

COMMERCIAL LOT FOR SALE

2907 E MARTIN LUTHER KING JR, AUSTIN, TEXAS 78702

2907 EAST MARTIN LUTHER KING JUNIOR BOULEVARD, AUSTIN, TX 78702



FOR SALE

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



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*PRESENTED BY:*

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# PROPERTY SUMMARY

2907 EAST MARTIN LUTHER KING JUNIOR BOULEVARD



## Property Summary

Lot Size:	0.90 Acres
Price:	\$495,000

## Property Overview

2907 East Martin Luther King Jr. Boulevard is a rare, nearly 0.90-acre vacant parcel in one of East Austin’s most dynamic growth corridors. The site sits directly adjacent to the MLK light rail station, offering unmatched transit connectivity, as well as the Upper Boggy Creek Trail and St. David’s Foundation Community Garden, creating a unique blend of urban access and green-space amenities. Surrounded by an established fabric of new residential condominiums, multifamily communities, and restaurants, the property is strategically positioned within a district experiencing rapid redevelopment and rising land values.

The size and location of the property make it a compelling candidate for a range of future development concepts, including multifamily, townhomes, or mixed-use projects, subject to city approvals. In addition, an adjacent tract fronting MLK Blvd may be available for purchase, subject to landowner verification, creating the opportunity to expand the assemblage and increase development scale. With its central East Austin location, connectivity to transit, and adjacency to both new construction and natural amenities, 2907 E MLK represents one of the few remaining large parcels positioned to capture the next wave of growth in Austin’s urban core.

## Location Overview

Situated in the Rosewood neighborhood, 2907 East Martin Luther King Jr. Boulevard offers a prime position in one of East Austin’s most transit-rich and rapidly evolving corridors. The property benefits from immediate adjacency to the MLK Jr. MetroRail Station and multiple high-frequency bus routes, providing seamless connections to the University of Texas, the Capitol Complex, and Downtown Austin. The surrounding area is experiencing robust redevelopment, with a growing mix of apartments, condominiums, and dining destinations shaping a vibrant urban fabric.

Directly adjoining the site is the St. David’s Foundation Community Garden, offering a rare and attractive green-space amenity that complements the nearby Upper Boggy Creek Greenbelt and trail network. Together, these natural elements provide excellent walkability, bike access, and lifestyle appeal – enhancing the property’s long-term value for residential or mixed-use development. This combination of transit access, neighborhood momentum, and unique adjacency to community green space makes the property an exceptional opportunity in the heart of East Austin’s growth story.

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### TOD Overlay

- Property lies within the MLK Station Area TOD (Transit-Oriented Development) Overlay.
- Current subdistrict designation: Low Density Residential (LDR) under the MLK Regulating Plan.
- Overlay provides flexibility in height, setbacks, and parking, and creates a pathway to pursue higher-density or mixed-use development with city approvals.

### Floodplain

- Portion of site within the 100-year floodplain.
- Any new development must build above base flood elevation per City of Austin standards.
- Elevated foundations and site planning strategies are common in the area and can mitigate this constraint.

### Utilities

- Wastewater service confirmed on site (cleanouts observed).
- Water, electric, and other service connections available at street frontage.
- Existing infrastructure reduces development risk and timeline compared to raw, unserved land.

There is a deeded easement to a shared driveway with the community garden.

**Click below for virtual tour!**



# AERIAL VIEW

2907 EAST MARTIN LUTHER KING JUNIOR BOULEVARD



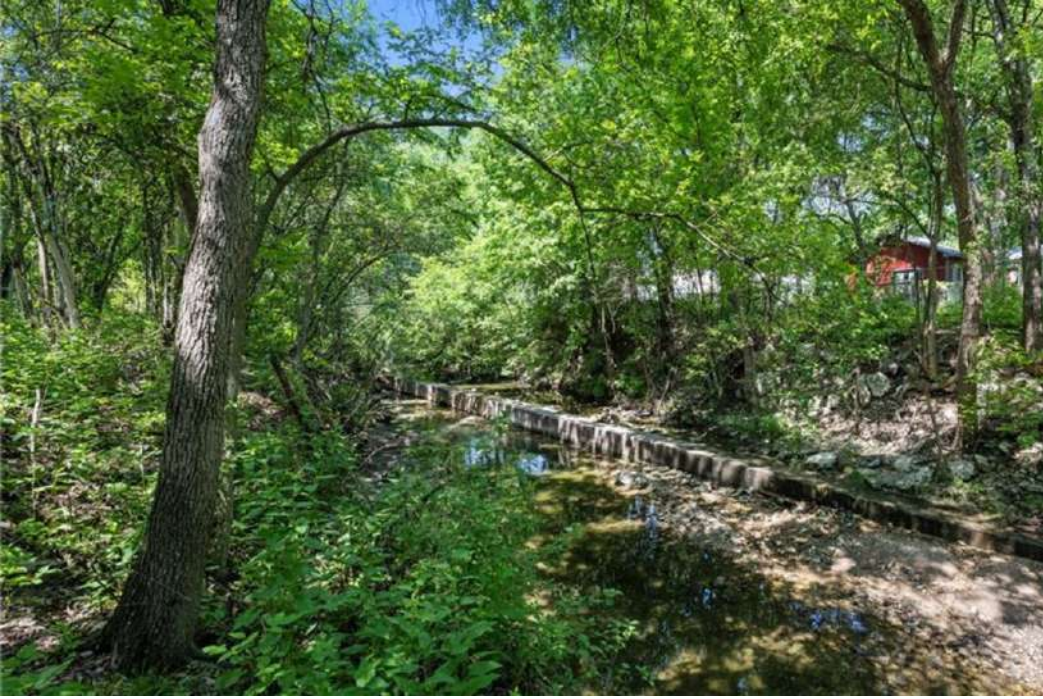
PROPERTY

2907 EAST MARTIN LUTHER KING JUNIOR BOULEVARD



# PROPERTY

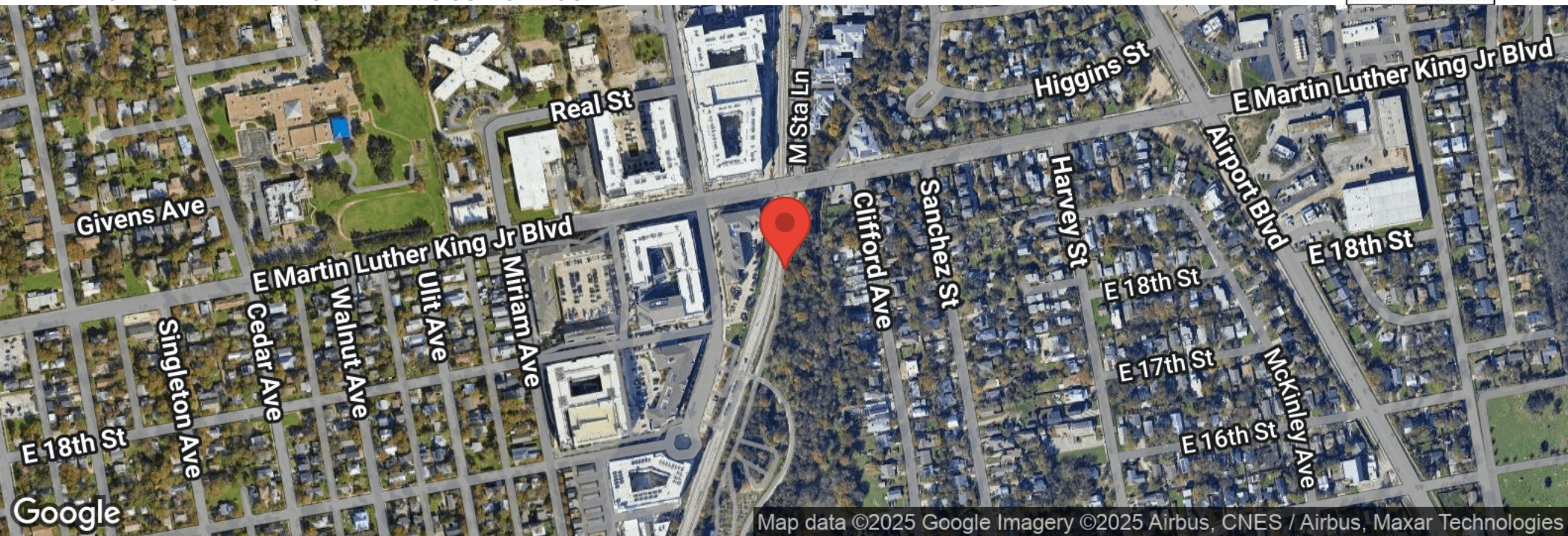
2907 EAST MARTIN LUTHER KING JUNIOR BOULEVARD



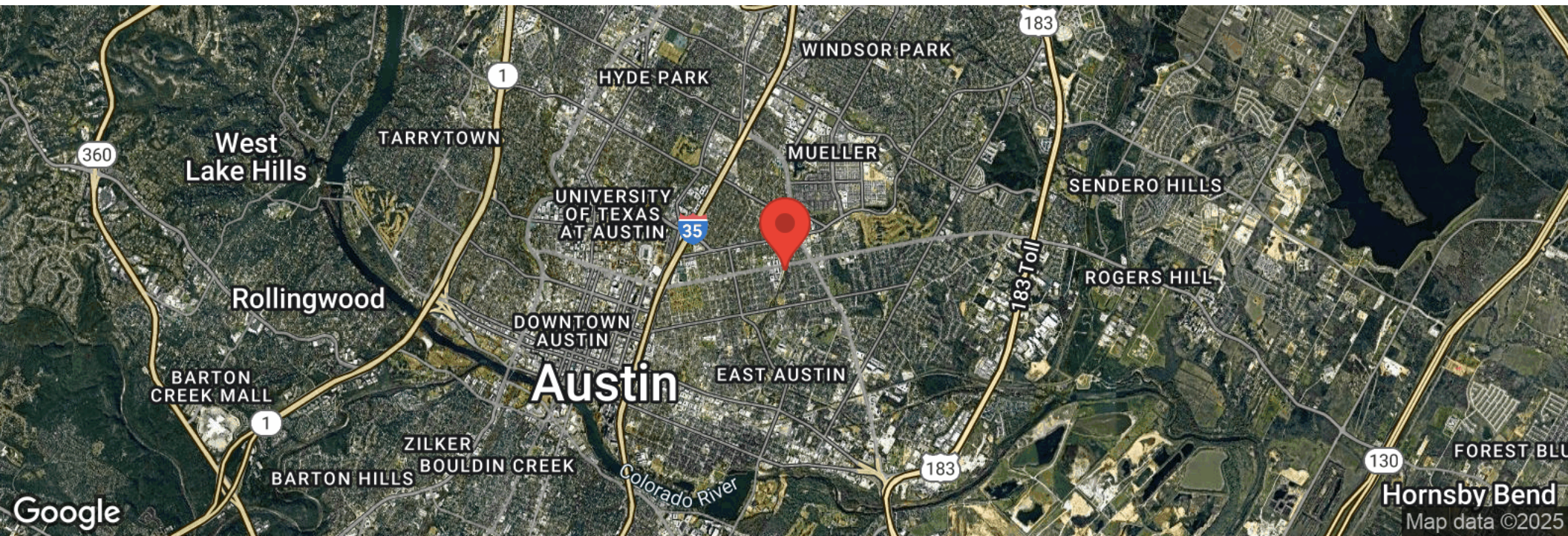


# LOCATION MAPS

2907 EAST MARTIN LUTHER KING JUNIOR BOULEVARD



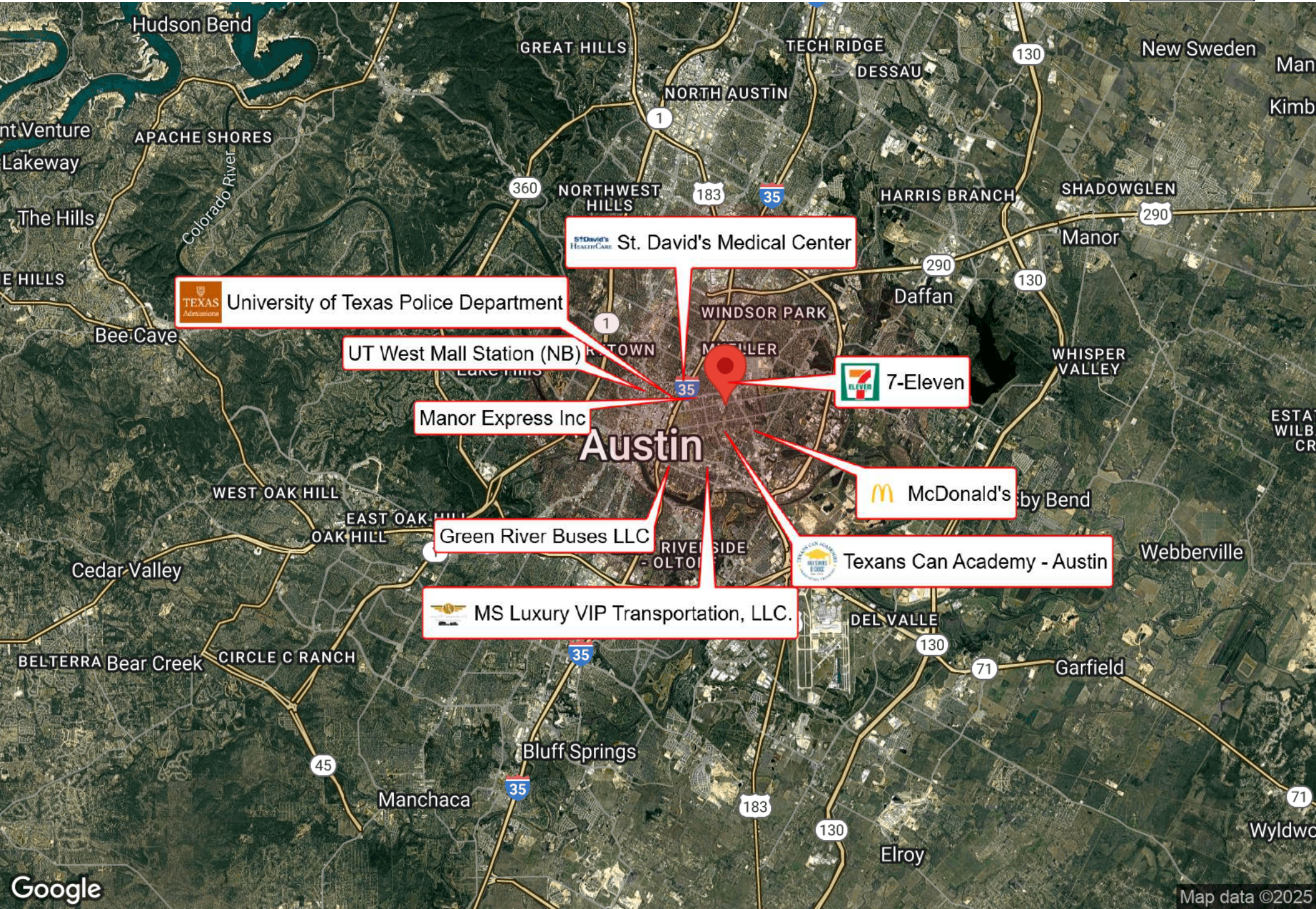
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Map data ©2025

# BUSINESS MAP

2907 EAST MARTIN LUTHER KING JUNIOR BOULEVARD



# DEMOGRAPHICS

2907 EAST MARTIN LUTHER KING JUNIOR BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	5,455	72,332	163,236
Female	5,751	67,532	154,456
Total Population	11,206	139,864	317,692

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,150	22,821	59,667
Ages 15-24	1,253	13,399	33,538
Ages 25-54	5,533	79,045	164,329
Ages 55-64	1,119	11,992	29,869
Ages 65+	1,151	12,607	30,289

Income	1 Mile	3 Miles	5 Miles
Median	\$33,543	\$34,786	\$38,583
< \$15,000	1,135	16,694	28,522
\$15,000-\$24,999	695	6,735	16,674
\$25,000-\$34,999	525	5,317	15,920
\$35,000-\$49,999	744	7,284	18,723
\$50,000-\$74,999	614	7,779	19,635
\$75,000-\$99,999	462	4,426	10,947
\$100,000-\$149,999	352	4,520	10,942
\$150,000-\$199,999	65	1,268	3,791
> \$200,000	39	1,839	5,341

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,578	65,410	151,071
Occupied	5,045	58,471	134,690
Owner Occupied	2,249	19,105	47,610
Renter Occupied	2,796	39,366	87,080
Vacant	533	6,939	16,381

# DISCLAIMER

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