

# 1511 W Loop Blvd

Austin, TX 78756

Multifamily  
Investment Opportunity

Offering Memorandum

±4.5 Miles From Downtown Austin



**MATTHEWS**™

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW



# EXECUTIVE SUMMARY

**1511 W N Loop Blvd**

Austin, TX 78756

**14**

Multifamily Units

**2**

Retail/Office Suites

**±800**

Average Unit SF  
(Multifamily)





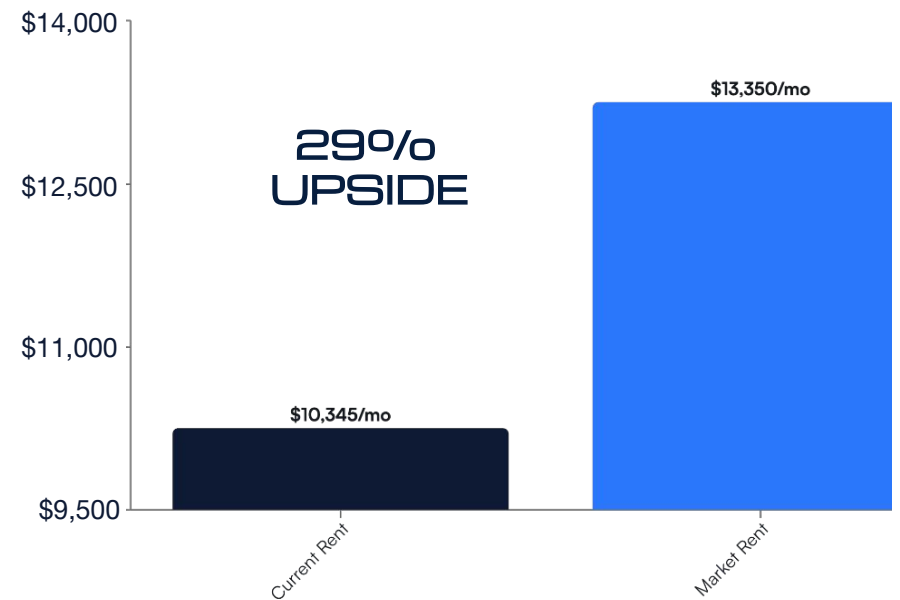
# INVESTMENT HIGHLIGHTS

**Mixed-Use Income Stream** 14 residential units are complemented by one office and one retail space, creating diversified in-place revenue. One of the two spaces is occupied by a boutique skincare and esthetics studio.

**Prime North Austin Location** The property is located in the Brentwood submarket with convenient access to Burnet Rd., N Lamar Blvd., and Hyde Park, vibrant Central Austin corridors known for their blend of modern redevelopment and classic "Old Austin" character.

**Supply and Demand Fundamentals** 1511 W N Loop Blvd. sits within the 78756 ZIP code, where the median home price is approximately \$710K (Redfin). The surrounding area also benefits from no multifamily units currently under construction or proposed (CoStar), underscoring the submarket's supply insulation and high barrier-to-entry.

**Legacy Ownership Profile** The property has been under the same ownership for nearly 50 years allowing for a new buyer's entrance to a high barrier submarket coupled with rare operational upside.





**Texas Department of Public Safety**  
 Headquarters of Operations  
 ±11,100 Statewide Employees

**AUSTIN COMMUNITY COLLEGE DISTRICT**  
**ACC Highland**  
 ±44,000 Students  
 ±1,800 Employees

**Highland Park Elementary School**  
 ±819 Students

**Subject Property**

**Macallum High School**  
 ±1,900 Students  
 Top 12% of Texas High Schools

**WORKHORSE FOREIGN & DOMESTIC**  
 EPOCH COFFEE  
 FERAL PIZZA  
 DRINKWELL

**Ramsey Neighborhood Park**  
 ±1 Miles Away

**Central Market**

**Duval Street**  
**Hyde Park BAR & GRILL**  
**FRESH PLUS**  
**BISCUITS & GROOVY**  
**Antonelli's CHEESE**  
**ASTI TRATTORIA**

**THE HOME DEPOT**  
**BEST BUY**  
**SEPHORA**  
**OLD NAVY**

**Ascension Seton Medical Center Austin**  
 ±447 Beds | ±14,000 Employees

**Lions Municipal Golf Course**  
 Golf Course

**ALAMO DRAFTHOUSE CINEMA**

**The Domain**  
**NORTH ITALIA**  
**Mendocino Farms**  
**Fleming's**  
**Snooze**  
**KENDRA SCOTT**

**Q2 STADIUM**

**Hancock Center**  
**H-E-B**  
**Jason's deli**  
**petco**  
**ORIGEN SALDES CHICK**

**The Drag**  
**TARGET**  
**CAVA**  
**CVS pharmacy**  
**URBAN OUTFITTERS**  
**sweetgreen**  
**VICTORY LAP**  
**IN-N-OUT BURGER**  
**centro**  
**CHIPOTLE**  
**Kerbey Lane**

**St. David's Medical Center**  
 ±435 Beds

**University of Texas at Austin**  
 ±55,000 Students | ±24,000 Employees

**AUSTIN COMMUNITY COLLEGE DISTRICT**  
**ACC Rio Grande**  
 ±42,000 Students  
 ±1,700 Employees

**Dell Seton Medical Center at The University of Texas**  
 ±240 Beds | ±2,000 Employees

**Morris Williams Golf Course**

**Zilker Park**

**Downtown Austin**

**Kealing Middle School**  
 ±1,250 Students

Google Earth

MoPac Expy ±144,329 VPD

1

W 35th St

±28,049 VPD

±201,974 VPD

Guadalupe St



1

# PROPERTY PHOTOS



# INTERIOR PHOTOS



# FINANCIAL OVERVIEW



# FINANCIAL SUMMARY

**\$1,400,000**  
List Price

**\$100,000**  
Price Per Unit

**\$116.67**  
Price Per SF

**8.64**  
GRM

## Unit Mix

Total Units	Unit Mix	Avg. Square Feet	Current Avg. Rent PSF	Current Avg. Rent	Market Avg. Rent	Market Rent PSF	Current Max Rent	Current Monthly Rent	Market Monthly Rent
14	1+1	575	\$1.39	\$800	\$900	\$1.57	\$875	\$9,595	\$12,600
2	Retail/Office	-	-	\$750	-	-	\$750	\$750	-
16	Average	800	\$0.99	\$796	\$890	\$1.11	\$867	\$10,345	\$13,350
	Total	12,000			\$13,350			\$124,140	\$160,200

# FINANCIAL SUMMARY

## Annual Operating Summary

		T-12	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit
<b>Gross Potential Rent</b>	<i>Pro Forma Estimates</i>	\$115,140	-	\$160,200	Market Rent	\$160,200	29% Upside
<b>Less Vacancy</b>	-5.0%	-	-	-\$8,010	-5.0%	-\$8,010	-5.0%
<b>Loss/Gain to Lease</b>	Actual	-	-	-\$14,460	-9.0%	-\$1,602	-1.0%
<b>Less Concessions</b>	-0.25%	-	-	-\$401	-0.3%	-\$401	-0.25%
<b>Less Change in Delinquency</b>	-0.25%	-	-	-\$401	-0.3%	-\$401	-0.25%
<b>Expense/Utility Reimbursement</b>	100% Collected	-	-	\$16,316	\$1,088	\$16,316	\$1,088
<b>Gross Operating Income</b>		\$115,140	-	\$153,245		\$166,103	
<b>Expenses</b>		\$82,119	71.3%	\$83,558	51.82%	\$84,201	48.36%
<b>Net Operating Income</b>		\$33,021	\$2,201	\$69,687	\$4,646	\$81,902	\$5,460

## Pro Forma Annual Operating Expenses

	Pro Forma Estimates	% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit	% of SGI
<b>Real Estate Taxes</b>	1.98% % of Purchase Price	40.32%	\$46,423	\$3,095	\$27,720	\$1,848	\$27,720	\$1,848	17.3%
<b>Property Management Fee</b>	5.0% x GOI	5.21%	\$6,000	\$400	\$7,662	\$511	\$8,305	\$554	5.2%
<b>Insurance</b>	\$774.00 Per Unit	10.09%	\$11,612	\$774	\$11,610	\$774	\$11,610	\$774	7.2%
<b>Contract Services</b>	\$100.00 Per Unit	0.00%	\$0	\$0	\$1,500	\$100	\$1,500	\$100	0.9%
<b>Landscaping/Grounds</b>	\$200.00 Per Unit	1.81%	\$2,088	\$139	\$3,000	\$200	\$3,000	\$200	1.9%
<b>Turnover</b>	\$200.00 Per Unit	0.00%	\$0	\$0	\$3,000	\$200	\$3,000	\$200	1.9%
<b>Repairs &amp; Maintenance</b>	\$500.00 Per Unit	0.00%	\$0	\$0	\$7,500	\$500	\$7,500	\$500	4.7%
<b>Trash Removal</b>	2% % Over Actual	3.10%	\$3,564	\$238	\$3,635	\$242	\$3,635	\$242	2.3%
<b>Other Utilities/Fuel/Gas</b>	2% % Over Actual	10.80%	\$12,432	\$829	\$12,681	\$845	\$12,681	\$845	7.9%
<b>Marketing/Advertising</b>	\$100.00 Per Unit	0.00%	\$0	\$0	\$1,500	\$100	\$1,500	\$100	0.9%
<b>Reserves</b>	\$250.00 Per Unit	0.00%	\$0	\$0	\$3,750	\$250	\$3,750	\$250	2.3%
<b>Total Expenses</b>		71.32%	\$82,119	\$5,475	\$83,558	\$5,571	\$84,201	\$5,613	52.6%
			Current	Per Unit	% of SGI				
<b>Non-controllable expenses (Taxes, Ins., Reserves)</b>			\$60,123	\$4,008	37.5%				
<b>Total Expense without Taxes &amp; Reserves</b>			\$35,696	\$2,380	22.28%				

# RENT ROLL

Unit Mix	Unit #	# of Units	SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Loss to Lease	Upside (%)
1+1	101	1	575	\$875	\$1.09	\$900	\$1.13	-\$25	3%
1+1	102	1	575	\$750	\$0.94	\$900	\$1.13	-\$150	20%
1+1	103	1	575	\$795	\$0.99	\$900	\$1.13	-\$105	13%
1+1	104	1	575	\$875	\$1.09	\$900	\$1.13	-\$25	3%
1+1	105	1	575	\$795	\$0.99	\$900	\$1.13	-\$105	13%
1+1	106	1	575	\$0	\$0.00	\$900	\$1.13	-	-
1+1	107	1	575	\$0	\$0.00	\$900	\$1.13	-	-
1+1	201	1	575	\$700	\$0.88	\$900	\$1.13	-\$200	29%
1+1	202	1	575	\$795	\$0.99	\$900	\$1.13	-\$105	13%
1+1	203	1	575	\$750	\$0.94	\$900	\$1.13	-\$150	20%
1+1	204	1	575	\$795	\$0.99	\$900	\$1.13	-\$105	13%
1+1	205	1	575	\$875	\$1.09	\$900	\$1.13	-\$25	3%
1+1	206	1	575	\$795	\$0.99	\$900	\$1.13	-\$105	13%
1+1	207	1	575	\$795	\$0.99	\$900	\$1.13	-\$105	13%
	Office A	1	700	\$750	-	-	-	\$0	0%
	Office B	1	700	-	-	-	-	\$0	0%
<b>Totals</b>		<b>14 + 2</b>	<b>8,050</b>	<b>\$10,345</b>	<b>\$12.93</b>	<b>\$13,350</b>	<b>\$1.11</b>	<b>-\$1,205</b>	<b>29%</b>
<b>Averages</b>			<b>575</b>	<b>\$796</b>	<b>\$0.99</b>	<b>\$890</b>	<b>\$1.11</b>	<b>-\$80</b>	

\*square footages are approximations

# MARKET OVERVIEW



# BRENTWOOD, TEXAS

**1,190,000**

Employed Population

**1,003,000**

Total Population

**\$93,700**

Median HH Income

**59.6%**

% Bachelor's Degree

**34.5**

Median Age

**\$555,300**

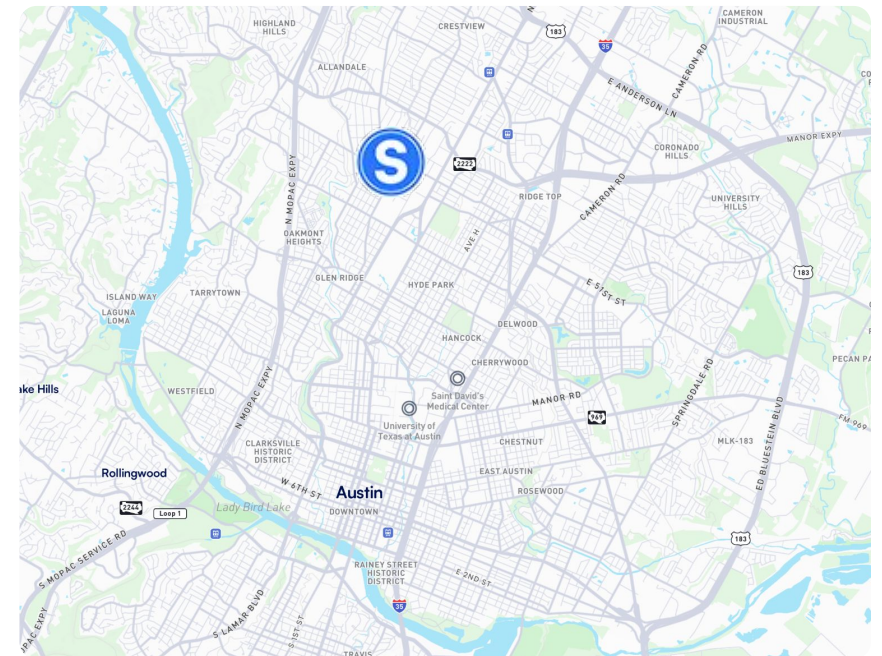
Median Property Value



## Local Neighborhood Overview

Located in the Brentwood neighborhood of Central Austin, 1511 W N Loop Blvd benefits from a premier infill location within one of the city's most desirable mixed-use corridors. Brentwood is a well-established residential community known for its tree-lined streets, neighborhood parks, locally owned businesses, and convenient access to major employment centers. Positioned near Burnet Road, the property enjoys immediate access to a diverse mix of retail, dining, and everyday amenities while also benefiting from its proximity to the neighboring communities of Rosedale and Allandale.

The property is just minutes from The University of Texas at Austin, Ascension Seton Medical Center, and Downtown Austin, with excellent regional connectivity via Mopac Expressway (Loop 1), US Highway 183, and Interstate 35. Nearby destinations such as The Domain, Central Market, Brentwood Neighborhood Park, and Ramsey Park, combined with strong household incomes, limited new development, and continued investment throughout Central Austin, support long-term demand and stable real estate fundamentals.





# TEXAS

The University of Texas at Austin

The University of Texas at Austin, founded in 1883, is the flagship campus of The University of Texas System and a global leader in education, research, and innovation. Located in the heart of one of the nation's fastest-growing cities, UT Austin enrolls more than 53,000 students across undergraduate, graduate, and professional programs. The university offers over 170 fields of study through 18 colleges and schools, with particular strengths in engineering, business, natural sciences, liberal arts, and architecture. As a member of the prestigious Association of American Universities, UT Austin drives discovery and economic growth through pioneering research, entrepreneurship, and partnerships with industry and government. The university contributes more than \$24 billion in annual economic impact to Texas and beyond, supporting jobs, advancing technologies, and preparing the next generation of leaders. With a dynamic campus culture, world-class faculty, and an unmatched location in Austin, UT continues to shape the future for Texas, the nation, and the world.

**±4 Miles**

Distance From SP

**±53,000**

Enrollment

**170+ Programs**

Student Life



**\$24B+**

Annual Economic Impact to Texas

**#1 in Texas**

Public University  
- *US News & World Report*

**A Top 10**

Public University for Innovation  
- *US News & World Report*

# Austin, TX

Austin's multifamily market remains one of the nation's leading growth markets, supported by sustained population migration, a rapidly expanding technology sector, and continued corporate investment. Ranked as the second fastest-growing metropolitan area in the country, the metro continues attracting residents and businesses seeking strong

employment opportunities, lifestyle appeal, and economic expansion. A highly educated workforce and diverse economic base continue driving long-term apartment demand across the region. Ongoing development activity reflects continued confidence in Austin's long-term growth trajectory and multifamily demand outlook.

**2.63M**

Total Population

**\$103K**

Median HH Income

**52.3%**

Bachelor's Degree or Higher

**\$1,541**

Average Asking Rent

Source: CoStar Group, U.S. Census Bureau, Austin Chamber, Opportunity Austin | 2025 Dataset



# Employment

Austin ranks among the nation's leading technology and innovation employment markets, supported by rapid corporate expansion, a highly educated workforce, and continued migration of skilled labor. The metro's diversified economy spans technology, semiconductor manufacturing, healthcare, education, professional services, and advanced manufacturing, while continued corporate relocations and startup activity reinforce long-term employment growth across the region.

**1.4M+**

Total Workforce Base

**25K+**

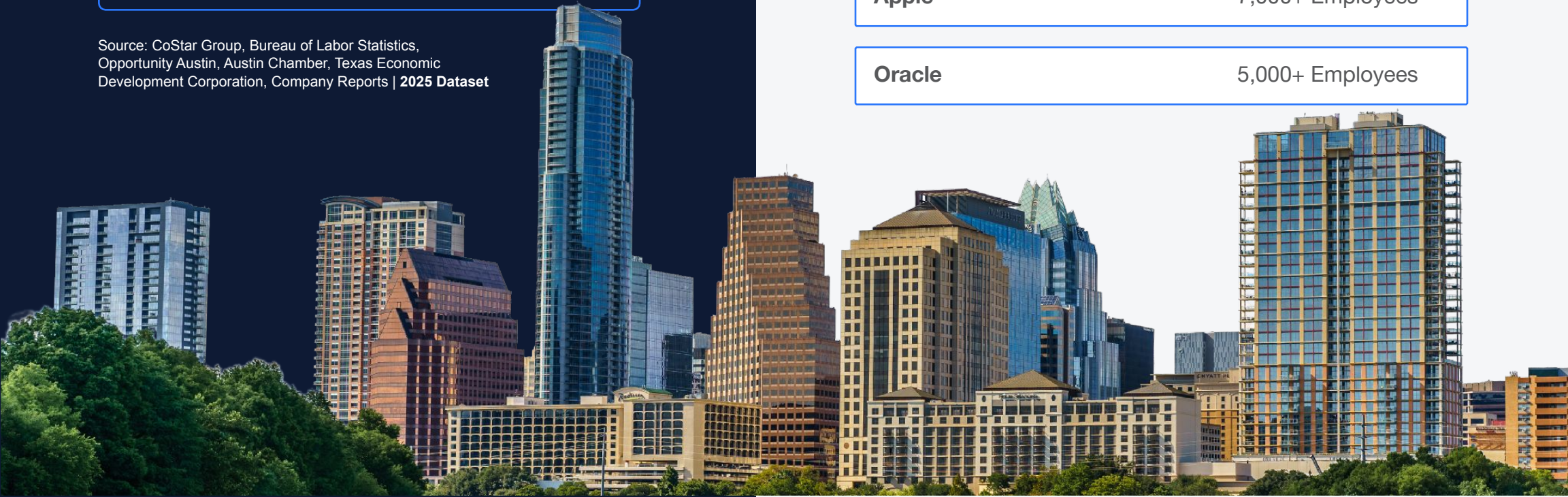
Jobs Added YoY

16% of Employment in Technology

Source: CoStar Group, Bureau of Labor Statistics, Opportunity Austin, Austin Chamber, Texas Economic Development Corporation, Company Reports | 2025 Dataset

## Top Employers

<b>LARGEST EMPLOYER</b>  The University of Texas at Austin	24,000+ Employees
<b>Tesla</b>	22,000+ Employees
<b>Ascension Seton</b>	14,000+ Employees
<b>Dell Technologies</b>	13,000+ Employees
<b>Amazon</b>	11,000+ Employees
<b>Samsung Electronics</b>	10,000+ Employees
<b>Apple</b>	7,000+ Employees
<b>Oracle</b>	5,000+ Employees



# Submarket Strength

Tech & Mixed-Use

## North Austin & The Domain

Austin · North Burnet · Parmer Lane

**3M+ SF**

Apple Campus  
(Planned)

**\$2.2K+**

Class A  
Rents Average

**IBM ORACLE**  
Major Tech  
Anchors



Innovation & Expansion

## East Austin

Mueller · Airport Corridor · Tesla Corridor

**700+ AC**

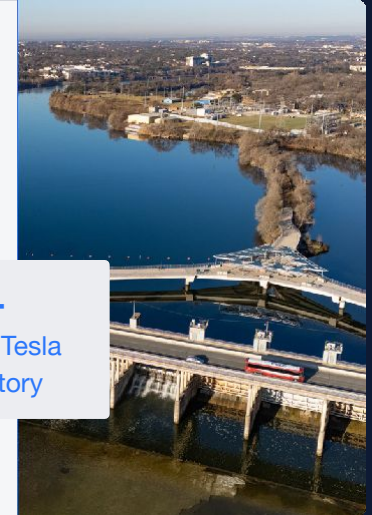
Mueller  
Master-Plan

**21M+**

AUS Airport  
Passengers

**20K+**

Jobs at Tesla  
Gigafactory



Urban Core & Lifestyle

## Downtown Austin

Downtown · Rainey · South Congress

**89**

Walk Score

**\$2.5-3.5K+**

Luxury  
Rental Rates

**53,000+**

UT Austin  
Students



Suburban Growth

## Northwest Austin & Round Rock

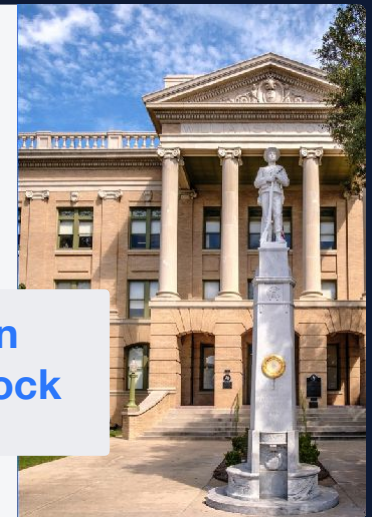
Round Rock · Cedar Park · Georgetown

**I-35 · SH-130**

Direct Highway  
Connectivity

**Georgetown  
& Round Rock**

Growth Leaders



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**1511 W N Loop Blvd | Austin, TX 78756**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at ### **1511 W N Loop Blvd, Austin, TX 78756** ("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 Real Estate Investment Service™. 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.



## 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
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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