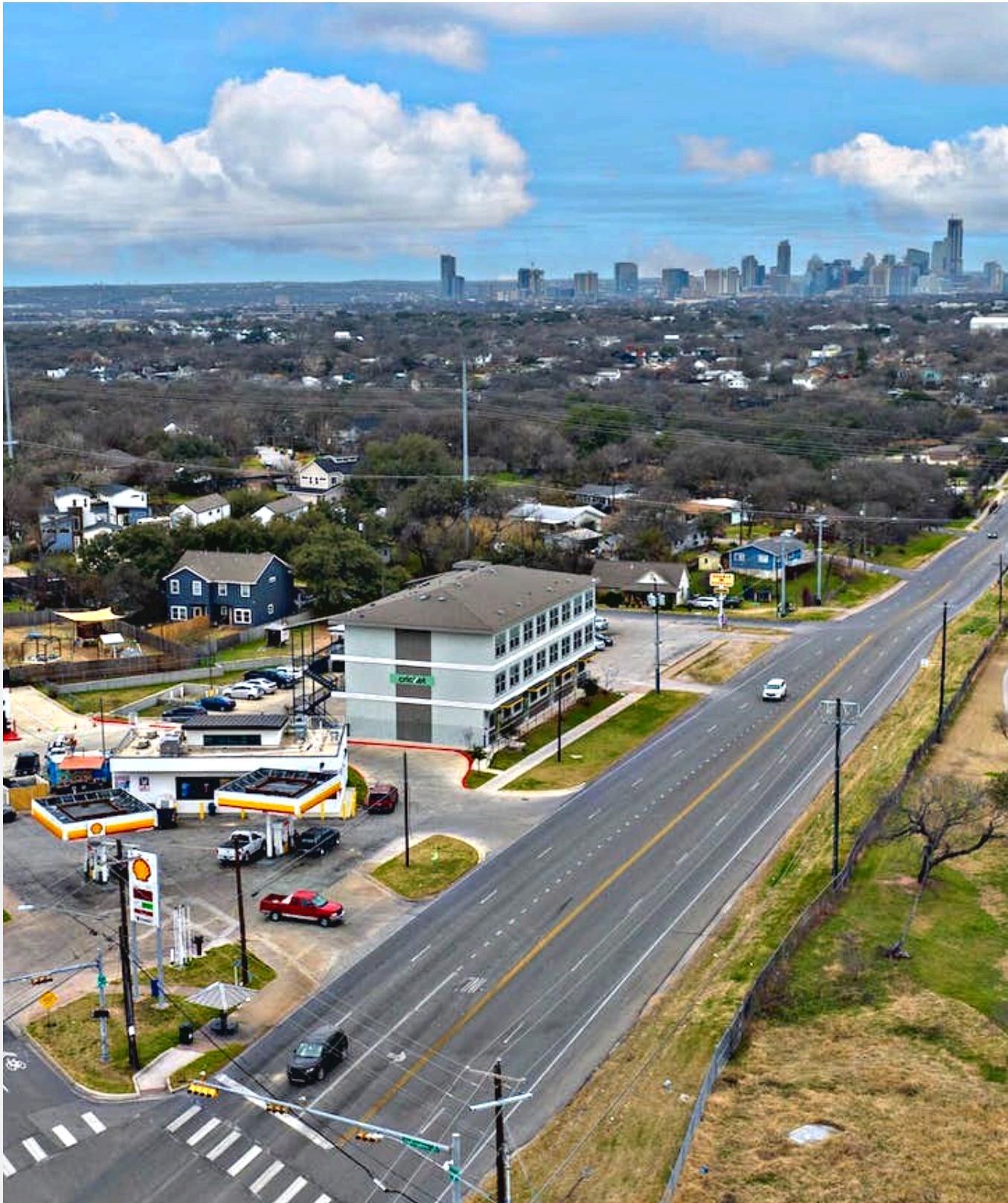


**FOR SALE | EAST AUSTIN MIXED-USE CONDOS**



4505 E. MLK JR BLVD. AUSTIN, TX 78721

[WWW.MLKRETAIL.COM](http://WWW.MLKRETAIL.COM)

• HOWDY YALL!



# AUSTIN, TX

## AREA OVERVIEW

Austin, the capital city of Texas and the economic center of Central Texas, has seen steady population growth over the years. With a population of 996,147 in 2020 and an annual growth rate of 1.75%, Austin is the 11th most populous city in the United States and the 4th most populous city in Texas. The Austin Metropolitan Statistical Area (MSA) has an estimated population of 2,352,426 as of July 2021 and continues to grow at an annual rate of 2.3%.

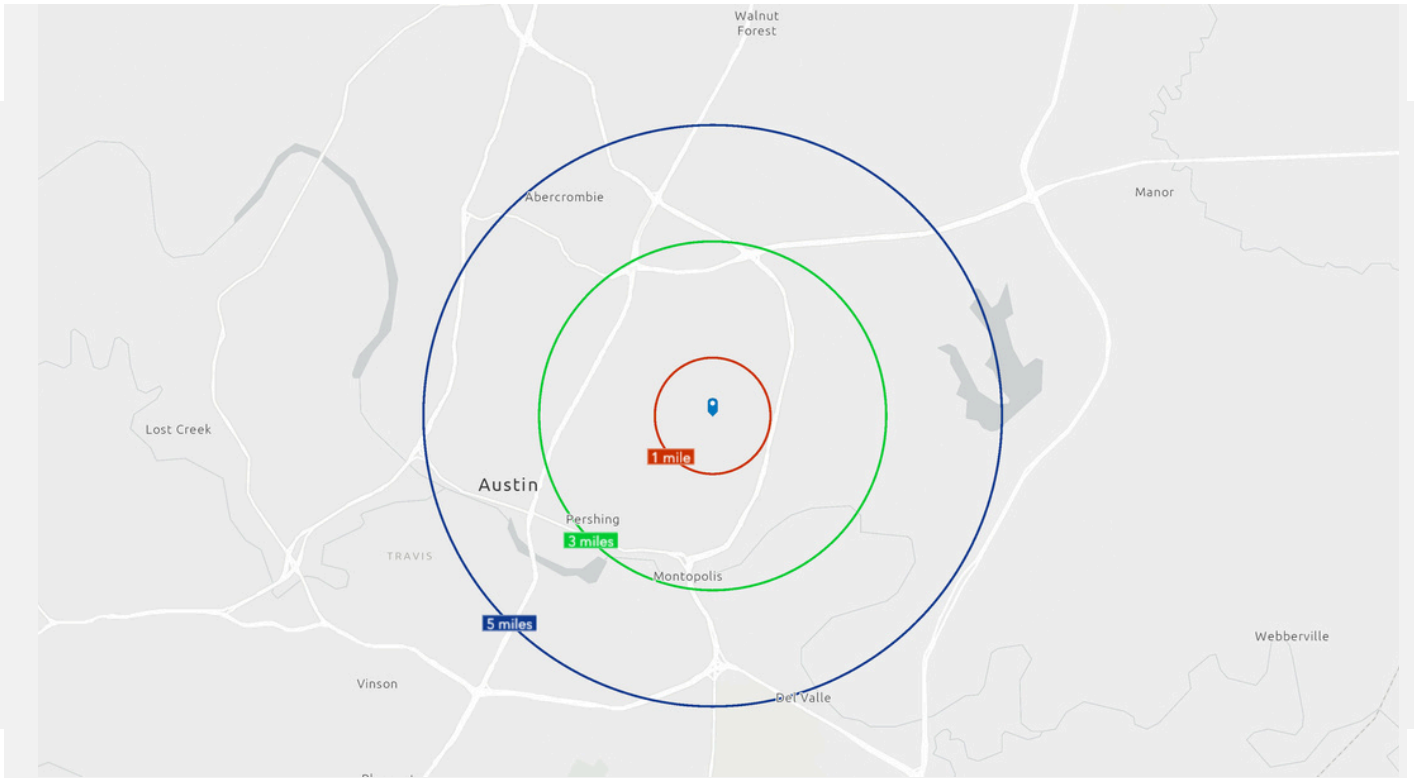
One of the key factors driving Austin's growth is its thriving ecosystem of small businesses. The city is home to 42,000 small businesses, which are supported by local incubators, accelerators, and a municipally-funded Small Business Development Program. The tech sector is particularly strong in Austin, with companies like Tesla, Apple, and Oracle investing in the area and creating job opportunities. For example, Tesla is currently building a massive Gigafactory in Austin that is expected to generate at least 5,000 jobs, while Apple has announced a \$1 billion campus with the capacity for 15,000 employees.

In addition to its thriving economy, Austin is a city with a rich cultural heritage. The city is known for being "the Live Music Capital of the World" and hosting events like Austin City Limits Music Festival (ACL), South by Southwest (SXSW), and the Formula 1 United States Grand Prix. Austin is also known for its strong education sector, with institutions like the University of Texas at Austin being major contributors to the city's highly educated workforce. The city is also connected to the rest of the world, with a modern infrastructure and international connectivity.

Furthermore, Austin is an attractive city to live in due to its low cost of living. There is no personal income tax in Austin, and the city has more affordable housing compared to coastal cities, making it a popular destination for transplants. Additionally, Austin is a city with a rich culture, boasting numerous parks, river access, hike, and bike trails, good food, and a collaborative culture. With a highly educated workforce and a thriving economy, Austin is a city with a bright future and a great place to invest in.

# THE AREA

In The Heart Of East Austin - One of The Fastest Growing Areas of Austin



Devora Realty is pleased to present Eagle View Place retail condos, in the heart of one of the fastest-growing areas in Austin. Located at the corner of East MLK Jr Blvd and Springdale Rd with 30,000+ daily traffic. This location offers exceptional visibility with ingress and egress off East MLK Jr. and Springdale Rd. This property is 4.1 miles from Downtown Austin (10-minute commute), 7.8 miles to the Austin-Bergstrom International Airport (9-minute commute), and 1 mile from the Mueller Development (3-minute commute).

42%

 WALK SCORE

69%

 BIKE SCORE

45%

 TRANSIT SCORE

## 'AREA HIGHLIGHTS

- 10 MINS TO DT AUSTIN
- 10 MINS TO PLAZA SATILLO
- 9 MINS TO ABIA
- .1 MILE TO MLK BUS LINE
- 3 MINS TO MUELLER
- ACROSS FROM MORRIS WILLIAMS GOLF COURSE
- 7 MINS TO UT CAMPUS

# THE PROPERTY

## EAGLE VIEW PLACE RETAIL CONDOS

**ADDRESS** 4507 E. MLK JR BLVD [UNIT A](#) AUSTIN, TX 78721

**OFFERED AT** AVAILABLE UPON REQUEST

**MONTHLY HOA** \$125

**EST. TAXES** \$9,357

**INTERSECTION** MLK & SPRINGDALE

**YEAR BUILT** 2019

**SQUARE FOOTAGE** 1,160 +/- SF

**ZONING** GR/MU/NP

**FRONTAGE** MLK JR BLVD & SPRINGDALE

**PARKING** 3 SPACES

**ADDRESS** 4507 E. MLK JR BLVD [UNIT B](#) AUSTIN, TX 78721

**OFFERED AT** AVAILABLE UPON REQUEST

**MONTHLY HOA** \$125

**EST. TAXES** \$9,358

**INTERSECTION** MLK & SPRINGDALE

**YEAR BUILT** 2019

**SQUARE FOOTAGE** ~1,163 +/- SF

**ZONING** GR/MU/NP

**FRONTAGE** MLK JR BLVD & SPRINGDALE

**PARKING** 3 SPACES



# PHOTOS - UNIT A



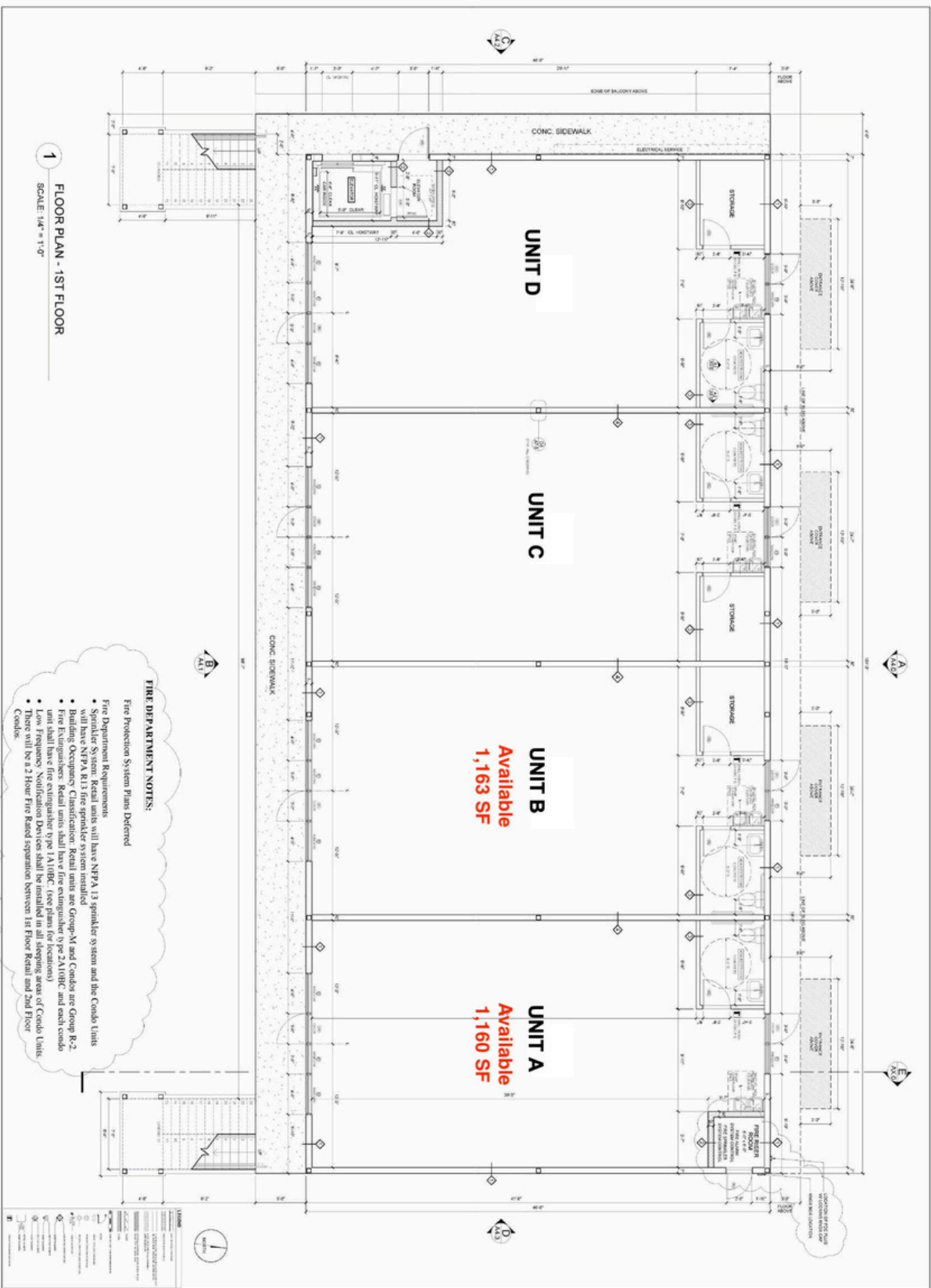
# PHOTOS- UNIT B







# FLOOR PLAN



**1**  
FLOOR PLAN - 1ST FLOOR  
SCALE: 1/4" = 1'-0"

**FIRE DEPARTMENT NOTES:**

Fire Protection System Plans Deferred

Fire Department Requirements

- Sprinkler System: Retail units will have NFPA 13 sprinkler system and the Condo Units will have NFPA R13 fire sprinkler system installed
- Building Occupancy Classification: Retail units are Group M and Condos are Group R-2
- Fire Extinguishers: Retail units shall have fire extinguisher (type 2A10BC and each condo unit shall have fire extinguisher type 1A10BC - (see plans for locations)
- Low Frequency Notification Devices shall be installed in all sleeping areas of Condo Units
- Code will be a 2 hour Fire Rated separation between 1st Floor Retail and 2nd Floor Condos

NO.	DATE	DESCRIPTION	BY

**ARCHITECT**  
MAD ARCHITECTURE  
P.O. BOX 180973  
AUSTIN, TEXAS 78718  
PHONE: 512.298.4448

**EAGLE VIEW PLACE**  
BUILDING ONE  
4507 E. MLK  
AUSTIN, TX 78721

**MAD ARCHITECTURE**  
P.O. BOX 180973  
AUSTIN, TEXAS 78718  
PHONE: 512.298.4448

**A1.0**

# DEMOGRAPHICS



## Demographics

4507 Martin Luther King Junior Blvd  
Austin TX 78721  
Eagle View Mixed Use Condos

Prepared by Esri  
Latitude: 30.55168  
Longitude: -97.69117

	1 mile	3 miles	5 miles
2010 Total Population	2,192	56,570	129,167
2020 Total Population	2,849	71,054	174,340
2020 Group Quarters	7	471	748
2024 Total Population	3,580	75,157	186,767
2024 Group Quarters	7	468	739
2029 Total Population	3,954	84,507	205,111
2023-2028 Annual Rate	2.01%	2.37%	1.89%
2024 Total Daytime Population	11,483	75,904	193,494
Workers	9,877	41,041	106,142
Residents	1,606	34,863	87,352
Household Income Base	1,501	27,100	66,340
<\$15,000	7.4%	5.2%	4.1%
\$15,000 - \$24,999	2.7%	2.2%	2.2%
\$25,000 - \$34,999	8.4%	3.9%	3.1%
\$35,000 - \$49,999	10.8%	8.2%	6.9%
\$50,000 - \$74,999	25.6%	17.3%	16.1%
\$75,000 - \$99,999	7.1%	12.8%	13.0%
\$100,000 - \$149,999	12.9%	19.7%	21.5%
\$150,000 - \$199,999	13.7%	10.8%	12.6%
\$200,000+	11.5%	19.9%	20.4%
Average Household Income	\$109,948	\$137,903	\$143,470
<b>Median Household Income</b>			
2024	\$68,381	\$100,546	\$107,273
2029	\$72,461	\$108,731	\$117,165
<b>2024 Population by Age</b>			
Total	3,580	75,157	186,765
0 - 4	4.9%	6.0%	6.3%
5 - 9	6.0%	6.8%	7.3%
10 - 14	6.8%	7.7%	7.8%
15 - 24	15.7%	14.1%	13.4%
25 - 34	18.7%	14.6%	13.1%
35 - 44	14.1%	15.6%	16.7%
45 - 54	14.8%	14.3%	14.6%
55 - 64	8.4%	9.8%	9.9%
65 - 74	5.7%	6.5%	6.6%
75 - 84	3.4%	3.4%	3.3%
85 +	1.5%	1.1%	1.0%
18 +	77.7%	74.8%	74.1%
<b>2024 Population by Race/Ethnicity</b>			
Total	3,582	75,157	186,768
White Alone	56.0%	50.2%	50.7%
Black Alone	14.2%	10.4%	8.9%
American Indian Alone	0.6%	0.8%	0.7%
Asian Alone	9.4%	12.7%	15.0%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	6.3%	9.0%	8.3%
Two or More Races	13.3%	16.8%	16.3%
Hispanic Origin	22.2%	28.3%	26.7%
Diversity Index	76.1	81.3	80.5



## CONTACT INFO

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E: [JOHNNYDEVORA@DEVORAREALTY.COM](mailto:JOHNNYDEVORA@DEVORAREALTY.COM)

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