



213 AUSTIN ST

GARLAND, TX 75040

FOR SALE & LEASE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



213 AUSTIN ST

GARLAND, TX 75040

INVESTMENT OVERVIEW 03

FINANCIAL OVERVIEW 04

AREA OVERVIEW 07

EXCLUSIVELY LISTED BY



JACK LENIHAN

SENIOR ASSOCIATE | INDUSTRIAL

Direct (214) 692-2886

Mobile (310) 779-7503

jack.lenihan@matthews.com

License No. 712201 (TX)



PATRICK NOLAN

ASSOCIATE | INDUSTRIAL

Direct (972) 805-8576

Mobile (972) 998-4108

patrick.nolan@matthews.com

License No. 787476 (TX)

PATRICK GRAHAM

BROKER OF RECORD

License No. 9005919 (TX)

INVESTMENT OVERVIEW



INVESTMENT HIGHLIGHTS

- **OWNER/USER OPPORTUNITY** – With a limited supply of available industrial space under $\pm 10,000$ SF, this opportunity will fit the needs of countless different users or investors
- **PRIME LOCATION** – The property is located ± 0.25 miles from Downtown Garland and is located just minutes from the heart of the Garland Industrial Submarket. The site also has easy access to both I-635 and President George Bush Turnpike
- **FUNCTIONAL BUILDING** – The building is fitted with 4 Grade Level Doors and an ideal mix of Office/Warehouse space
- **STRONG DEMOGRAPHICS** – Within the surrounding 5-miles, the population exceeds 312,538 residents and over \$3.3B in consumer spending

FINANCIAL OVERVIEW



\$561,000
LIST PRICE



\$170.00
PRICE/SF



\$12.00/SF
ASKING LEASE (GROSS)

PROPERTY SUMMARY

LOCATION	Garland, TX
TOTAL BUILDING SF	±3,300 SF
ACREAGE	±0.19 AC
LOT SF	±8,400 SF
COVERAGE RATIO	±39%
YEAR BUILT	1973
CONSTRUCTION TYPE	Metal
GRADE LEVEL DOORS	4 - (10' x 9'2")
WAREHOUSE %	±90%
OFFICE %	±10%



PROPERTY PHOTOS





BUSSEY MIDDLE SCHOOL
882 STUDENTS

DR. MARVIN RODEN TECHNOLOGY CENTER
TECH SCHOOL

WEAVER ELEMENTARY
448 STUDENTS



EL CASTILLO APARTMENTS
96 UNITS

DALLAS COLLEGE GARLAND CENTER
COMMUNITY COLLEGE



FREEMAN ELEMENTARY
289 STUDENTS



78

+ 27,700 VPD



SHOREHAVEN ELEMENTARY
371 STUDENTS

WALNUT ST ± 16,100 VPD

SUBJECT PROPERTY

AUSTIN ST



DOWNTOWN GARLAND



GARLAND HIGH SCHOOL
2,484 STUDENTS



S 151 ST ± 38,800 VPD

GARLAND TOWNE CENTER

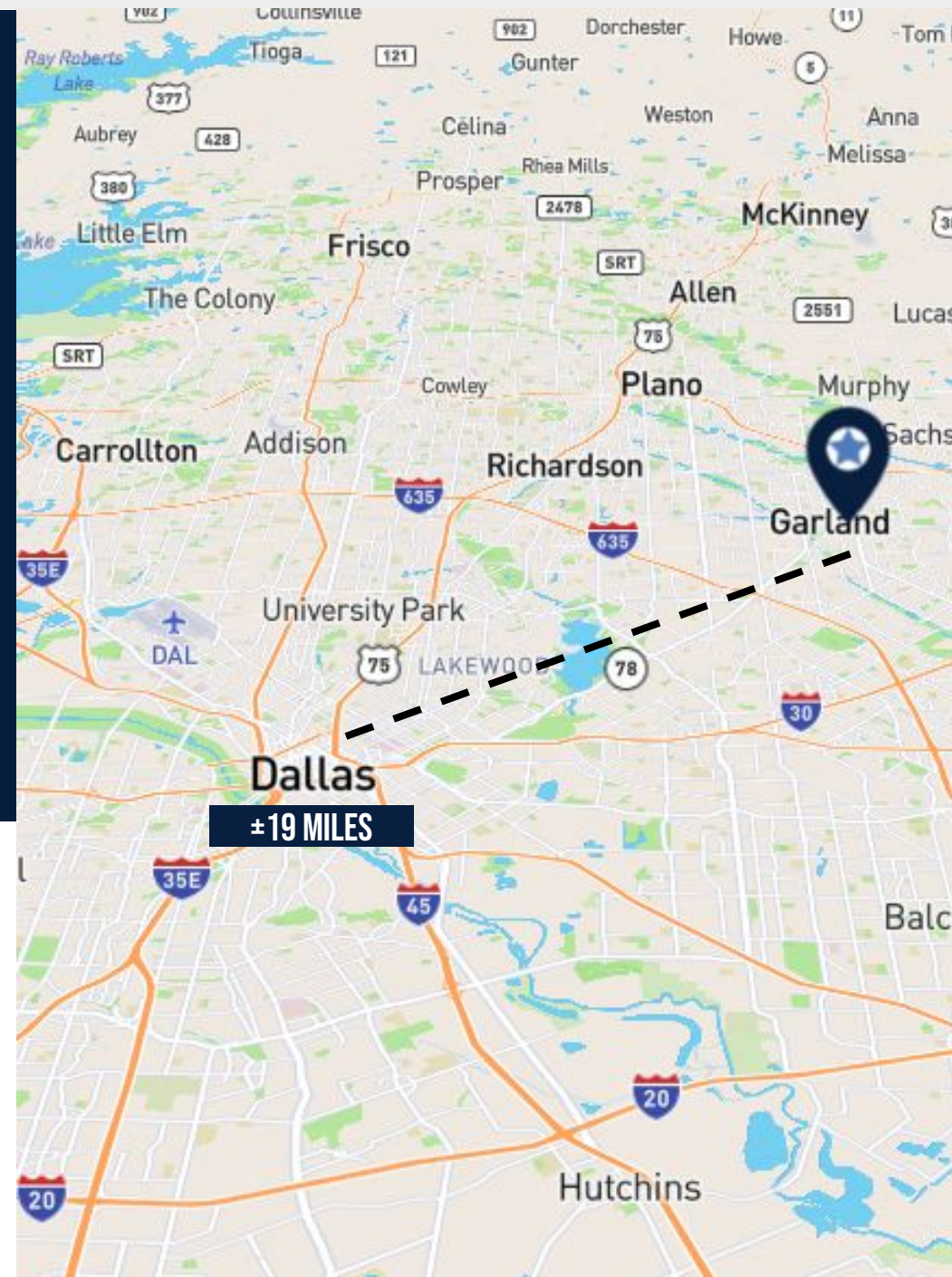


EMBREE EASTSIDE BY PALLADIUM
107 UNITS

AREA OVERVIEW

Garland, Texas, is a dynamic city located northeast of Dallas, known for its rich history and vibrant community. Established in the late 1800s, Garland has grown from a small agricultural town into a thriving suburban hub with a diverse population. The city seamlessly blends its historical roots with modern amenities, offering residents and visitors a unique mix of cultural experiences, from historic downtown areas to contemporary shopping and dining districts.

One of Garland's standout features is its commitment to green spaces and outdoor activities. The city boasts an extensive park system, including over 60 parks and several nature preserves, making it an ideal destination for nature enthusiasts. Lake Ray Hubbard, a prominent feature on the city's eastern edge, provides ample opportunities for boating, fishing, and water sports. Additionally, Garland's numerous trails and recreational facilities ensure that outdoor lovers have plenty of options for staying active and enjoying the natural beauty of the area.



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	12,569	125,412	317,173
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,822	39,965	108,986
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$84,631	\$92,178	\$100,867



Fifth Largest City in The U.S.
-Star Telegram Archives, 2018



Best Place for Business
& Careers in Texas
-Forbes, 2015



24.9 Million Annual Visitors
-VisitDallas.Com, 2018

DALLAS, TX MSA

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation; where you'd be more likely to come across a world-class exhibit than a broken pair of chaps. Its past and present is rich in culture, an All-American city that was built on legends.

DALLAS-FORT WORTH METROPLEX

As the largest metropolitan area in the South and the fourth largest in the U.S., the Dallas-Fort Worth Metroplex is the economic and cultural hub of Texas. Companies are investing in the region, recognizing it as a hub of creativity, ingenuity and high-tech innovation.

Dallas has become an essential part of growth strategies for companies and is acknowledged as one of the top 10 metropolitan areas in the U.S. for high-tech workers with over 230,000 employed workers across a variety of industries.

The cities of Dallas and Fort Worth comprise the two largest urban centers of the continuously expanding Metroplex, respectively. On the eastern side of the metro area, Dallas is the larger of the two cities with an economy based on business management and operations. Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city.



EAST DALLAS

East Dallas, also referred to as the Lake & Garden District, is an expansive area of numerous communities and neighborhoods in Dallas, Texas. White Rock Lake, located in the center of East Dallas, is considered “the crown jewel of the Dallas parks system”. The lake, along with the Dallas Arboretum and Botanical Garden located on the east side of the lake, has strongly influenced and shaped the identity of the East Dallas area. A survey conducted by the Congress for the New Urbanism found that 68 percent of Dallas residents want to live in walkable neighborhoods with clusters of stores and other amenities reachable by foot—but only 4 percent of the metro area’s geography qualifies.



KNOX/HENDERSON

Nestled between Uptown, Lower Greenville Avenue and the town of Highland Park, lies the trendy Knox-Henderson neighborhood, a pedestrian-friendly area named for the two primary roads that connect over U.S. Highway 75. Filled with shops, bars, and eateries that radiate out in all directions, the neighborhood manages to maintain a cozy vibe despite its central Dallas location. East Dallas’ popular Henderson Avenue corridor is headed for a major makeover with a new mixed-use project. Investors and developers who almost four years ago bought up more than two dozen properties along the avenue between U.S. Highway 75 and Ross Avenue are ready to build on the largest vacant tract on the thoroughfare.



LAKESWOOD

Nestled beside the shores of White Rock Lake, the neighborhood of Lakewood is an idyllic place for families and professionals alike. This neighborhood has a laid-back atmosphere, along with tons of beautiful green spaces and parks. Dallas Arboretum and Botanical Garden, one of Dallas’ best attractions. This attraction boasts year-wide seasonal exhibits, including a huge autumn festival that features life-sized fairy tales houses made out of pumpkins. During the summer months, the Dallas Arboretum and Botanical Gardens have outdoor concerts.



LOWER GREENVILLE

Lower Greenville is a major entertainment district in Dallas south of Mockingbird Lane containing many popular bars, restaurants, boutique stores and live music venues. Home to the largest St. Patrick’s Day parade and block party in the Southwest, Lower Greenville Avenue encompasses a long stretch of road in East Dallas that runs north of Ross Avenue to Mockingbird Lane. Thanks to a recent face-lift along the lowest section of the street (between Ross and Richmond), Lower Greenville, as a whole, has evolved from being a rowdy party district for late night revelers to a casually hip ‘hood boasting an ever-growing crop of eclectic shops, laid-back watering holes, and delicious dining gems.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **213 AUSTIN ST, GARLAND, TX 75040** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



EXCLUSIVELY LISTED BY

JACK LENIHAN

SENIOR ASSOCIATE | INDUSTRIAL

Direct (214) 692-2886

Mobile (310) 779-7503

jack.lenihan@matthews.com

License No. 712201 (TX)

PATRICK NOLAN

ASSOCIATE | INDUSTRIAL

Direct (972) 805-8576

Mobile (972) 998-4108

patrick.nolan@matthews.com

License No. 787476 (TX)

PATRICK GRAHAM

BROKER OF RECORD

License No. 9005919 (TX)

213 AUSTIN ST

GARLAND, TX 75040

FOR SALE OR LEASE

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES



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.

11-2-2015



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date