# \$1,075,000 - 1800 E Martin Luther King Jr Blvd, Austin

MLS® #6327824

## \$1,075,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.14 Acres

Johns C R, Austin, TX

Awesome location in Austin's MLK transit corridor with easy access to downtown and UT. With the City of Austin's new zoning ordinances, this site will support a building height of up to 60' and over 20,000 SF of rentable square footage. Consider retail/restaurant space on the first floor and residential on the upper 4 floors. Utilizing Austin's Affordability Unlock requires only 10% of the unit count to be in the Affordable category. Total residential unit SF of over 17,000 SF, with 24 or more units. Ideal configurations would be studios, and 1 and 2 bedroom units given the area demographics. The first-floor area supports over 3,000 SF of retail/restaurant space. No onsite parking is required except for ADA. No significant tree issues, flat lot, easy build. South end of lot has VIEWS TO DOWNTOWN, especially from upper floor(s). MLK is a designated transit corridor with 4-lanes and planned 20' widening, with 5 bus stops within 1 block, within walking distance to the UT @ Austin campus, 3 hospitals, the Dell Medical School, 3 Blocks East Of UT's Eastern Parking Lot. Great neighborhood with daily needs businesses on the same block (Sour Duck Bakery & Restaurant, JuiceLand, Shell, Austin Daily Press and the Wheel & Monarch Liquor). Just 4 blocks to the UT campus with the new UT Moody Center just 5 blocks away. Convenient to UT McCombs School Of Business (just 2 bus stops and 1.3 miles away). A short 25 min. walk to the Texas State





Artist's rendering is for conceptual purposes only.



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Capitol Building Complex and 1/2 Mile From ST. David's Medical Center & Austin Lakes Hospital - Dell Seton Medical Center At The University Of Texas, Blackstock Family Health Center - Central Texas Medical Foundation Brackenridge Hospital - Seton Brain And Spine Institute Dell Children's Medical Center & The Heart Hospital Of Austin. Dell Children's Medical Center & The Heart Hospital Of Austin.

Built in 2024

#### **Essential Information**

MLS® # 6327824 Price \$1,075,000

Bathrooms 0.00 Acres 0.14 Year Built 2024

Type Commercial Sub-Type Site Planned

Status Active

### Water Feature/View

View City

# **Community Information**

Address 1800 E Martin Luther King Jr Blvd

Area 3

Subdivision Johns C R

City Austin
County Travis
State TX
Zip Code 78702

### **Amenities**

Utilities Above Ground Utilities, Electricity Available, Natural Gas Available,

Phone Available, Sewer Available, Water Available

Features Sidewalks

Parking None

### Interior

Interior See Remarks
Heating See Remarks

### **Exterior**

Lot Description Flat Foundation None

### **Additional Information**

Date Listed January 21st, 2024

Days on Website 374

Days on Market 650

Zoning LO-MU-V-NP

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