

\$1,750,000 - 2104 E M L King Jr Blvd, Austin

MLS® #6550330

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.36 Acres

Johns C R, Austin, TX

A Rare Dual-Lot Development Opportunity- Together, 2102 and 2104 E. MLK Jr. Blvd comprise a combined .36 acres of mixed-use zoned land (LO-MU-V-CO-NP) with coveted alley access and exceptional street presence. This is a rare chance to secure two adjacent properties in a booming corridor, ideal for developers, investors, or visionaries looking to establish a multi-structure commercial compound, office-residential hybrid, or future redevelopment. With flexible zoning, a high walk score, and proximity to the UT campus, medical centers, and major transportation routes, this offering provides endless potential in a highly desirable location.

The Best of East Austin at Your Doorstep- Located in one of Austin's most dynamic and walkable neighborhoods, this pocket of East MLK is surrounded by an eclectic mix of restaurants, cafes, bars, and cultural venues. Just a short stroll from local favorites like Nixta Taqueria, Bird Bird Biscuit, Bennu Coffee, and Franklin Barbecue, the area blends historic charm with cutting-edge culinary and creative energy. You'll also find yourself minutes from UT's Disch-Falk Field, DKR-Texas Memorial Stadium, The Moody Center, and Dell Seton Medical Center. With the MLK MetroRail station just blocks away, and a quick drive to the Capitol, downtown, and Austin-Bergstrom International Airport, this location offers the perfect balance of lifestyle, convenience, and investment upside.



Built in 1914

Essential Information

MLS® #	6550330
Price	\$1,750,000
Bathrooms	0.00
Acres	0.36
Year Built	1914
Type	Commercial
Sub-Type	Other
Status	Active

Water Feature/View

View	None
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Community Information

Address	2104 E M L King Jr Blvd
Area	3
Subdivision	Johns C R
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Available, Natural Gas Available
Parking	Additional Parking, Alley Access, Driveway, Gravel, On Site, Off Street

Interior

Interior	Tile, Wood
Heating	Central

Exterior

Construction	Frame
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	August 11th, 2025
Days on Website	63
Days on Market	44

Zoning

Also zoned LO-MU-V-CO-NP

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