

# 511 Thompson Ln

Austin, TX 78742

Industrial  
Investment Opportunity  
Offering Memorandum



**MATTHEWS**™

EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

511 Thompson Ln  
Austin, TX 78742



# INVESTMENT HIGHLIGHTS

## Property Highlights

### Stable and Strong Cash Flow

- **Significant Annual Income:** The property generates ~\$97,000 in annual net operating income (NOI) from its current lease and increase 3% annually.
- **Tenant Strength:** Features a high-quality tenant, offering long-term stability and mitigating near-term vacancy risk. Founded in 1977, Walls and All, Inc. has been a staple of the Austin construction landscape for nearly 50 years. This longevity signals a stable, well-managed business that has successfully navigated multiple real estate cycles. They are a premier specialty contractor focused on commercial interior finishes.

### Premier Property Condition

- **Recently Upgraded Office Buildout:** The asset boasts a modernized office interior with recent capital improvements. These high-end finishes cater to the growing demand for "plug-and-play" creative or professional workspaces in Austin's industrial-flex sector.
- **Versatile Functionality:** The blend of upgraded office space and functional industrial/warehouse capability makes the property attractive to a wide array of future credit tenants.

### Core Austin Location

- **Strategic "Last-Mile" Positioning:** Located in the highly sought-after 78742 zip code, the property sits in the heart of Austin's primary industrial corridor.
- **Superior Connectivity:** Unrivaled access to major transit arteries including Hwy 183, SH-71, and I-35. It is minutes from Austin-Bergstrom International Airport (AUS) and less than 5 miles from Downtown Austin.
- **High-Growth Submarket:** Situated in a "Central" submarket that consistently maintains tighter vacancy rates (approximately 6.0%) and commands some of the highest asking rents in the city.

### Market Momentum

- **Proven Resilience:** While the broader Austin market has seen a surge in "big-box" supply, smaller flex assets like 511 Thompson Ln remain in high demand due to their scarcity in the urban core.
- **Tech & Infrastructure Synergy:** The property is perfectly positioned to benefit from Austin's "Silicon Hills" expansion, including proximity to major corporate hubs like Tesla and Oracle.

# TENANT OVERVIEW

Year Founded  
1977

Headquarters  
Austin, TX

Ownership Status  
Private

Employees  
20

Locations  
1

Annual Revenue  
\$2M



**Walls and All**

## Tenant Overview

Walls & All is a comprehensive tenant improvement solution designed to streamline the planning, design, and execution of commercial interior build outs. It provides end-to-end support, ensuring projects are delivered efficiently, on brand, and aligned with both landlord requirements and tenant needs.

## Why Invest in Walls & All?

- **End-to-End Delivery Model:** Provides a turnkey tenant improvement solution, reducing complexity, handoffs, and project risk.
- **Faster Time to Occupancy:** Streamlined planning and execution accelerate buildouts, helping tenants open and operate sooner.
- **Cost Predictability:** Integrated budgeting and project management improve transparency and minimize unexpected overruns.
- **Brand & Quality Consistency:** Ensures spaces align with brand standards while meeting landlord and regulatory requirements.
- **Scalable Growth Opportunity:** Positioned to capitalize on ongoing demand for commercial renovations, repositioning, and adaptive reuse projects.

**Downtown Austin**  
±6 Miles Away

**Riverside Re-Development**  
\$4 Billion Project, 109 AC, 10M SF  
Retail, Residential, and Office

**Subject Property**

**Industrial Neighbors**

Callahan's General Store  
MTM Transit  
MasTec Infrastructure that Delivers  
Austin Plant Supply  
Montoposuco TOP SAVINGS Towering Values

**ORACLE**  
Major Employer

**CAVCO**

**FedEx Express**  
**DHL**

**TESLA**  
Production Hub  
±22,000 Employees  
±2,500 Acres

**NEFCO**  
UNITED WE BUILD  
**Aialo** TEXAS AIRSYSTEMS  
**skywater**

**Trillium**  
employee owned  
**Alterman**  
WIRED FOR EXCELLENCE SINCE 1983

**OES**  
EQUIPMENT

**LCRA**  
ENERGY • WATER • COMMUNITY SERVICES

**cogent** **JOHNSON'S**  
**TQL** FLEET SERVICE  
TOTAL QUALITY LOGISTICS  
**CyrusOne**  
**ARRIVE**  
LOGISTICS

**Austin-Bergstrom International Airport**  
±3 Miles Away

**QXO** **United Rentals**  
**ARNOLD OIL COMPANY**  
PROUDLY SERVING TEXAS SINCE 1939  
**FritoLay** **USA**  
WIRE & CABLE, INC.™

**amazon**  
Distribution Center



±152,000 VPD

±85,000 VPD

±69,000 VPD

±66,000 VPD

130

183

71

183

35

# PROPERTY SUMMARY

## Property Summary

<b>Total Building Square Feet</b>	±7,380 SF
<b>Acres</b>	±0.55 AC
<b>Lot Square Feet</b>	±23,958 SF
<b>Building/Lot Coverage</b>	31.72%
<b>Construction</b>	Masonry / Metal
<b>Main Warehouse Clear Height</b>	16
<b>Grade level Doors</b>	4
<b>Year Built/Renovated</b>	1981/2025
<b>NOI</b>	\$103,000
<b>NOI w Flood Insurance</b>	\$97,000
<b>Increases</b>	3%
<b>Lease Term</b>	9

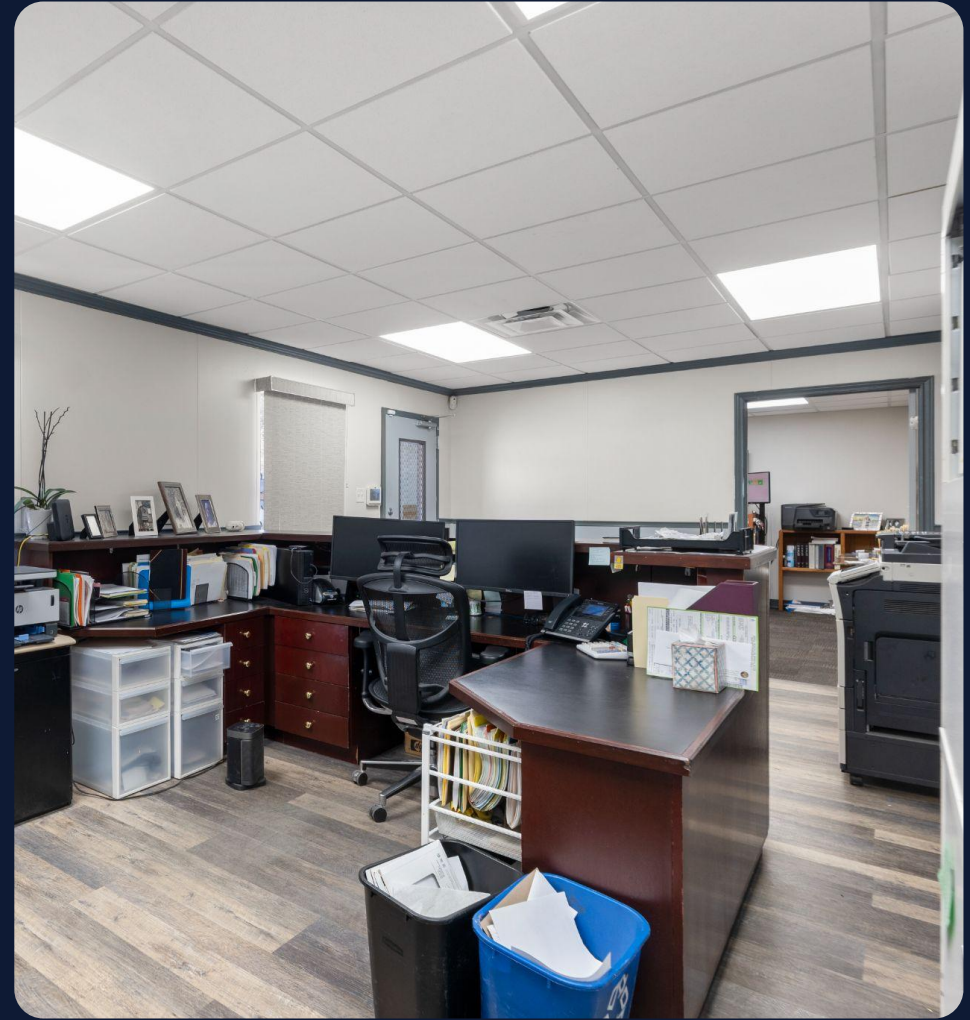
\*\*Property sits in the flood plain and depending on insurance provider will require additional flood insurance, NOI with Flood Insurance reflects a quoted amount\*\*



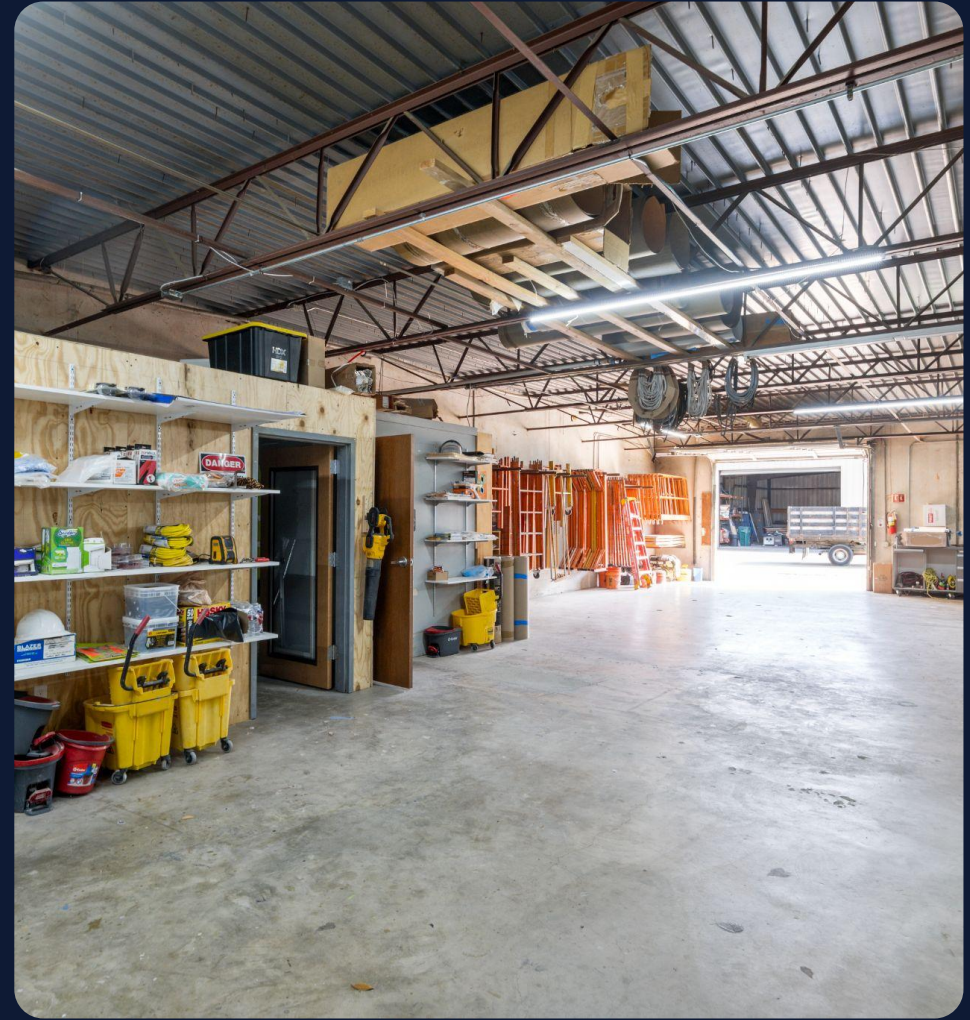
# PROPERTY PHOTOS



# INTERIOR PHOTOS



# WAREHOUSE PHOTOS



# MARKET OVERVIEW

511 Thompson Ln  
Austin, TX 78742



# AUSTIN, TX

Austin, the capital of Texas, is one of the fastest-growing metropolitan areas in the United States. Located in Central Texas along the Colorado River, the city serves as a major center for government, technology, education, and innovation. Austin is home to The University of Texas at Austin, one of the largest public universities in the country, and has developed a strong presence in advanced manufacturing, semiconductor production, artificial intelligence, and corporate headquarters operations. Its business-friendly environment, skilled workforce, and steady population growth continue to attract national and international investment.

The region offers a diverse mix of urban amenities and natural features, including Lady Bird Lake, the Barton Creek Greenbelt, and numerous parks and trail systems. Austin's cultural landscape includes a nationally recognized music scene, major festivals such as SXSW and Austin City Limits, and a growing culinary sector. With expanding infrastructure, a strong employment base, and a central location within Texas' "Triangle" corridor between Dallas-Fort Worth, Houston, and San Antonio, Austin remains an important economic engine for the state and the broader region.

## Total Population

1 Million

## Median HH Income

\$93,658

## Annual Visitors

30 Million+

## GDP

\$248 Billion



# TRANSPORTATION

Austin has a rapidly expanding transportation infrastructure that supports its role as a major technology and innovation hub. Austin-Bergstrom International Airport (AUS) served over 21 million passengers in 2023, reflecting continued strong travel demand and business growth. While Austin is not a coastal port city, regional freight movement is supported by robust rail networks and interstate highways, including I-35, a critical NAFTA trade corridor. Public transit is operated by Capital Metro (CapMetro), providing bus and commuter rail services, with major investments underway through Project Connect, a multi-billion-dollar expansion of light rail and rapid transit. Austin's strategic Central Texas location and multimodal connectivity continue to drive economic and population growth.



**Airport Passenger Traffic**  
21+ Million Annual Passengers



**Air Cargo Volume**  
285,000+ Metric Tons Annually



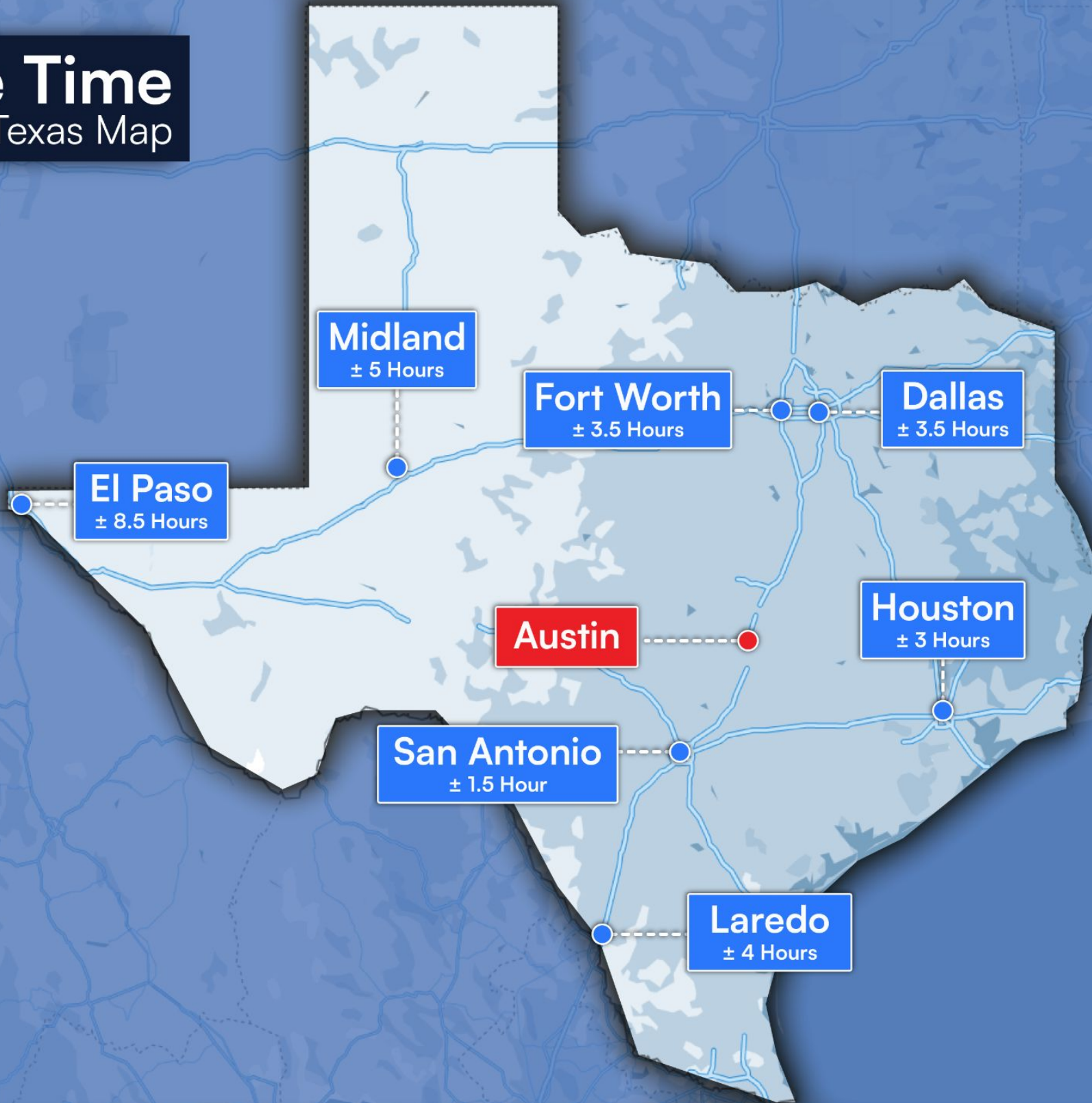
**Logistics Employment**  
70,000 Workers in Transport & Warehousing



**Annual Ridership for Public Transportation**  
15 Million (Bus & Commuter Rail – CapMetro)

# Drive Time

Texas Map



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 511 Thompson Ln, Austin, TX, 78742 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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™., the property, or the seller by such entity.

Owner and Matthews™. 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™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date