

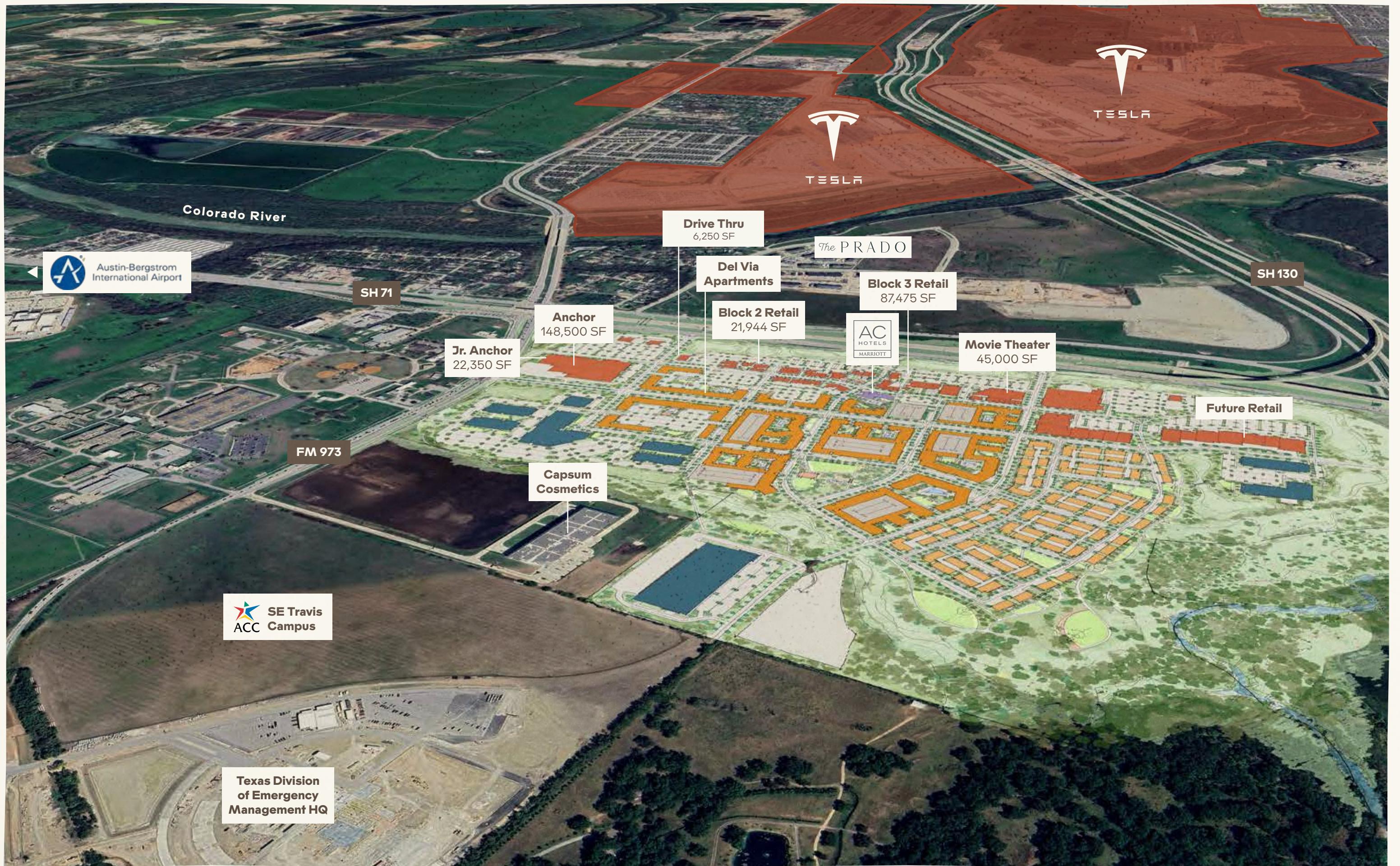
THE
ROW

Austin's Next Retail Destination
22,000sf Retail Development
\$5.5M Equity Investment

PRESIDIUM







TEXAS DIVISION OF EMERGENCY MANAGEMENT





A large, circular inset on the left side of the image shows a detailed aerial view of a modern airport terminal at night. The terminal is illuminated from within, and several airplanes are parked at the gates. The surrounding area includes a complex network of runways, taxiways, and parking lots filled with cars. The overall scene is a vibrant display of urban infrastructure at dusk or night.

\$4B AIRPORT
EXPANSION

THE ROW

OVERALL PLAN



THE ROW
MIXED-USE CORE
Blocks 1-8

Retail
300,000+ SF

Retail Parking
5:1000

AC Hotel
144 keys

Residential—Multifamily
1,000 units

Gathering Space & Parks
3.9 Acres



RETAIL PHASING

BLOCK 1 (IN PLANNING)

Block 1 fronts Highway 71 with excellent visibility and easy entry, anchored by a 148,000 SF major retail tenant and Jr. Anchor. Canvas Lane connects Block 1 directly to the heart of The Row.

BLOCK 2 RETAIL: (OPENING 2026)

BLOCK 6 APARTMENTS: (OPENING SUMMER 2025)

Block 2 rounds out the construction progress already underway for the Del Via Apartments on Block 6. Block 2 also offers 10 retail spaces totaling over 22,000 SF all surrounding a central green plaza, as well as a prime drive-thru ready pad site.

NEXT PHASES (BLOCKS 3 & 7) (IN PERMITTING)

Block 3 and Block 7 form the next phase of The Row's west-to-east construction. Block 3 features 87,475 SF of freestanding retail, anchored by an indoor/outdoor entertainment concept, central green with jewel box retail kiosk. Directly across Canvas Ln., Block 7 will add 300+ apartments, 150-key AC Hotel with groundfloor restaurant and a shared parking garage.

NEXT PHASES (BLOCKS 4 & 8) (IN PLANNING)

Block 4 is expected to deliver alongside Block 3 and offers a 45,000 sf premier movie theater with an additional 16,200 SF of retail. Block 8 will be the final phase of the mixed use core bringing additional apartments and ground floor retail to The Row.



BLOCK #

RETAIL

MULTIFAMILY

HOTEL

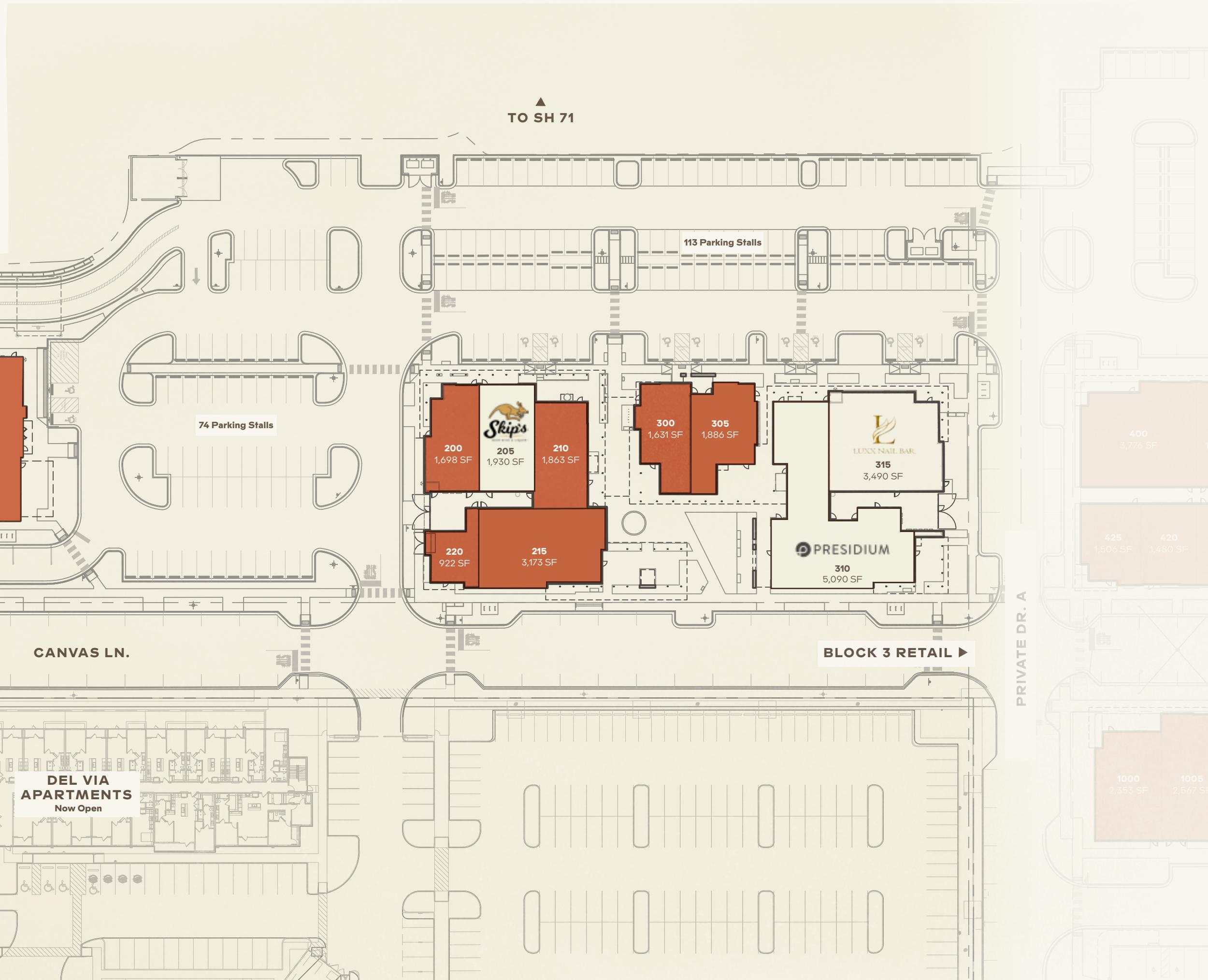
BLOCK 2 RETAIL VISION

Block 2 creates a multi-purpose destination for southeast Austin. This easily accessible retail pocket balances sought-after anchor tenants and diverse local favorites.



BLOCK 2 RETAIL PLAN

- █ LEASED
- █ IN LEASE
- █ LOI x ACTIVE DISCUSSION
- █ AVAILABLE





BLOCK 3 & 7 VISION

Expanding upon the Block 2 retail program, Block 3 will deliver a robust retail cluster focused on a series of verdant open spaces with ideally located restaurant opportunities. A 144-key AC Hotel by Marriott will anchor the main intersection across from the central green and corner retail with 2nd-level office. Once complete, Blocks 2 and 3 will result in the culmination of The Row's core neighborhood serving residents and the greater Southeast Austin region.



BLOCK 3 RETAIL PLAN

- LEASED
- IN LEASE
- LOI x ACTIVE DISCUSSION
- AVAILABLE





Block 7 Multifamily



Block 7 Multifamily



Downtown Views







