

\$1,125,000 - 1800 E Martin Luther King Jr Blvd, Austin

MLS® #6327824

\$1,125,000

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



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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	\$1,125,000
Bathrooms	0.00
Acres	0.14
Year Built	2024
Type	Commercial
Sub-Type	Site Planned
Status	Active

Water Feature/View

View	City
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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	353
Days on Market	588
Zoning	LO-MU-V-NP

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