

FOR IMMEDIATE RELEASE – AUSTIN, TX

**M2 DEVELOPMENT PARTNERS IS PLEASED TO ANNOUNCE THE
PLANNED \$540,000,000.00 MILLION DOLLAR DEVELOPMENT OF A
LUXURY BRANDED HOSPITALITY & MIXED-USE PROJECT IN
AMERICA’S TOP GROWTH MARKET**

M2 Development Partners, LLC (M2), (www.M2DevelopmentPartners.com) is pleased to announce their plans for the development of a 64-Story, approximately 802-foot-high tower that will forever change the Austin skyline, with a targeted opening date is Q3 2025. Total Project square footage is approximately 1,100,000+ square feet and will be comprised of 250 Luxury Branded Rooms / Suites; 150 For Sale Condos; 170 Multi-Family Rental Units, 6000 square foot Spa, 30,000 square feet of Meeting & Banquet area, 10,000 square feet of Supporting Retail, a 550 space Structured Parking Garage and a Signature Roof-Top Restaurant. The Project site is approximately 1.206 acres and is entitled with an existing site development plan. The site sits on the banks of Lady Bird Lake with unobstructed water views and will be part of the Waterloo Greenway Project. Skidmore, Owens & Merrill, (www.som.com) is the Architectural Firm of Record for the Austin Project, as they have a distinguished thirty (30) year history with the Luxury Hospitality Brand, having completed multiple projects around the world. Design of the Project is expected to be completed by April 1, 2022. The Project will have a LEED Gold and WELL Certification. With LEED Gold, the Project will emphasize the preservation of planetary resources, focusing on the connections to the urban location, energy efficiency systems design, reduced water consumption and waste, and lower overall operating costs. With the WELL Certification, the Project will reinforce the Luxury Hospitality Brand standards of providing world-class services and amenities, all while providing an environment that enhances the health, well-being and productivity of residents, guests and employees.

The Hotel and Residences will offer the complete range of amenities and services you have come to expect from this full-service luxury hospitality brand. The residential project amenities and services for the condominiums and rental apartments will include: multiple dining options in addition to the signature roof-top restaurant, twenty-four (24) hour bellman and doorman, twenty-four (24) hour front desk services, security and valet parking, charging privileges and direct billing for hotel services, mail and package acceptance, temporary storage and deliver, dedicated workout facilities, pools with sun open air decks and lounge areas, access to the spa facilities, media rooms, private entrances, bicycle storage, pet spa, housekeeping, personal training, grocery stocking, business center, car washing and detailing, vendor and schedule maintenance coordination and many more. Austin’s definition of “World-Class Service” is truly about to be redefined.

M2 is currently in discussions with several potential LP & GP Equity Partners and is open to discussions with other interested Financial Partners who view this Trophy Development as the compelling investment opportunity it truly is today and well into the future.

FOR FURTHER INFORMATION PLEASE CONTACT TIMOTHY J. MORRIS

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AUSTIN LUXURY BRANDED HOSPITALITY & MIXED-USE PROJECT
80 RED RIVER STREET, AUSTIN, TX

