

Industrial Warehouse & Office

221 Austin Street | Garland, TX 75040

Industrial
Leasing Opportunity

Leasing Brochure



Image capture: Apr 2022 © 2026 Google

MATTHEWS™

Tristan Thompson

Associate

(972) 636-5243

tristan.thompson@matthews.com

License No. 811445 (TX)

Drew Boroughs

Vice President

(214) 295-2790

Drew.Boroughs@matthews.com

License No. 726278 (TX)

Project Scope

±3,850 SF
Available

±15,800 VPD
Walnut St

±27,700 VPD
Hwy 78

Project Scope

- **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
- **Strong Demographics** – Within the surrounding 5-miles, the population exceeds 312,538 residents and over \$3.3B in consumer spending
- **Grandfathered Use** – The property was previously occupied by an electrical contractor, and that use is grandfathered in under current zoning.

Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|----------|-----------|-----------|
| Five-Year Projection | 12,000 | 118,119 | 311,128 |
| Current Year Estimate | 12,499 | 124,991 | 325,465 |
| 2020 Census | 12,298 | 130,010 | 328,430 |
| Growth Current Year-Five-Year | -3.99% | -5.50% | -4.41% |
| Growth 2020-Current Year | 1.63% | -3.86% | -0.90% |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Five-Year Projection | 3,732 | 37,889 | 107,260 |
| Current Year Estimate | 3,916 | 40,380 | 112,873 |
| 2020 Census | 3,656 | 41,052 | 111,939 |
| Growth Current Year-Five-Year | -4.71% | -6.17% | -4.97% |
| Growth 2020-Current Year | 7.12% | -1.64% | 0.83% |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$88,473 | \$100,941 | \$108,673 |



Key Details

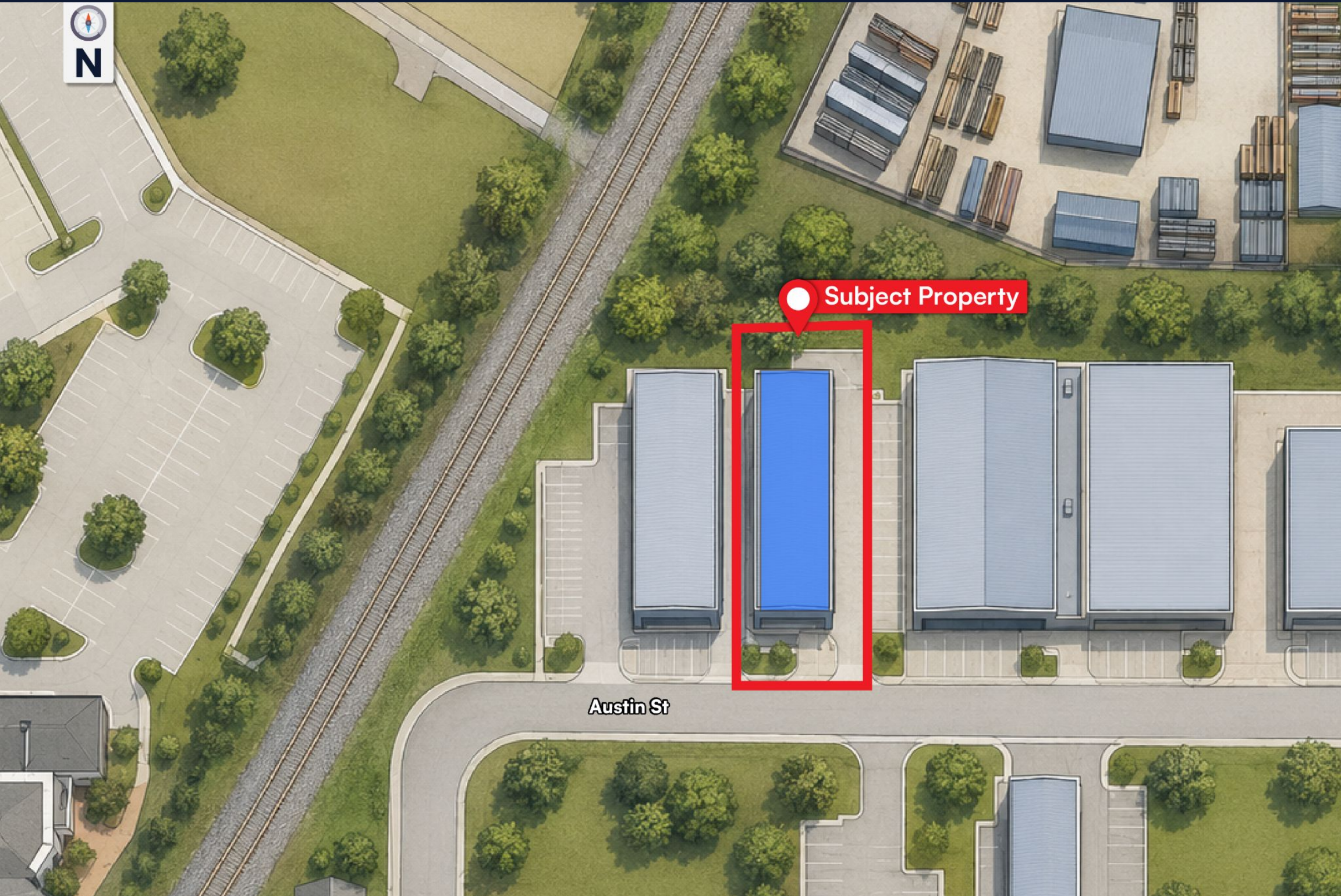
| 211 Austin St - Garland, TX 75040 | |
|-----------------------------------|--------------------------------|
| Lease Rate | \$13 IG |
| SF | ±3,850 |
| Zoning | DT - Garland Downtown District |
| Clear Height | 10-11' |
| Available | Immediately |
| Overhead doors | 2 |

Industrial Warehouse & Office

MATTHEWS™

221 Austin Street

Garland, TX 75040



Subject Property

Austin St



Bussey Middle School
±882 Students

Dr. Marvin Roden Technology Center
Tech School

Weaver Elementary
±448 Students



El Castillo Apartments
±96 Units



Freeman Elementary
±289 Students



Subject Property

78

±27,700 VPD

Shorehaven Elementary
±371 Students

Dallas College Garland Center
Community College



Walnut St ±15,800 VPD

Austin St

Downtown Garland
±0.5 Miles Away



Garland High School
±2,484 Students



G1st St ±38,800 VPD

Embree Eastside By Palladium
±107 Units



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.



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.

| | | | |
|--|-------------|---------------------------|--------------|
| 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **221 Austin St, Garland, TX, 75040** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.

Tristan Thompson

Associate

(972) 636-5243

tristan.thompson@matthews.com

License No. 811445 (TX)

Drew Boroughs

Vice President

(214) 295-2790

Drew.Boroughs@matthews.com

License No. 726278 (TX)

Broker of Record

Patrick Graham

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)