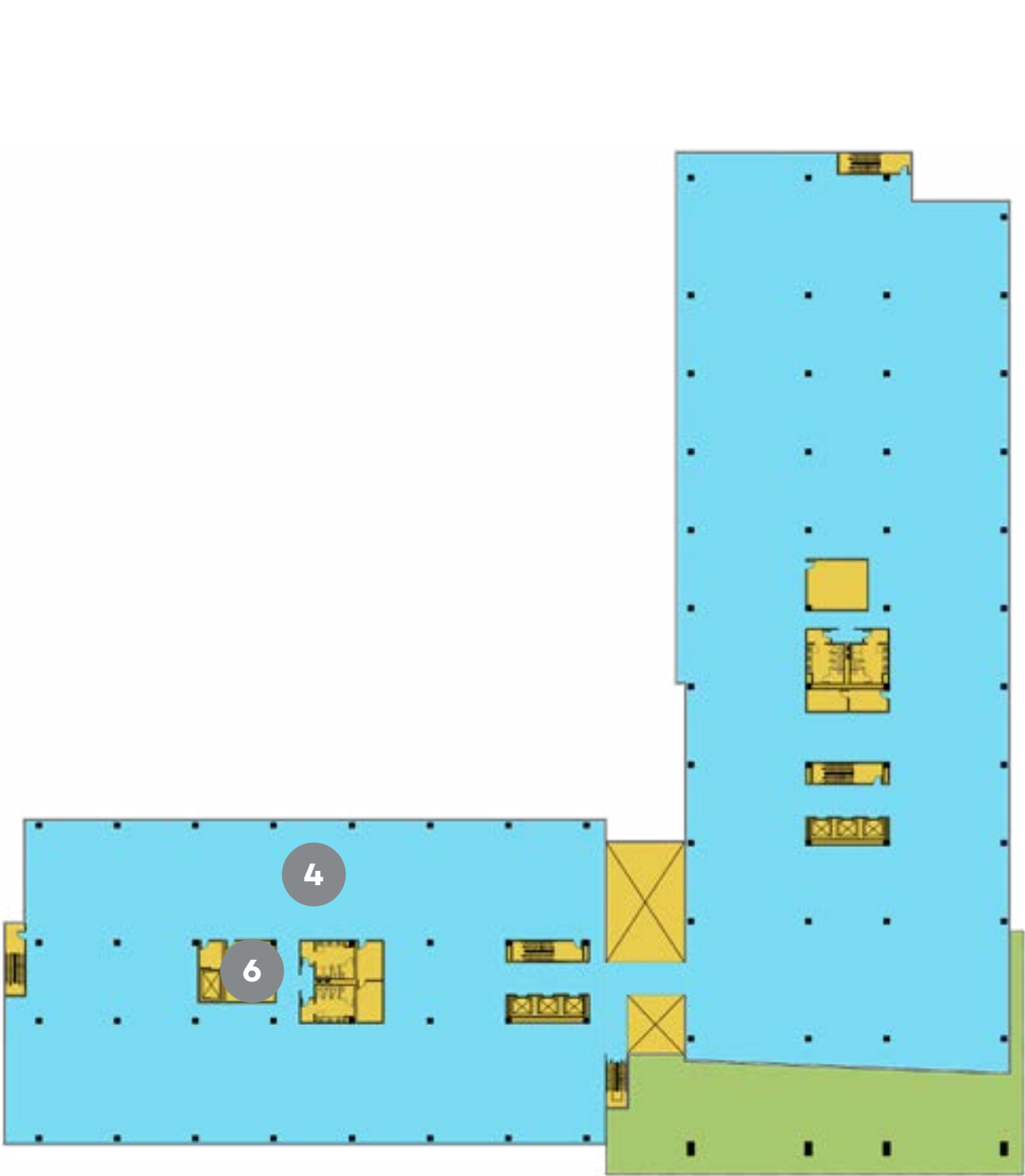
GROUND FLOOR

73,245 SF



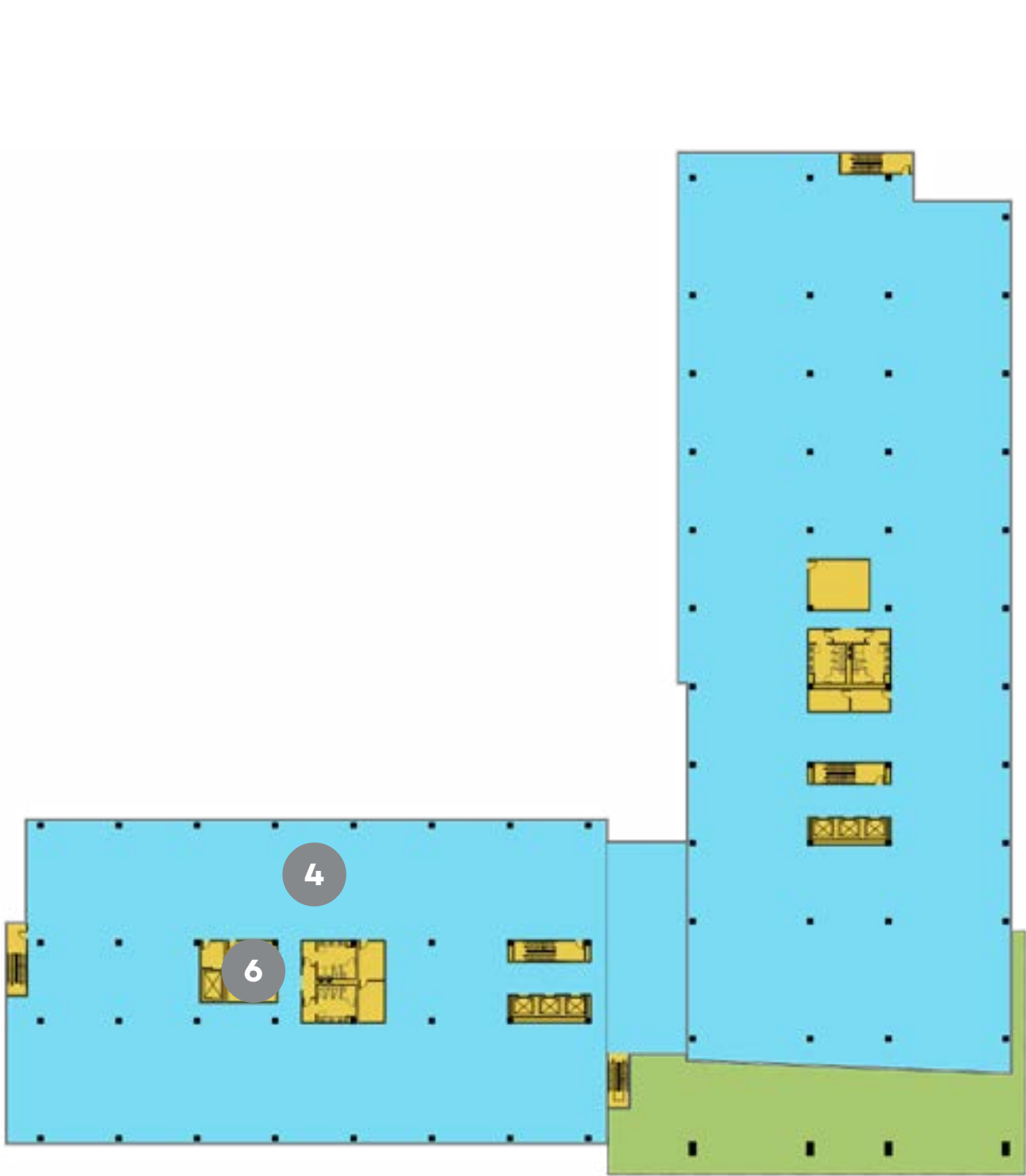
TYPICAL FLOOR

74,333 SF



FOURTH FLOOR

74,232 SF



- 1

CAFE SPACE / FRONT PORCH
- 2

RECREATION AREA
- 3

CENTRAL COURT
- 4

OFFICE SPACE
- 5

CONFERENCE ROOMS
- 6

MECHANICAL
- 7

PARKING

HIGHLAND 3

523 E HIGHLAND BLVD, AUSTIN, TX 78752

264K SF

DEVELOPABLE CLASS A OFFICE
STRUCTURE PARKED: 4.0/1,000

RENDERING

FEATURES



NEW LOCATION FOR CITY OF AUSTIN

PLANNING & DEVELOPMENT CENTER

HIGHLAND 3

523 E HIGHLAND BLVD, AUSTIN, TX 78752

264K SF

DEVELOPABLE CLASS A OFFICE
STRUCTURE PARKED: 4.0/1,000

RENDERING

FEATURES

- 264,000 SF 4-story Class A Office Building–Under Construction

➤ 60,000 SF floor plates with 14 ft. floor to floor heights

➤ 4.0/1,000 structured parking with secure access

➤ Green Building Certified–Delivered Q2 2020
- Future City of Austin Planning and Development Center

➤ Next to nearly two acres of planned park space

➤ Co-Developed by Ryan Companies and RedLeaf Properties



HIGHLAND 4

529 CLAYTON LANE, AUSTIN, TX 78752

81K SF

CLASS A OFFICE
STRUCTURE PARKED: 4.0/1,000



HIGHLAND 4

529 CLAYTON LANE, AUSTIN, TX 78752

81K SF

CLASS A OFFICE
STRUCTURE PARKED: 4.0/1,000

- 81,204 SF 4-story Class A Office Building—SDP: All comments cleared

➤ 23,683 SF floor plates on floors 2-4 with 14 ft. floor to floor heights

➤ 10,899 SF ground floor office/showroom suite with multiple store-front entries

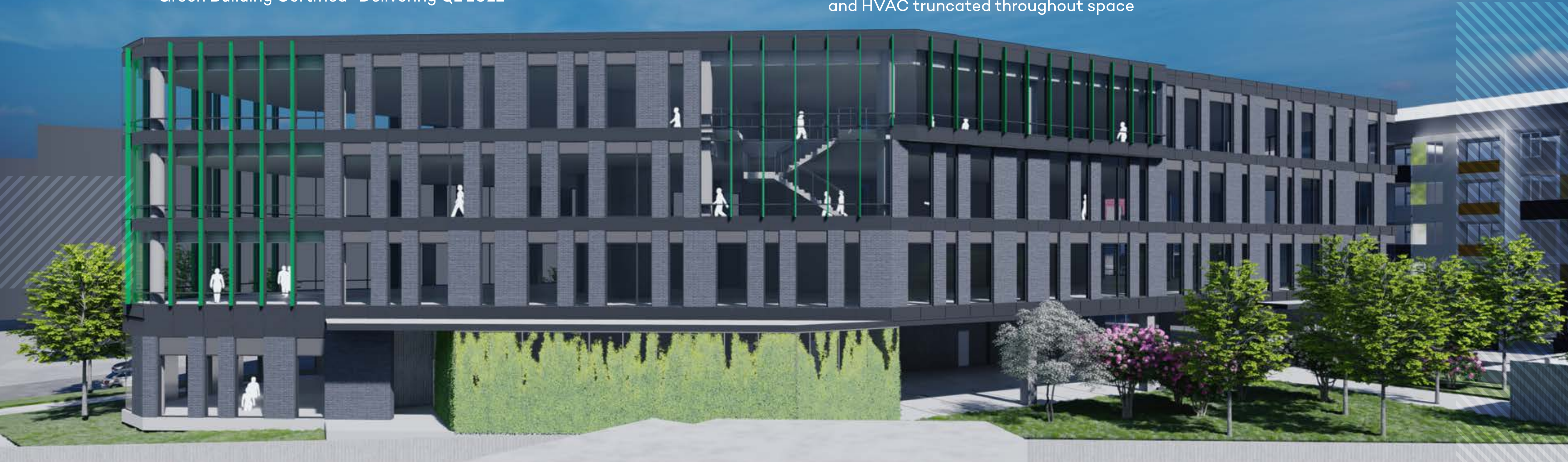
➤ 4.0/1,000 parking available at ground level and adjacent structure

➤ Green Building Certified—Delivering Q1 2021
- Extensive glass line with exposed concrete brick and wood veneer finishes

➤ Next to two acre Highland Greenway Park

➤ North-facing covered terraces on floors 2 and 4 offering additional outdoor connectivity with views over Highland

➤ Delivering warm shell condition with completed lobby and restroom finishes and HVAC truncated throughout space



METRO RAIL

Highland Station - 8 Mins



FONTAINE PLAZA

2 Mins



GREENWAY PARK

1 Mins



RENDERING

FEATURES

WALKABILITY

FLOOR PLANS

PARKING

METRO RAIL
HIGHLAND
STATION
8 Mins

1



FONTAINE
PLAZA
2 Mins



HIGHLAND 4

4

AIRPORT BLVD

GREENWAY
PARK
1 Mins



HIGHLAND 2

2

ST. JOHN
ENCAMPMENT
COMMONS
7 Mins

THE LINC
8 Mins

- Transit
- Retail
- Parks

ST. JOHN
ENCAMPMENT
COMMONS

7 Mins



THE LINC

8 Mins



HIGHLAND 4

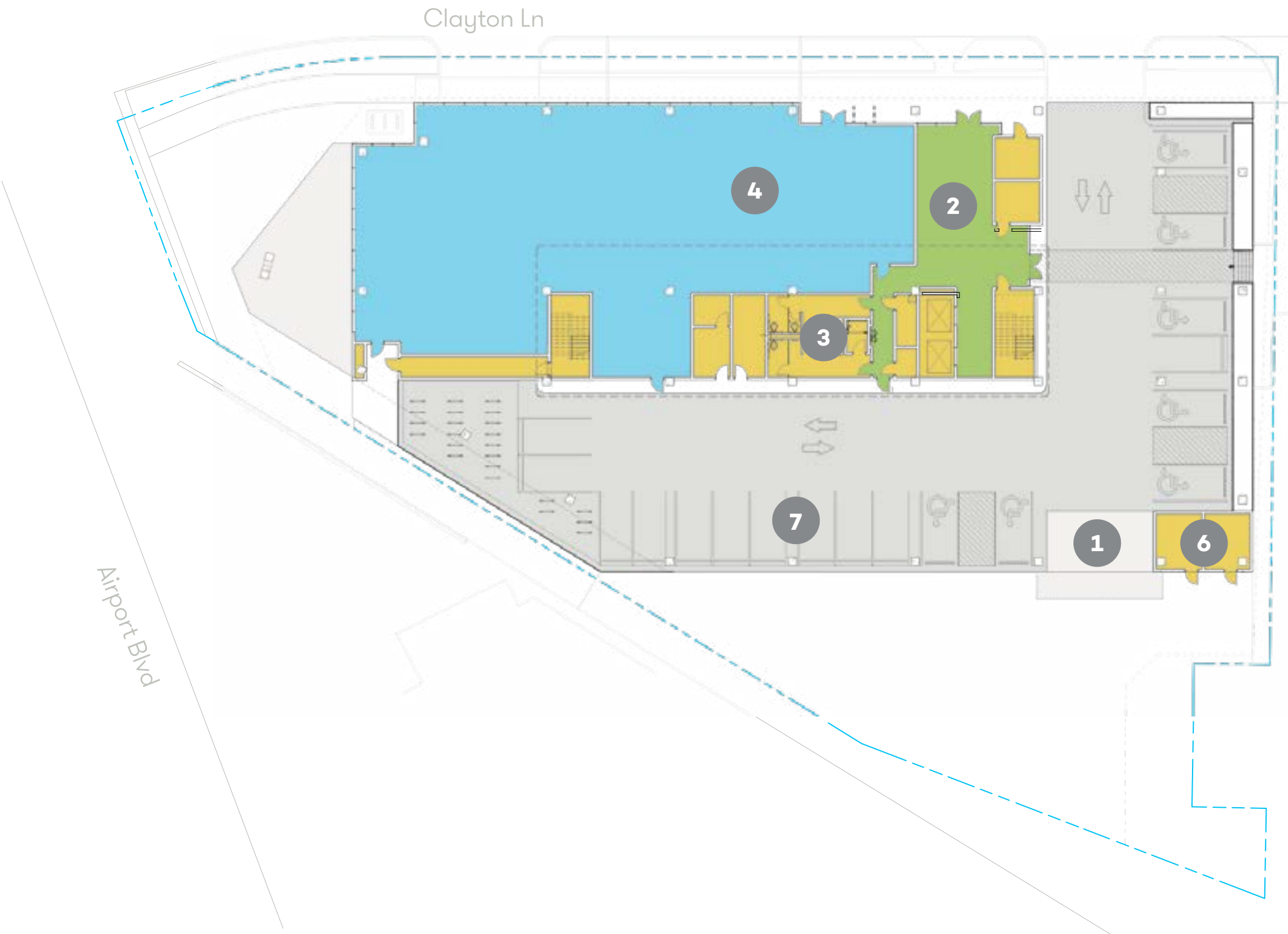
529 CLAYTON LANE, AUSTIN, TX 78752

80K SF

DEVELOPABLE CLASS A OFFICE
STRUCTURE PARKED: 4.0/1,000

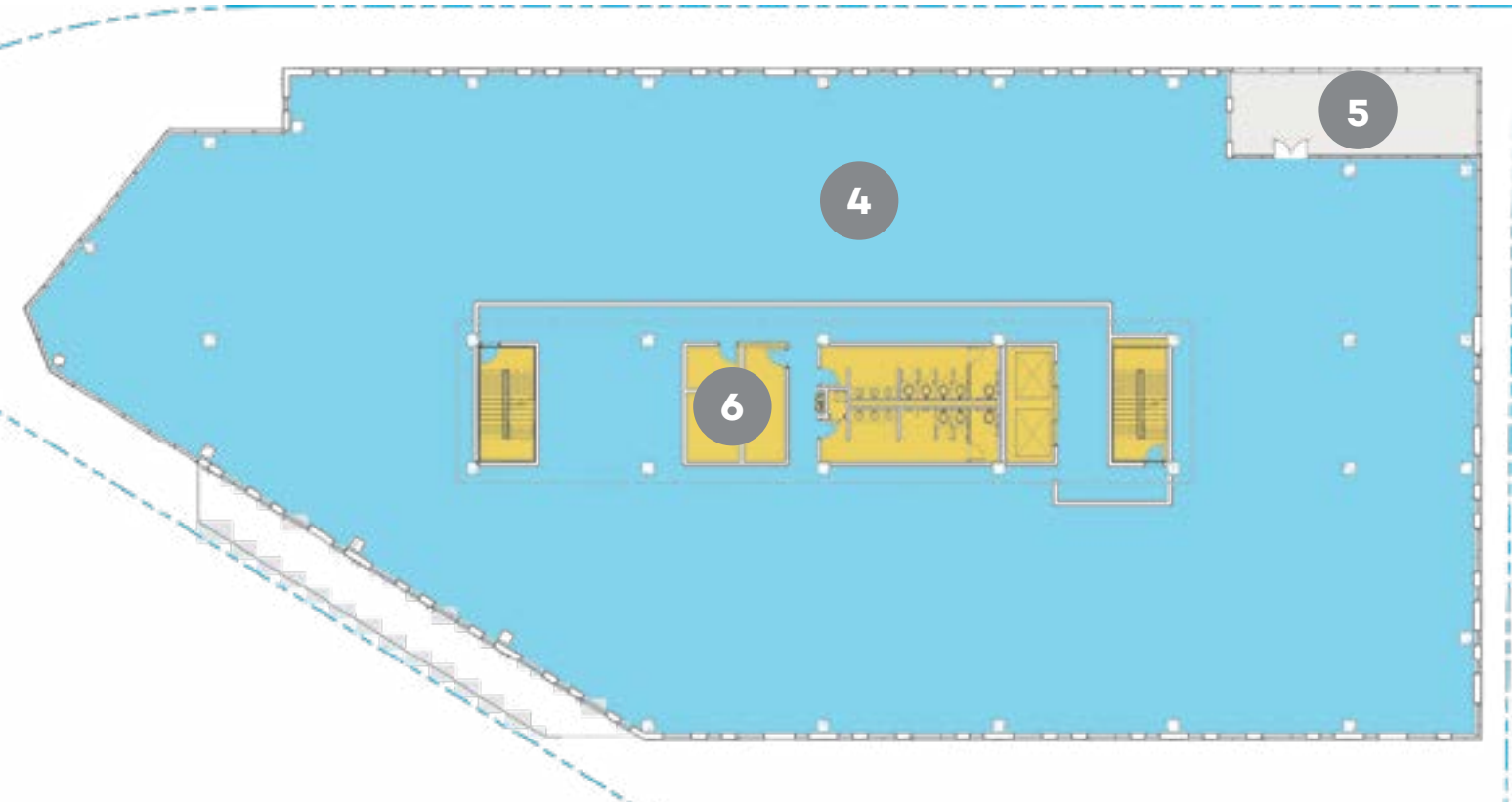
GROUND FLOOR

10,899 SF



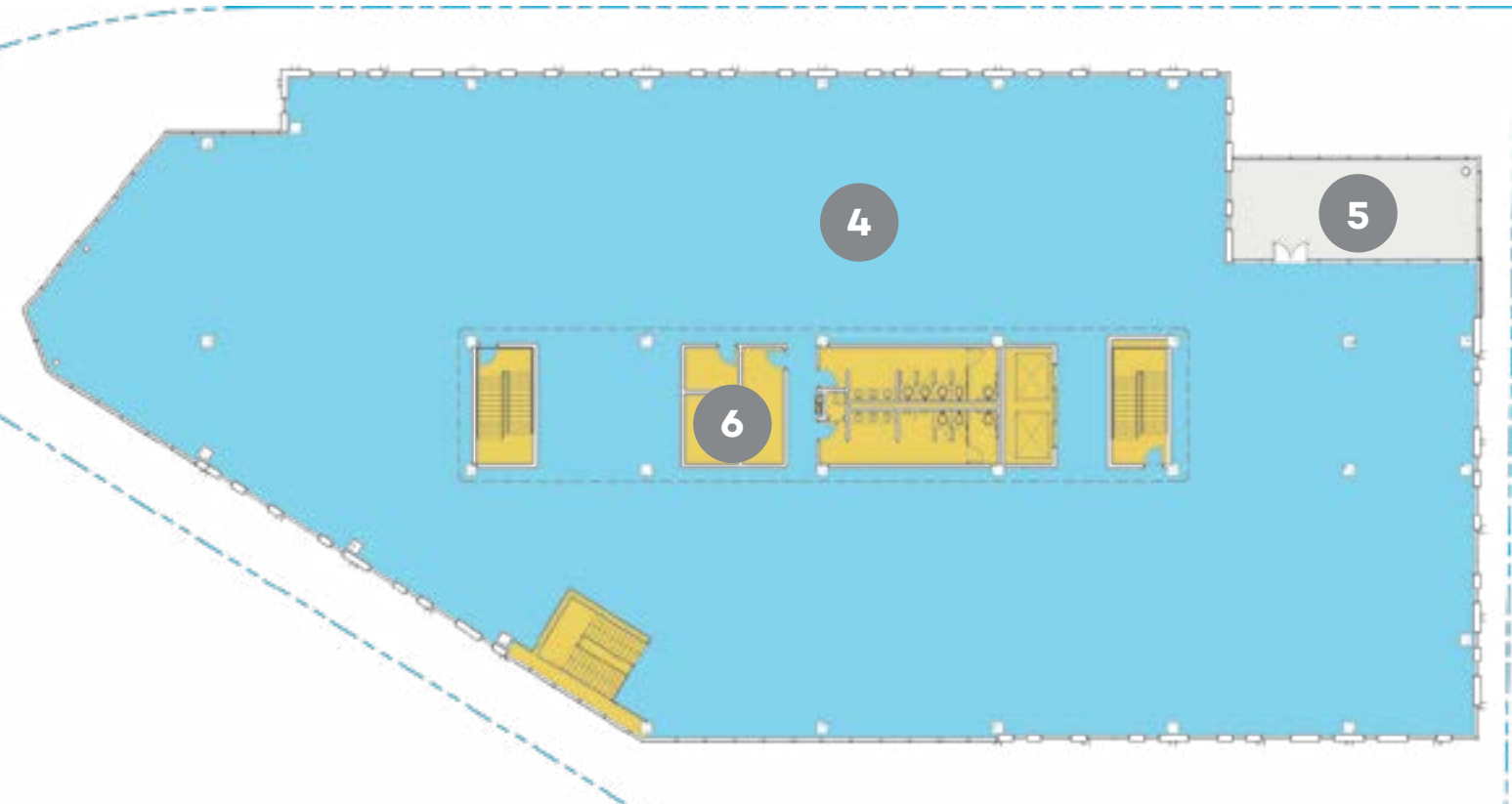
TYPICAL FLOOR

23,683 SF



FOURTH FLOOR

22,939 SF



- 1 COVERED PATIO
- 2 MAIN LOBBY
- 3 BIKE STORAGE / SHOWERS
- 4 OFFICE SPACE
- 5 OUTDOOR TERRACE
- 6 MECHANICAL
- 7 PARKING

EXISTING 4/1000 PARKING

EXISTING ON-STREET PARKING AVAILABLE

ADDITIONAL MULTI-FAMILY CONTRACT PARKING AVAILABLE



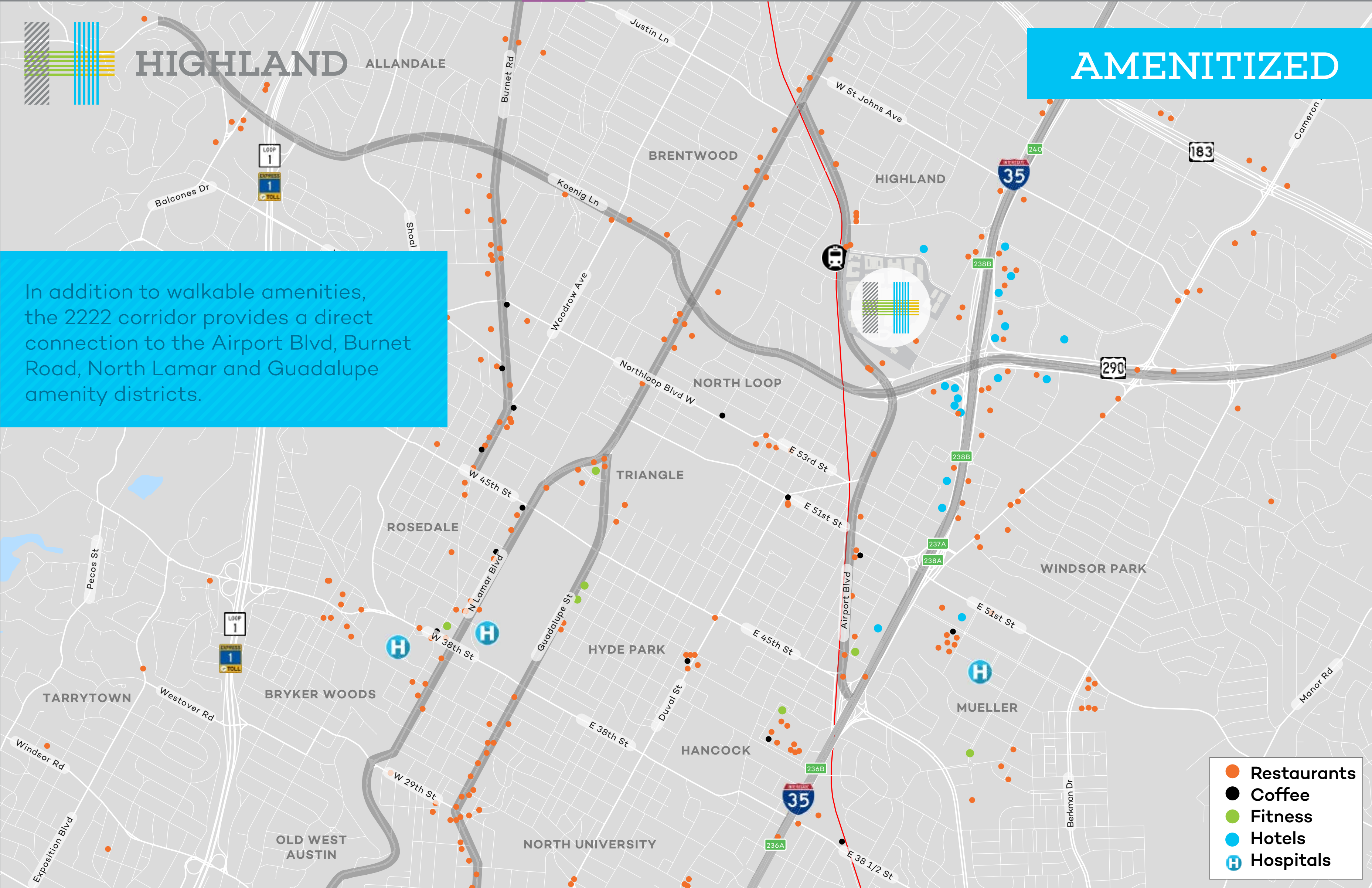
ADDITIONAL ACC - STRUCTURED CONTRACT PARKING POTENTIAL

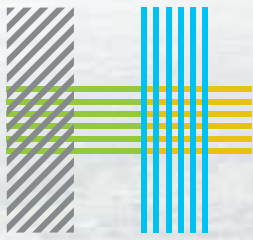
ADDITIONAL ACC SURFACE CONTRACT PARKING POTENTIAL

ADDITIONAL PDC CONTRACT PARKING POTENTIAL

WALKABLE
AMENITIES







HIGHLAND

HIKE & BIKE TRAIL

- 1.25 mile hike and bike trail
- Portions indicated are either existing, under construction or will be delivered with St. John Encampment Commons

ST. JOHN ENCAMPMENT COMMONS

- 2+ acre park
- Submitted for permits 9/19
- Funding in place
- Construction started summer 2020
- Completion March-April 2021

HIGHLAND 2

- Phase I - 300,000 SF
- Phase II - 200,000 SF
- 500,000 SF - PLANNED

GREENWAY PARK

- Existing
- Delivered May 2018
- 2+ AC of Public Open Space
- Workout Area, Trails, Picnic Areas, Community Garden

GREENSPACE

HIGHLAND 4

- 81,204 SF 4-Story Office
- Fully permitted / shovel ready
- Currently Preleasing

FONTAINE PLAZA

- Delivered Q1 2020
- 1+ AC of Public Open Space
- Heritage Trees, Gathering Areas surrounded by retail

DISTRICT TRAIL

1.2 MILES

Multi-use path that runs along the perimeter of Highland connecting the signature parks to the community

ST. JOHN ENCAMPMENT COMMONS

2+ AC of Planned Public Open Space

Trails, Auditorium, Gathering Areas
Named in Honor of African-American Organization that proceeded the mall at Highland

FONTAINE PLAZA

1+ AC of Public Open Space

Heritage Trees, Gathering Areas
Main entrance to Highland surrounded by retail coming fall 2019

GREENWAY PARK

2+ AC of Public Open Space

Workout Area, Trails, Picnic Areas, Community Garden
Opened May 2018





GREENWAY PARK



FAMILY FUN

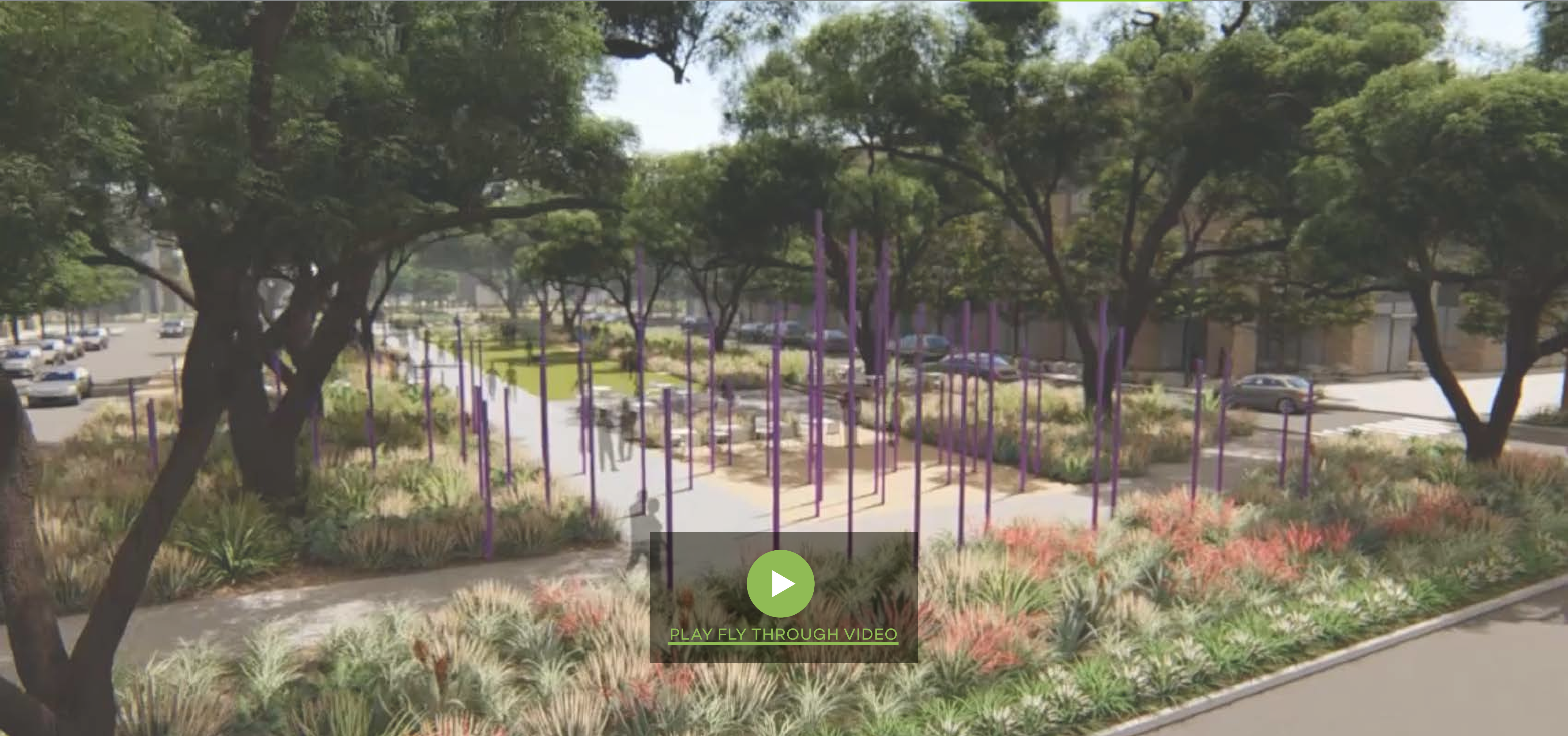


5+ AC OPEN SPACE, WORKOUT AREAS,
TRAILS AND PICNIC AREAS

FONTAINE PLAZA

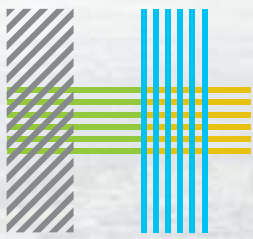
- Five acres featuring three signature parks and trail
- District trail runs along the perimeter and covers 1.25 miles
- Multi-use path connects the signature parks

- Public open space with gathering, workout and picnic areas
- Preserved heritage trees and community garden
- More than 1,000 new trees planted throughout





dwg.



HIGHLAND



MULTI FAMILY / RETAIL

ELAN PARKSDIE

- Existing
- Delivered Fall 2017
- 309 Units
- Multifamily Mixed Use

ELAN PARKSIDE RETAIL

- Existing
- Delivered Fall 2017
- 4,000 SF Restaurant

FIVETWO

- Existing
- Delivery Q4 2019
- 390 Units
- Two Multifamily Mixed Use Buildings at main entrance surrounding Fontaine Plaza

FIVETWO RETAIL

- Under Construction
- Delivery Q4 2019
- 28,000 SF Mixed Retail

PHASE 3 MULTI-FAMILY

- Under Design/Feasibility
- Expected Delivery Q2 2022

HIGHLAND 4

- 81,204 SF 4-Story Office
- Fully permitted / shovel ready
- Currently Preleasing

HIGHLAND 2

- Phase I - 300,000 SF
- Phase II - 200,000 SF
- 500,000 SF - PLANNED

FIVETWO

390 UNITS

Two Multifamily Mixed Use Buildings at main entrance surrounding Fontaine Plaza
25K SF Ground Floor Retail

ELAN PARKSIDE

309 UNITS

Multifamily Mixed Use
5K SF Ground Floor Retail

FUTURE RESIDENTIAL

600+ UNITS

A new Austin neighborhood, rich in history, energy and opportunity



ELAN | Parkside

309 UNITS MULTIFAMILY MIXED USE
5K SF GROUND FLOOR RETAIL

- › Designed by Michael Hsu
- › 309 total apartment units
- › 31 affordable housing units
- › 5K ground floor retail
- › LEED Certified

FIRST GROUND UP MIXED USE DEVELOPMENT
GROUND LEVEL RETAIL, A CLUBHOUSE
AND 309 APARTMENT UNITS ABOVE.



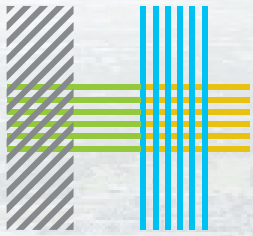


390 UNITS

MULTIFAMILY MIXED USE
25K SF GROUND FLOOR RETAIL

LIVE AND PLAY YOUR WAY

- › Designed by Lake Flato
- › 390 total apartment units
- › Affordable housing units
- › 25K ground floor retail
- › Next to Fontaine Plaza
- › Opening Fall 2019



HIGHLAND

AUSTIN COMMUNITY COLLEGE

ACC BUILDING 4000

- Delivered in 2016
- Bioscience incubator
- Fashion incubator
- Veteran's resource center

ACC + KLRU PARTNERSHIP

- Under Construction
- Delivery Q3 2020
- 185,000 SF
- Community Soundstage, Production & Performance Studio

ACC HIGHLAND PHASE 2

- Under Construction
- Delivering Q1 2021
- ±10,000 STUDENTS
- Workforce Innovation Center, STEM

ACC HIGHLAND PHASE 1

- Existing
- Opened Fall 2014
- 6,000 Students
- Accelerator Learning Lab

HIGHLAND 4

- 81,204 SF 4-Story Office
- Fully permitted / shovel ready
- Currently Preleasing

HIGHLAND 2

- Phase I - 300,000 SF
- Phase II - 200,000 SF
- 500,000 SF - PLANNED

ACC PARKING
(Under Construction)

ACC HIGHLAND PHASE 1

6,000 STUDENTS

ACCelerator Learning Lab
Opened Fall 2014

ACC BIOSCIENCE INCUBATOR

4,000 SF

Wet Labs, Two ISO 8 Clean Rooms,
Conference Space
Opened January 2017

ACC HIGHLAND PHASE 2

±10,000 STUDENTS

Workforce Innovation Center, STEM
Simulator Lab, Digital Media Center,
Culinary & Hospitality Center

ACC + KLRU PARTNERSHIP

185,000 SF

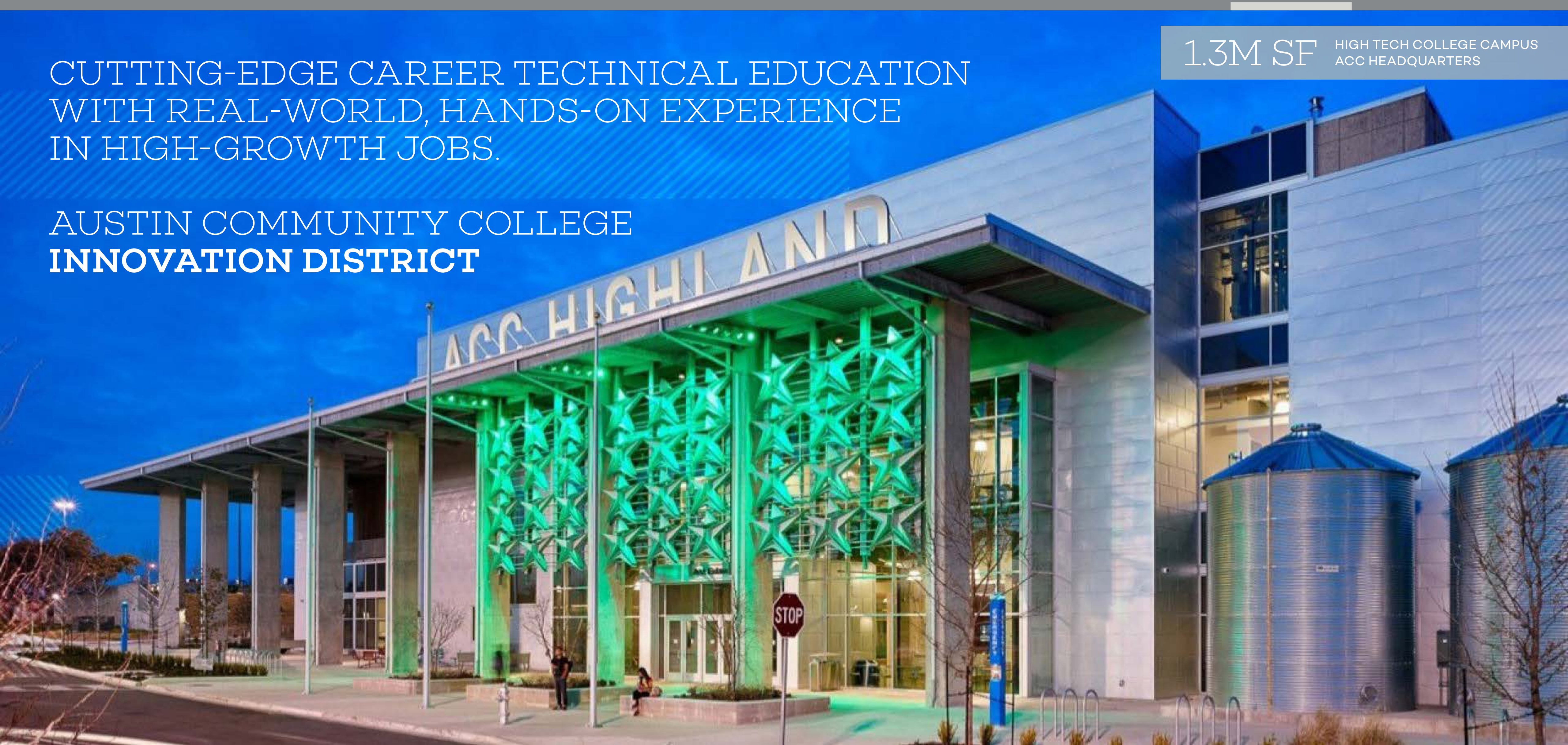
Community Soundstage, Production and
Performance Studio, Digital Production
Incubators for New Media, Partner
Organization Conferencing, Hands-On
Educational Services and Paid Internships
for ACC Students



CUTTING-EDGE CAREER TECHNICAL EDUCATION
WITH REAL-WORLD, HANDS-ON EXPERIENCE
IN HIGH-GROWTH JOBS.

AUSTIN COMMUNITY COLLEGE
INNOVATION DISTRICT

1.3M SF HIGH TECH COLLEGE CAMPUS
ACC HEADQUARTERS



PHASE I: COMPLETE

- › ACCelerator Learning Lab
- › Bioscience Incubator
- › Continuing Education



PHASE II: COMMENCING

- › Regional Workforce Research Department Center
- › Regional Health Science and STEM Simulator Lab
- › Digital/Creative Media Center
- › Cullinary/Hospitality
- › Conference Center



POSSIBILITIES ARE EVERYWHERE
LET'S GET STARTED.

FOR MORE INFORMATION, PLEASE CONTACT

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