

CENTURY 21[®]

Judge Fite Company



1800 E MARTIN LUTHER KING JR BOULEVARD

AUSTIN, TX 78702



\$1,075,000



1 acres

DESCRIPTION

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 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.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 2223574
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Johns C R
LIST DATE: 01/23/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 3
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.14
LOT SIZE (SQFT): 6,216

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- CornerLot
- Level
- SeeRemarks
- FewTrees
- TreesMediumSize
- Views
- Flat

YARD/GROUNDS:

- None

FENCING:

- None

UTILITIES

UTILITIES:

- AboveGroundUtilities
- ElectricityAvailable
- NaturalGasAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- StreetLights
 - Curbs
 - Sidewalks
-

LISTED BY: Jeffrey Schnabel

PHONE: 512.913.7480

BROKERED BY: Compass RE Texas, LLC