

317 E King St. Retail/Office Space

Click Photo for Virtual Tour

FOR SALE

Property Overview

This property is perfectly positioned on a high-traffic road in King and benefits from highly sought-after B-2 (General Business) zoning. This property provides a unique, professional atmosphere for a wide array of business types. Currently operating as a thriving salon, this building is turn-key and ready for immediate use. Its general business classification and flexible layout make it ideal for:

Professional Offices (Medical, Dental, Accounting, Real Estate, etc.)

Boutique Retail & Specialty Shops

Personal Services (Spa, Wellness, Continued Salon Use, etc.)

Property Highlights

- Prime Commercial Location: High-visibility site on E King Street
- Flexible B-2 Zoning: Suitable for Office, Retail, and Personal Services.
- Existing Monument Signage: Highly visible, professional ground-level signage already in place for immediate branding.
- Ample Parking: Paved lot with 13 dedicated, lined parking spaces.
- Expansion/Development Potential: Large 0.7-acre lot with room for additional parking or expansion at the rear.
- Valuable Storage: Unfinished basement ideal for supply and inventory storage.
- Secure Outdoor Space: Fenced-in yard for equipment or material storage.

Property Details

Building SF:	1,605
Lot Size:	0.70 Acres
Parking:	13 spaces
Price:	\$325,000
Year Built:	1956
Zoning:	B-2

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KW COMMERCIAL - GLOBAL

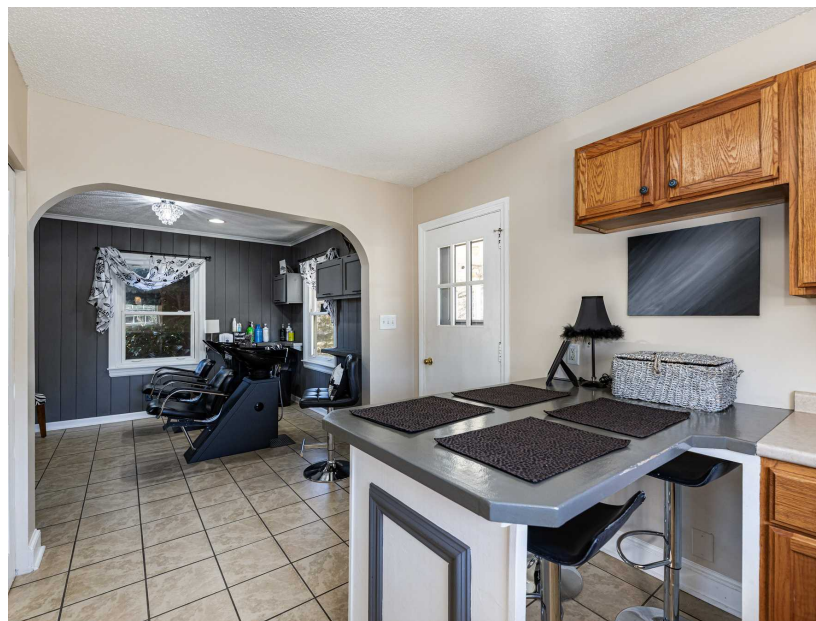
1221 South MoPac Expressway

Austin, TX 78746

Each Office is Independently
Owned and Operated

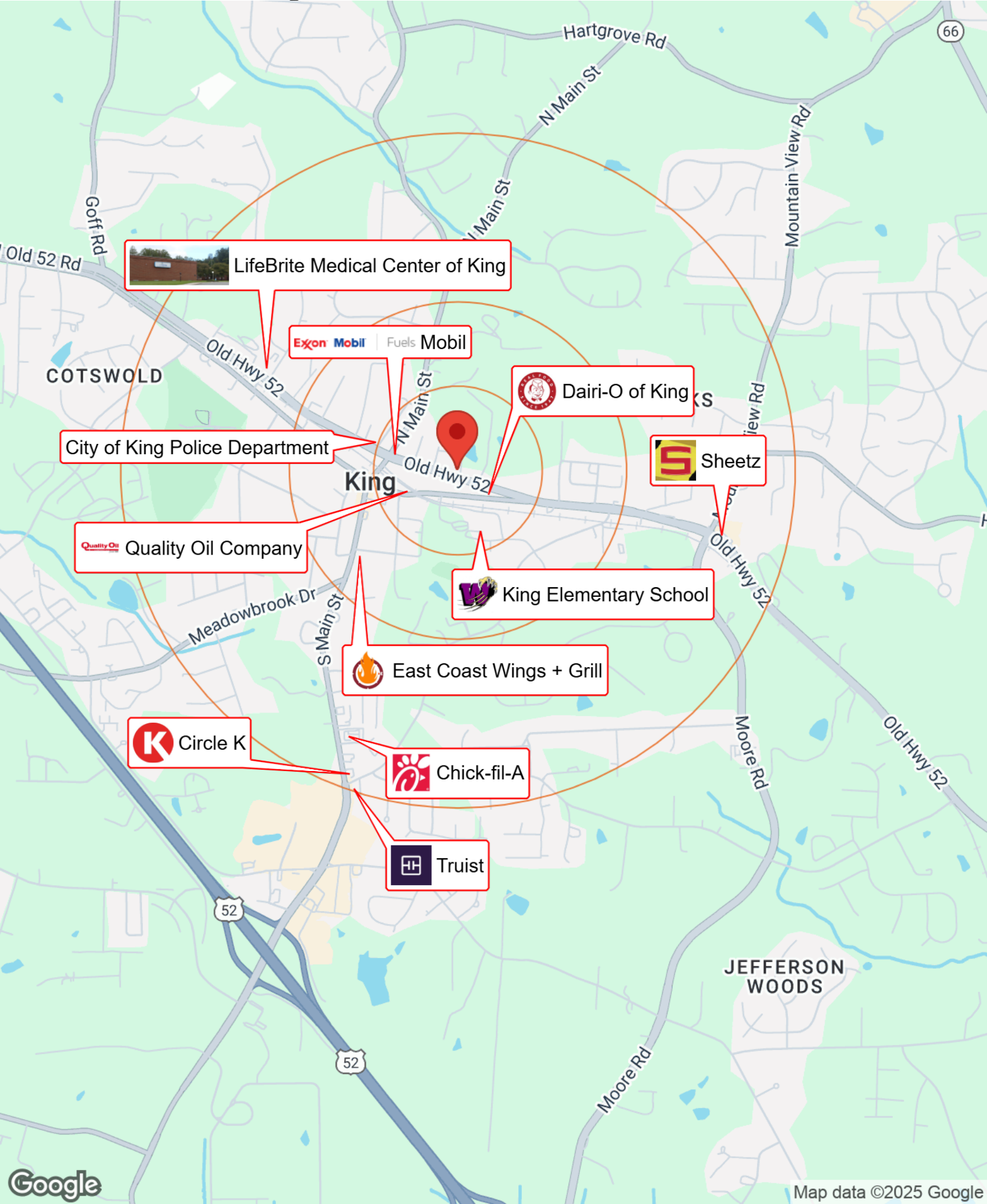


Property Photos





Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,489	7,646	12,229
	Female	1,595	7,941	12,718
	Total Population	3,083	15,586	24,947
Age	Ages 0-14	481	2,409	3,982
	Ages 15-24	356	1,626	2,605
	Ages 25-54	1,110	5,490	8,964
	Ages 55-64	440	2,344	3,776
	Ages 65+	696	3,716	5,621
Race	White	2,710	13,574	20,806
	Black	114	684	1,819
	Am In/AK Nat	5	22	37
	Hawaiian	N/A	2	2
	Hispanic	151	840	1,574
	Asian	41	164	225
	Multi-Racial	61	296	469
	Other	N/A	6	15
Income	Median	\$70,085	\$67,480	\$70,153
	< \$15,000	60	423	626
	\$15,000-\$24,999	131	605	917
	\$25,000-\$34,999	79	292	522
	\$35,000-\$49,999	173	1,142	1,617
	\$50,000-\$74,999	257	1,238	1,982
	\$75,000-\$99,999	161	937	1,594
	\$100,000-\$149,999	196	1,043	1,771
	\$150,000-\$199,999	139	555	842
	> \$200,000	108	406	656
Housing	Total Units	1,387	7,162	11,428
	Occupied	1,303	6,641	10,526
	Owner Occupied	991	4,915	7,924
	Renter Occupied	312	1,726	2,602
	Vacant	83	521	902