

4505 E. MLK JR BLVD. AUSTIN, TX 78721

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## 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).



#### • '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
- 7 MINS TO UT CAMPUS
- **GOLF COURSE**

## 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



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



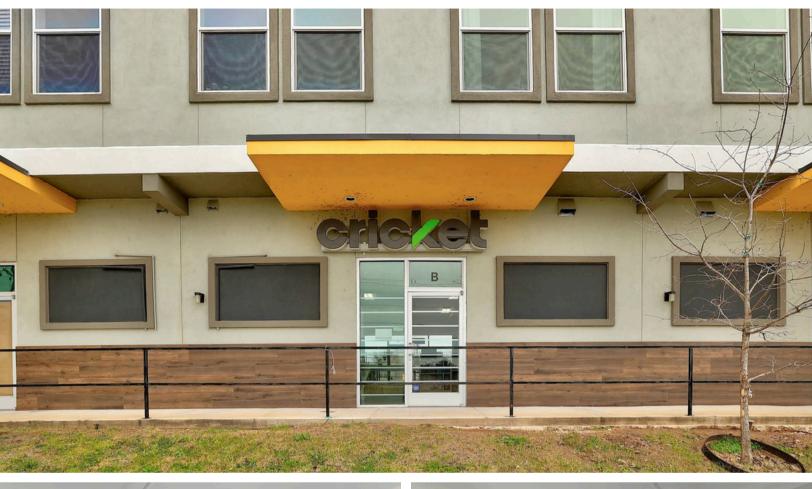
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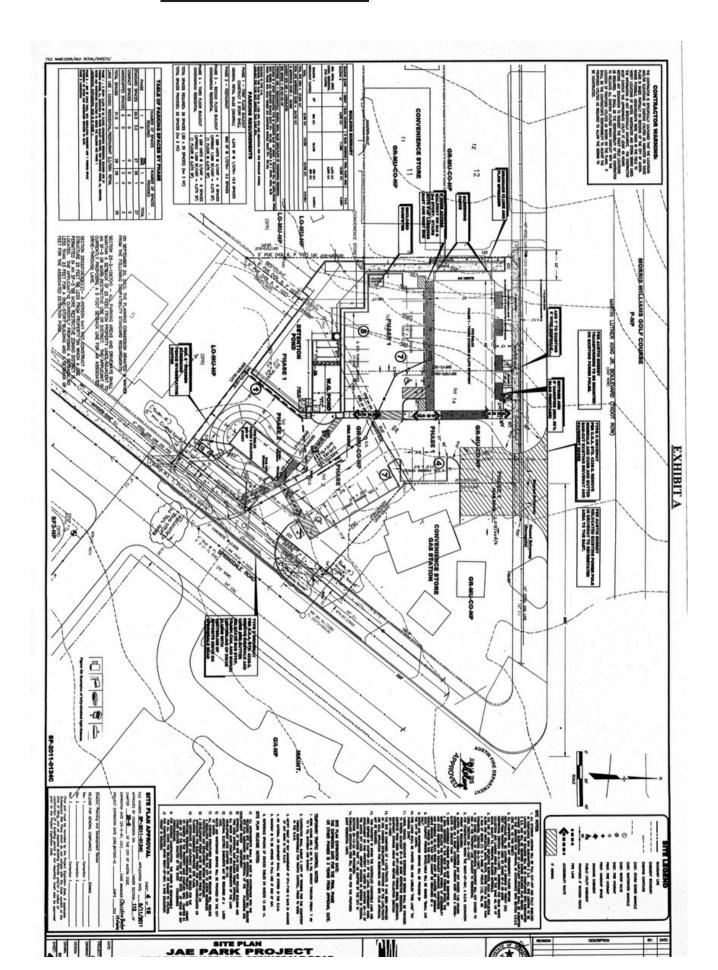
# PHOTOS- UNIT B .



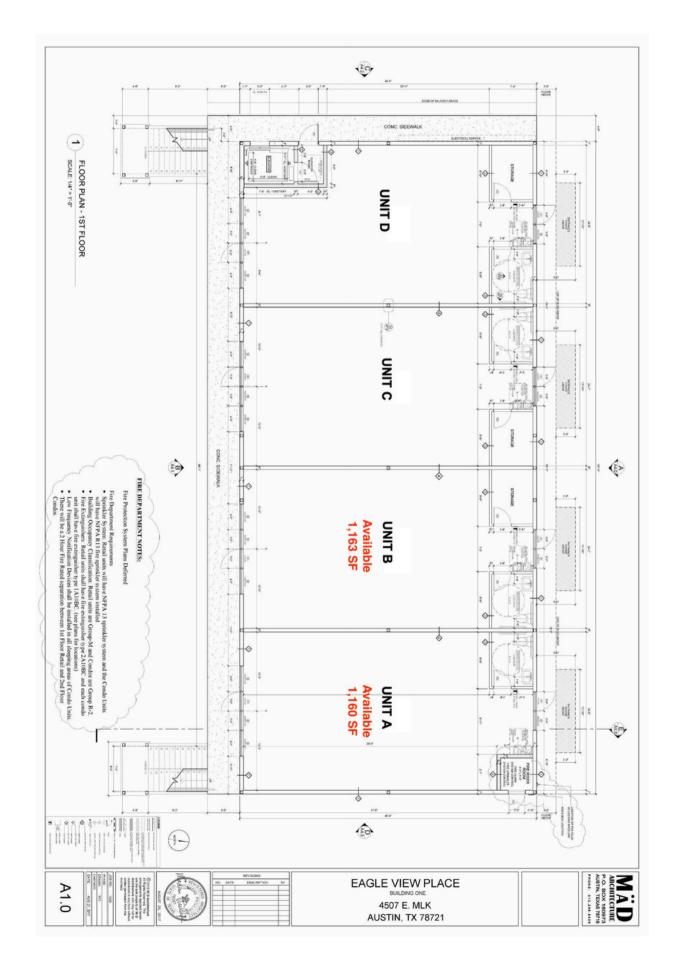




## SITE PLAN



## FLOOR PLAN



# **DEMOGRAPHICS**



2010 Total Population   2,192   56,570   128   2020 Total Population   2,849   71,054   174   2020 Total Population   3,860   75,157   186   2020 Total Population   3,580   75,157   186   2024 Total Population   3,854   84,507   205   2023 2028 Annual Rate   2,01%   2,37%   1.	DEVORA REALTY	Demographics 4507 Martin Luther King Junior Blvd Austin TX 78721 Eagle View Mixed Use Condos			Prepared by Es Latitude: 30.5516 Longitude: -97.6911
2020 Total Population   2,849   71,054   174   72020 Group Quarters   7   471   72024 Total Population   3,580   75,157   186   2024 Total Population   3,580   75,157   186   2024 Total Population   3,954   84,507   205   2024 Total Population   11,883   75,904   193   2024 Total Population   12,100   66   48,863   87   41,041   100   66   48,863   87   41,041   27,100   66   48,500   48,999   2,7%   2,2%   2,2%   2,2%   2,500   25,49,999   2,7%   2,2%   2,2%   2,500   25,49,999   10,8%   8,2%   8,2%   1,350,000   254,999   2,56%   17,3%   11   1,3%   11   1,2%			1 mile	3 miles	5 mile
2020 Group Quarters   7	2010 Total Population		2,192	56,570	129,16
2024 Total Population   3,880   75,157   188   2029 Total Population   3,954   84,507   205   2029 Total Population   3,954   84,507   205   2022-2028 Annual Rate   2,01%   2,37%   1.   2024 Total Daytime Population   11,483   75,904   193   Workers   9,877   41,041   106   Residents   1,806   34,863   87   Household Income Base   1,501   27,100   66   <\$15,000   7,4%   5,2%   1,500   2,7%   2,2%   \$15,000 - \$24,999   2,7%   2,2%   3,9%	2020 Total Population		2,849	71,054	174,34
2024 Group Quarters 7 488 2029 Total Population 3,954 2029 Total Deputation 3,954 2029 Total Deputation 11,483 75,904 193 Workers 9,877 41,041 100 Residents 1,606 34,863 87 Household Income Base 1,501 27,100 66 <\$15,000 7,4% 5.2% 5.2% 5.5% 5.5% 5.5% 5.5% 5.5% 5.5	2020 Group Quarters		7	471	74
2029 Total Population   3,954   84,507   205   2023-2028 Annual Rate   2,01%   2,37%   1.   1.   1.   1.   1.   1.   1.   1	2024 Total Population		3,580	75,157	186,76
2023-2028 Annual Rate	2024 Group Quarters				73
	2029 Total Population		3,954	84,507	205,11
Workers 9,877 41,041 100 Residents 1,606 34,863 87 Household Income Base 1,501 27,100 66 \$15,000 524,999 2,7% 2,2% \$25,000 534,999 8,4% 3,3% \$35,000 549,999 10,8% 8,2% 17,3% 11,3% 11 \$75,000 599,999 7,1% 12,2% 11,3% 11 \$75,000 549,999 12,5% 17,3% 12,2% 11 \$75,000 549,999 12,9% 19,9% 12,9% 19,9% 12,9% 11,5% 19,9% 12,2% \$150,000 5149,999 12,9% 19,9% 12,9% 19,9% 12,2% \$150,000 5149,999 13,7% 10,8% 11,5% 19,9% 22 \$150,000 5149,999 13,7% 10,8% 11,5% 19,9% 22 \$Average Household Income \$109,948 \$137,903 \$143 Median Household Income \$109,948 \$1	2023-2028 Annual Rate		2.01%	2.37%	1.899
Residents	2024 Total Daytime Population		11,483	75,904	193,49
Household Income Base	Workers		9,877	41,041	106,14
\$15,000	Residents		1,606	34,863	87,35
\$15,000 - \$24,999	Household Income Base		1,501	27,100	66,34
\$25,000 - \$34,999	<\$15,000		7.4%	5.2%	4.19
\$35,000 - \$49,999	\$15,000 - \$24,999		2.7%	2.2%	2.29
\$50,000 - \$74,999	\$25,000 - \$34,999		8.4%	3.9%	3.19
\$75,000 - \$99,999	\$35,000 - \$49,999		10.8%	8.2%	6.99
\$100,000 - \$149,999	\$50,000 - \$74,999		25.6%	17.3%	16.19
\$150,000 - \$199,999	\$75,000 - \$99,999		7.1%	12.8%	13.09
\$200,000+         11.5%         19.9%         20           Average Household Income         \$109,948         \$137,903         \$143           Median Household Income         \$68,381         \$100,546         \$107           2029         \$72,461         \$108,731         \$117           2024 Population by Age           Total         3,580         75,157         186           0 - 4         4.9%         6.0%         6.8%           5 - 9         6.0%         6.8%         7.7%           10 - 14         6.8%         7.7%         11.1%         11.25           15 - 24         15.7%         14.1%         11.3%         11.35           25 - 34         18.7%         14.6%         11.3%         11.35           35 - 44         14.1%         15.6%         11         15.6%         11           45 - 54         14.8%         14.3%         1         15.6%         1           45 - 54         3.4%         9.8%         6         6.7%         6.5%         6           55 - 64         8.4%         9.8%         6         6.5%         6         75.7%         6.5%         6           5224 Population by Race/Ethn	\$100,000 - \$149,999		12.9%	19.7%	21.59
Average Household Income         \$109,948         \$137,903         \$143           Median Household Income         \$68,381         \$100,546         \$107           2024         \$68,381         \$100,546         \$107           2029         \$72,461         \$108,731         \$117           2024 Population by Age         \$100,746         \$108,731         \$117           20-4         4.9%         6.0%         6.8%         \$100,746         \$186           5 - 9         6.0%         6.8%         7.7%         \$15 - 24         \$15,7%         \$14,1%         \$15,24         \$15,7%         \$14,1%         \$1,1%         \$1,25 - 34         \$18,7%         \$14,6%         \$1,25 - 34         \$1,2%         \$1,2%         \$1,2	\$150,000 - \$199,999		13.7%	10.8%	12.69
Sell	\$200,000+		11.5%	19.9%	20.49
Selan   Household Income   Selan   S	Average Household Income		\$109,948	\$137,903	\$143,47
2029         \$72,461         \$108,731         \$117           2024 Population by Age           Total         3,580         75,157         186           0 - 4         4.9%         6.0%         6.8%           10 - 14         6.8%         7.7%         1-1           15 - 24         15.7%         14.1%         1           25 - 34         18.7%         14.6%         1           35 - 44         14.1%         15.6%         1           45 - 54         18.8%         9.8%         1           55 - 64         8.4%         9.8%         1           65 - 74         5.7%         6.5%         1           75 - 84         3.4%         3.4%         3.4%           85 +         1.5%         1.1%           18 +         77.7%         74.8%         7           2024 Population by Race/Ethnicity         7         7         7         7         186           White Alone         56.0%         50.2%         5         5           Black Alone         14.2%         10.4%         1           American Indian Alone         0.6%         0.8%         1           Asian Alone <td< td=""><td></td><td></td><td></td><td></td><td></td></td<>					
2029         \$72,461         \$100,731         \$117           2024 Population by Age           Total         3,580         75,157         186           0 - 4         4.9%         6.0%         6.8%           5 - 9         6.0%         6.8%         7.7%           15 - 24         15.7%         14.1%         1           25 - 34         18.7%         14.6%         1           35 - 44         14.1%         15.6%         1           45 - 54         18.8%         14.3%         1           55 - 64         8.4%         9.8%         6           65 - 74         5.7%         6.5%         6           75 - 84         3.4%         3.4%         3.4%           85 +         1.5%         1.1%           18 +         7.77%         74.8%         7           2024 Population by Race/Ethnicity         7         7         7.0         7.0         7.0           2024 Population by Gas (State of State	2024		\$68.381	\$100.546	\$107,27
Total 3,580 75,157 186 0 - 4 4.9% 6.0% 6.8% 10 - 14 6.8% 7.7% 15 - 24 15.7% 14.1% 1. 25 - 34 18.7% 14.6% 1. 35 - 44 14.1% 15.6% 1. 35 - 44 14.1% 15.6% 1. 45 - 54 18.8% 9.8% 1. 55 - 64 8.4% 9.8% 1. 55 - 64 8.4% 9.8% 1. 55 - 64 8.4% 3.4% 3.4% 3.55 1. 55 - 64 8.4% 7.7% 6.5% 7. 75 - 84 3.4% 3.4% 3.4% 3.4% 3.4% 3.4% 3.4% 3.4	2029				\$117,16
Total         3,580         75,157         186           0 - 4         4.9%         6.0%         6.8%           5 - 9         6.0%         6.8%         7.7%           10 - 14         6.8%         7.7%         14.1%         15.24           15 - 24         15.7%         14.1%         1.25 - 34         14.6%         1.3           35 - 44         14.1%         15.6%         11         4.5%         14.3%         1.4           45 - 54         14.8%         14.3%         1.5%         1.1%         1.5%         1.1%         1.5%         1.1%         1.5%         1.1%	2024 Population by Age				
0 - 4       4.9%       6.0%       6.8%         5 - 9       6.0%       6.8%         10 - 14       6.8%       7.7%         15 - 24       15.7%       14.1%       1         25 - 34       18.7%       14.6%       1         35 - 44       14.1%       15.6%       1         45 - 54       14.8%       14.3%       1         55 - 64       8.4%       9.8%       5         65 - 74       5.7%       6.5%       6         75 - 84       3.4%       3.4%       3.4%         85 +       1.5%       1.1%         18 +       77.7%       74.8%       7         2024 Population by Race/Ethnicity       7       74.8%       7         Total       3,582       75,157       186         Black Alone       56.0%       50.2%       5         Black Alone       14.2%       10.4%       4         American Indian Alone       0.6%       0.8%       6         Asian Alone       9.4%       12.7%       1         Pacific Islander Alone       0.2%       0.2%       5         Some Other Race Alone       6.3%       9.0%       1			3.580	75.157	186,76
5 - 9       6.0%       6.8%         10 - 14       6.8%       7.7%         15 - 24       15.7%       14.1%       15.2         25 - 34       18.7%       14.6%       13.3         35 - 44       14.1%       15.6%       11.3%         45 - 54       14.8%       14.3%       14.3%         55 - 64       8.4%       9.8%       5.7%         65 - 74       5.7%       6.5%       6.5%         75 - 84       3.4%       3.4%       3.4%         85 +       1.5%       1.1%       1.1%         18 +       77.7%       74.8%       7.2         2024 Population by Race/Ethnicity       7.       7.       74.8%       7.         2024 Population by Race/Ethnicity       56.0%       50.2%       50         Black Alone       3,582       75,157       186         White Alone       56.0%       50.2%       50         Black Alone       14.2%       10.4%       3.         Asian Alone       9.4%       12.7%       13         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       10.2%					6.39
10 - 14					7.39
15 - 24       15.7%       14.1%       13         25 - 34       18.7%       14.6%       13         35 - 44       14.1%       15.6%       11         45 - 54       14.8%       14.3%       14         55 - 64       8.4%       9.8%       5         65 - 74       5.7%       6.5%       6         75 - 84       3.4%       3.4%       3.4%         85 +       1.5%       1.1%       11         18 +       77.7%       74.8%       7         2024 Population by Race/Ethnicity       7       74.8%       7         2024 Ropulation by Race/Ethnicity       7       70.2%       5         Black Alone       3,582       75,157       186         White Alone       56.0%       50.2%       5         Black Alone       14.2%       10.4%       3         American Indian Alone       0.6%       0.8%       0         Asian Alone       9.4%       12.7%       1         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       3         Two or More Races       13.3%       16.8%       10 <td></td> <td></td> <td></td> <td></td> <td>7.89</td>					7.89
25 - 34       18.7%       14.6%       13         35 - 44       14.1%       15.6%       10         45 - 54       14.8%       14.3%       14         55 - 64       8.4%       9.8%       9.8%         65 - 74       5.7%       6.5%       6.5%         75 - 84       3.4%       3.4%       3.4%         85 +       1.5%       1.1%       1.1%         18 +       77.7%       74.8%       7         2024 Population by Race/Ethnicity       7       74.8%       7         Total       3,582       75,157       186         White Alone       56.0%       50.2%       56         Black Alone       14.2%       10.4%       3         American Indian Alone       0.6%       0.8%       0         Asian Alone       9.4%       12.7%       1         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       3         Two or More Races       13.3%       16.8%       10					13.49
35 - 44       14.1%       15.6%       16         45 - 54       14.8%       14.3%       1         55 - 64       8.4%       9.8%       5         65 - 74       5.7%       6.5%       6         75 - 84       3.4%       3.4%       3.4%         85 +       1.5%       1.1%       1         18 +       77.7%       74.8%       7         2024 Population by Race/Ethnicity       7       74.8%       7         White Alone       3,582       75,157       186         White Alone       56.0%       50.2%       50         Black Alone       14.2%       10.4%       3         American Indian Alone       0.6%       0.8%       0         Asian Alone       9.4%       12.7%       11         Pacific Islander Alone       0.2%       0.2%       0         Some Other Race Alone       6.3%       9.0%       3         Two or More Races       13.3%       16.8%       16					13.19
45 - 54       14.8%       14.3%       14.5         55 - 64       8.4%       9.8%       9.8%         65 - 74       5.7%       6.5%       9.8%         75 - 84       3.4%       3.4%       3.4%         85 +       1.5%       1.1%       1.1%         18 +       77.7%       74.8%       7.         2024 Population by Race/Ethnicity       Total       3,582       75,157       186         White Alone       56.0%       50.2%       50         Black Alone       14.2%       10.4%       10.4%         American Indian Alone       0.6%       0.8%       0.8%         Asian Alone       9.4%       12.7%       11         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       1         Two or More Races       13.3%       16.8%       16.8%					16.79
55 - 64       8.4%       9.8%         65 - 74       5.7%       6.5%         75 - 84       3.4%       3.4%         85 +       1.5%       1.1%         18 +       77.7%       74.8%       7.         2024 Population by Race/Ethnicity       Total       3,582       75,157       186         White Alone       56.0%       50.2%       56         Black Alone       14.2%       10.4%       56         American Indian Alone       0.6%       0.8%       60         Asian Alone       9.4%       12.7%       11         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       10.8%         Two or More Races       13.3%       16.8%       10					14.69
65 - 74       5.7%       6.5%       6.5%         75 - 84       3.4%       3.4%       3.4%         85 +       1.5%       1.1%         18 +       77.7%       74.8%       7.         2024 Population by Race/Ethnicity       Total       3,582       75,157       186         White Alone       56.0%       50.2%       56         Black Alone       14.2%       10.4%       3         American Indian Alone       0.6%       0.8%       6         Asian Alone       9.4%       12.7%       11         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       3         Two or More Races       13.3%       16.8%       10					9.99
75 - 84       3.4%       3.4%       3.4%         85 +       1.5%       1.1%         18 +       77.7%       74.8%       7.         2024 Population by Race/Ethnicity         Total       3,582       75,157       186         White Alone       56.0%       50.2%       5         Black Alone       14.2%       10.4%       3         American Indian Alone       0.6%       0.8%       0.8%         Asian Alone       9.4%       12.7%       11         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       3         Two or More Races       13.3%       16.8%       16					6.69
85 +     1.5%     1.1%       18 +     77.7%     74.8%     74.20       2024 Population by Race/Ethnicity       Total     3,582     75,157     186       White Alone     56.0%     50.2%     55       Black Alone     14.2%     10.4%     6       American Indian Alone     0.6%     0.8%     6       Asian Alone     9.4%     12.7%     11       Pacific Islander Alone     0.2%     0.2%     0.2%       Some Other Race Alone     6.3%     9.0%     6       Two or More Races     13.3%     16.8%     16					3.39
18 +     77.7%     74.8%     76.2024 Population by Race/Ethnicity       Total     3,582     75,157     186.20       White Alone     56.0%     50.2%     56.2%       Black Alone     14.2%     10.4%     36.2%       American Indian Alone     0.6%     0.8%     36.2%       Asian Alone     9.4%     12.7%     11.2       Pacific Islander Alone     0.2%     0.2%     0.2%       Some Other Race Alone     6.3%     9.0%     36.2%       Two or More Races     13.3%     16.8%     16.8%					1.09
Total   3,582   75,157   186   White Alone   56.0%   50.2%   50   Black Alone   14.2%   10.4					74.19
Total         3,582         75,157         186           White Alone         56.0%         50.2%         50           Black Alone         14.2%         10.4%         30           American Indian Alone         0.6%         0.8%         0           Asian Alone         9.4%         12.7%         11           Pacific Islander Alone         0.2%         0.2%         0           Some Other Race Alone         6.3%         9.0%         3           Two or More Races         13.3%         16.8%         16			11.170	74.076	74.17
White Alone       56.0%       50.2%       55         Black Alone       14.2%       10.4%       36         American Indian Alone       0.6%       0.8%       0         Asian Alone       9.4%       12.7%       15         Pacific Islander Alone       0.2%       0.2%       0         Some Other Race Alone       6.3%       9.0%       36         Two or More Races       13.3%       16.8%       10			0.500	75 457	400.70
Black Alone       14.2%       10.4%         American Indian Alone       0.6%       0.8%         Asian Alone       9.4%       12.7%       15         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       16         Two or More Races       13.3%       16.8%       10					186,76
American Indian Alone       0.6%       0.8%         Asian Alone       9.4%       12.7%       15         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       5         Two or More Races       13.3%       16.8%       10					50.79
Asian Alone       9.4%       12.7%       15         Pacific Islander Alone       0.2%       0.2%       0.2%         Some Other Race Alone       6.3%       9.0%       0.2%         Two or More Races       13.3%       16.8%       10					8.99
Pacific Islander Alone         0.2%         0.2%           Some Other Race Alone         6.3%         9.0%           Two or More Races         13.3%         16.8%         10					0.79
Some Other Race Alone         6.3%         9.0%           Two or More Races         13.3%         16.8%         10					15.09
Two or More Races 13.3% 16.8% 1					0.19
					8.39
Hispanic Origin 22.2% 28.3% 29					16.39
Diversity Index 76.1 81.3					26.79 80.

### CONTACT INFO

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DR