

FOR SALE
MULTI-FAMILY
REDEVELOPMENT

1910 E MLK JR BLVD
AUSTIN, TX 78702

6 BLOCKS FROM UT &
DOWNTOWN AUSTIN

DOWNTOWN

UNIVERSITY OF
TEXAS AT AUSTIN



Downtown Austin

University of Texas Campus



Zoning: LR-MU-V-CO-NP
Land size: 19,370 sq.ft.

Site

1910 E MLK Jr. Blvd, Austin, TX 78702

Sits just six blocks east of IH35, the University of Texas at Austin, downtown Austin, and just a few blocks further from the State Capitol complex, this location is highly desirable to professionals, university faculty, staff and students, and those involved in state government.

- 19,370 sq.ft. land area
- Zoned: LR-MU-V-CO-NP
- Site Development Plan Approval In Progress
- Potential Height: 40 ft. with up to 3 stories
- Potential Size: 23 units totaling up to 20,324 rsf

Asking Price: \$3,275,000

TOWER
commercial
CORPORATE REAL ESTATE ADVISORS

CHRIS ODDO
(512) 736-5933
oddo@toweratx.com



1910 E MLK Jr. Blvd, Austin, TX 78702

PROPERTY HIGHLIGHTS

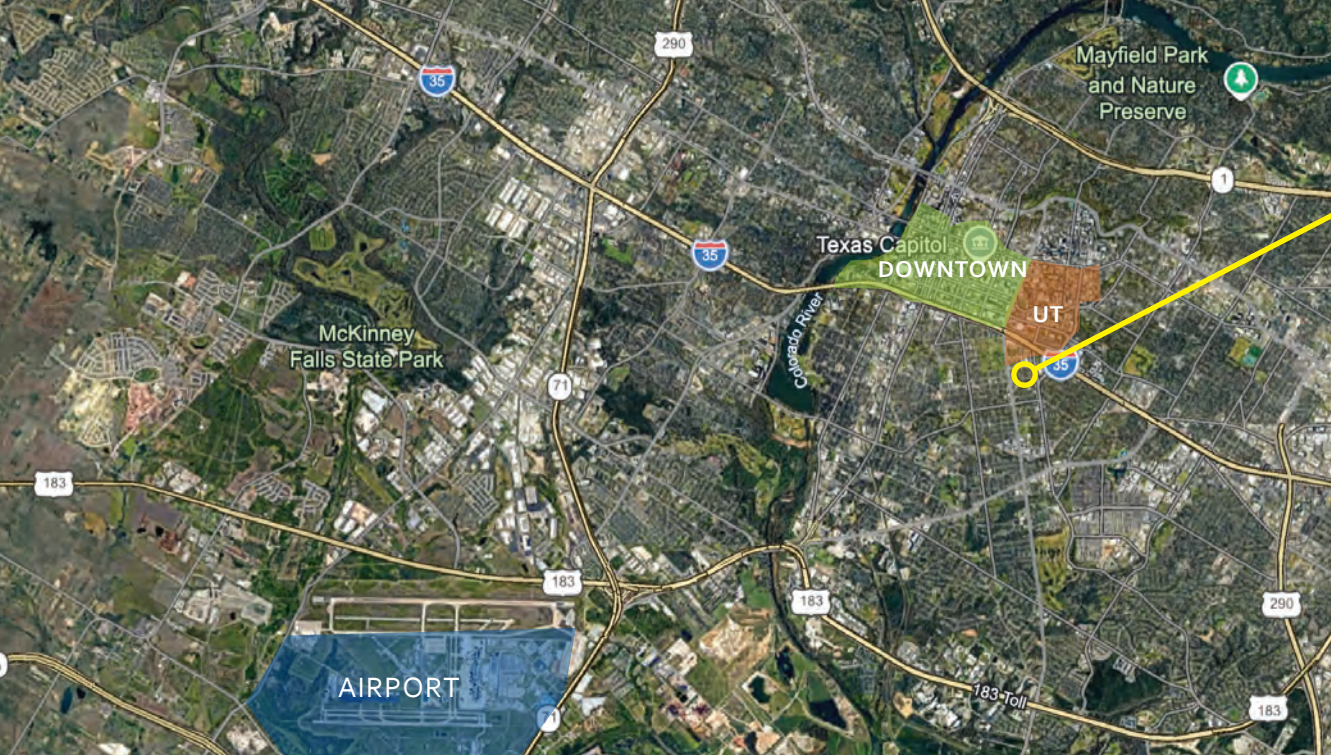
Sits just six blocks east of IH35, the University of Texas at Austin, downtown Austin, and just a few blocks further from the State Capitol complex, this location is highly desirable to professionals, university faculty, staff and students, and those involved in state government.

LOCATION OVERVIEW

This location is in the rapidly transforming corridor extending east of IH35 that is experiencing intense gentrification, high-density redevelopment, and major infrastructure upgrades. The area is transitioning into a vibrant, eclectic mix of established single-family homes, new townhouses, and mixed-use developments.

The area is considered one of the fastest median household income growth areas in the city last ten years with a 742% increase from 2010-2025. The City of Austin has identified the East MLK corner as a high-priority, desired growth area, aiming for high density, "urban-style" development that includes active, ground-floor retail and upper-level residential or office space.





**1910 E MLK JR BLVD
AUSTIN, TX 78702**

DRIVE TIMES
Downtown Austin
7 minutes

UT Austin
5 minutes

Mueller Development
9 minutes

*Austin-Bergstrom
International Airport*
16 minutes

The Domain
17 minutes



1910 MLK

1910 E Martin Luther King Jr Blvd, Austin, TX 78702

ISSUED FOR: PERMIT
DATE: 07.02.2025



PROJECT DIRECTORY

OWNER:
TSAHC 1910 MLK, LLC.
6701 Shirley Ave
Austin, Texas 78752
512.477.3562
CONTACT: David Danenfelzer
ddanenfelzer@tsahc.com

ARCHITECT:
Urban Foundry Architecture
1306 Rio Grande Street
Austin, Texas 78701
512.294.2555
CONTACT: David Carroll
dcarroll@ufarc.com

CIVIL ENGINEERING:
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5110 Lancaster Court
Austin, Texas 78723
830.513.9451
CONTACT: Jordan Miller
jordan@civiltude.com

STRUCTURAL ENGINEER:
Tsen Engineering
210 Barton Springs Rd., Ste 250
Austin, Texas 78704
512.474.4001
CONTACT: Stephanie Tsen
stsen@tseneng.com

MEP ENGINEER:
Infinity MEP+S Consultants
5316 W US-290 Svc Rd., Ste 480
Austin, TX 78735
512.692.9224
CONTACT: Johnston Daboub
jdaboub@infinitymep.com

LANDSCAPE ARCHITECT:
Studio Balcones
3908 Avenue B
Austin, TX 78751
512.383.8815 x104
CONTACT: Kat Mays
Kat@lionheartplaces.com

ACCESSIBILITY CONSULTANT:
Contour Collective
360.631.1718
CONTACT: Andrea LaCour
andrea@contour-collective.com

FIRE MARSHAL GENERAL NOTE:

- PROVIDE FIRE EXTINGUISHERS IN SPECIFIED OR NOTED FIRE EXTINGUISHER CABINET OR WALL BRACKET PER LOCAL MUNICIPALITY'S FIRE MARSHAL REQUIREMENTS AND INSTRUCTIONS. REFER TO THE LIFE SAFETY AND EGRESS PLAN.
- EMERGENCY LIGHTING SHALL BE PROVIDED WITH A VALUE OF ONE (1) FOOT CANDLE AT FLOOR LEVEL AND BE ASSIGNED TO A 24-HOUR CIRCUIT.
- CONTRACTOR TO PROVIDE AND INSTALL ILLUMINATED EXIT SIGNS PER CONTRACT DOCUMENTS AND IN ACCORDANCE WITH LOCAL CODES ON A 24-HOUR CIRCUIT.
- MAINTAIN A 44" WIDE AISLES/HALL/CORRIDOR TO ALL REQUIRED EGRESS EXITS.
- EVERY EXTERIOR EGRESS DOOR WITH A 50 OR MORE EGRESS LOAD SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF A TYPE APPROVED BY THE LOCAL FIRE MARSHAL.
- EVERY INTERIOR EGRESS DOOR WITH A 50 OR MORE EGRESS OCCUPANT LOAD SHALL OPEN TOWARDS THE PATH OF TRAVEL, AND NOT REDUCE THE AISLE/HALL/CORRIDOR EGRESS WIDTH.
- CONTRACTOR TO PROVIDE FIRE/SMOKE DAMPERS AND DOORS WITHOUT EXCEPTION AT ALL FIRE/SMOKE RATED WALL AND CEILING ASSEMBLIES WITHOUT EXCEPTION.
- ALL SMOKE AND/OR FIRE RATED PARTITIONS AND FLOOR/CEILING ASSEMBLIES WILL BE CONSTRUCTED TO THE DESIGNATED UL DESIGN WITHOUT EXCEPTION. ALL PENETRATIONS AND OPENINGS ARE TO BE SEALED WITH AN APPROVED UL DESIGN OR DESIGNATED DETAIL WITHOUT EXCEPTION. THESE DRAWINGS DO NOT LIST ALL THE UL DESIGNS NECESSARY TO MAINTAIN A PARTITION'S SMOKE AND/OR FIRE RATING. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE ALL RATED PARTITIONS AND FLOOR/CEILING ASSEMBLIES FULLY MEET THE SMOKE AND/OR FIRE RATING REQUIREMENTS WITHOUT EXCEPTION.
- NFPA 13 SPRINKLER SYSTEM TO BE PROVIDED AS DESIGN-BUILD BY CONTRACTOR PER IBC 903.3.1.1

LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION
	OCCUPANT DESIGNATION
	OCCUPANT LOAD FLOOR AREA PER OCCUPANT
	COMMON PATH OF TRAVEL
	EXIT ACCESS TRAVEL DISTANCE
	EGRESS PATH OF TRAVEL
	PANIC HARDWARE EXIT
	FIRE EXTINGUISHER CABINET & NOT LESS THAN 2-A:10-B:C FIRE EXTINGUISHER
	FIRE EXTINGUISHER NOT LESS THAN 2-A:10-B:C (SURFACE MOUNTED)
	EXIT SIGN CEILING MOUNTED U.N.O., RE: MEP
	EMERGENCY ILLUMINATION LIGHT UNIT RE: MEP
	ACCESS CONTROL PROXIMITY CARD READER, MOUNT AT 42" A.F.F. PROVIDE ALTRONIX LPD FOR EACH CARD READER.
	INDICATES DOOR IS EQUIPPED W/ A PANIC DEVICE

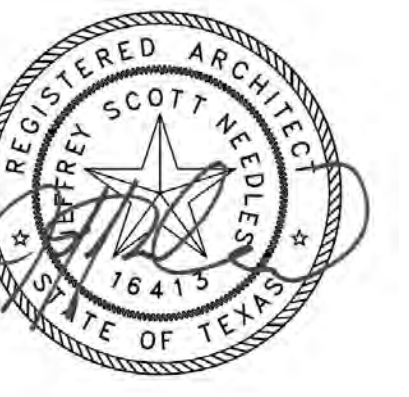
LIFE SAFETY GENERAL NOTES:

- ALL SYMBOLS MAY NOT BE USED ON PROJECT.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING NOT LESS THAN 2-A:10-B:C IN EACH DWELLING UNIT.
- FEC IN CORRIDORS TO BE SPACED APART 150 FEET TRAVEL DISTANCE MAXIMUM.
- 2 EXITS REQUIRED - 2 EXITS PROVIDED
- R-2: MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE 125'

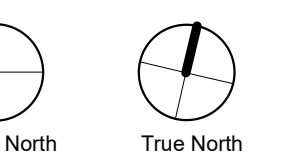
OCCUPANCY LEGEND

SYMBOL	DESCRIPTION
	STORAGE - 300 GROSS
	R-2 RESIDENTIAL - 200 GROSS

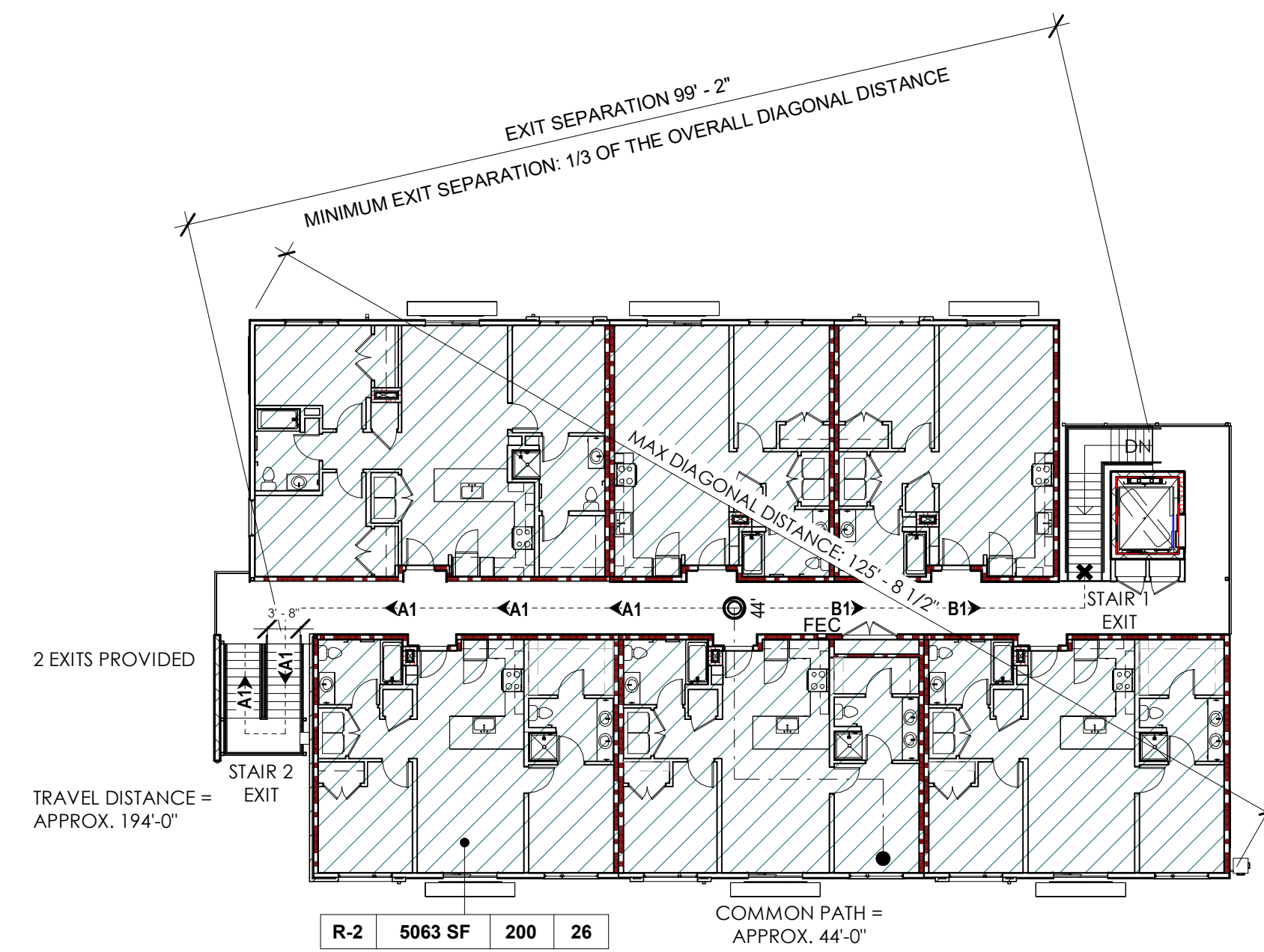
Mark	Date	Description
	07.02.25	ISSUE FOR PERMIT



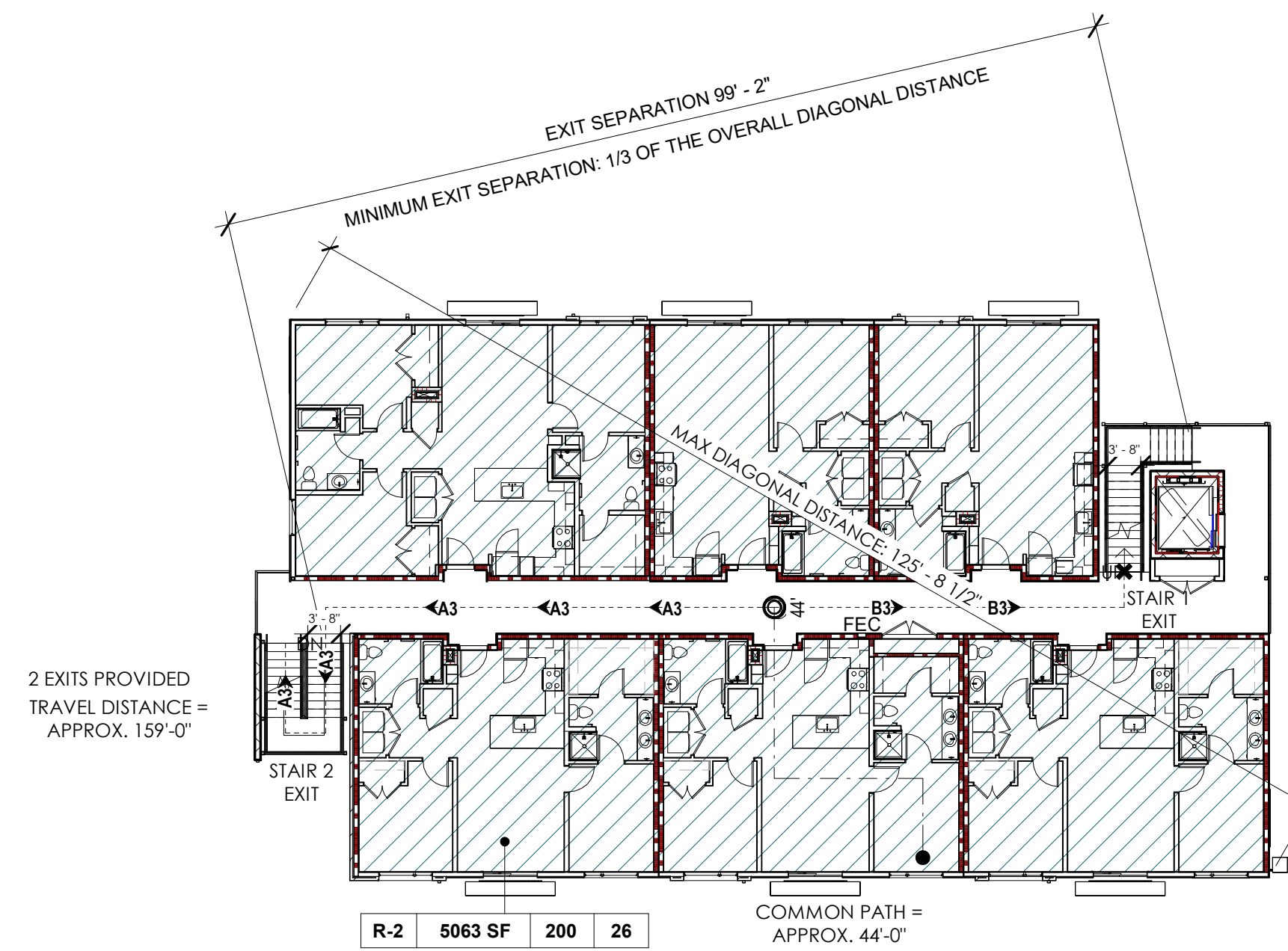
06/27/2025



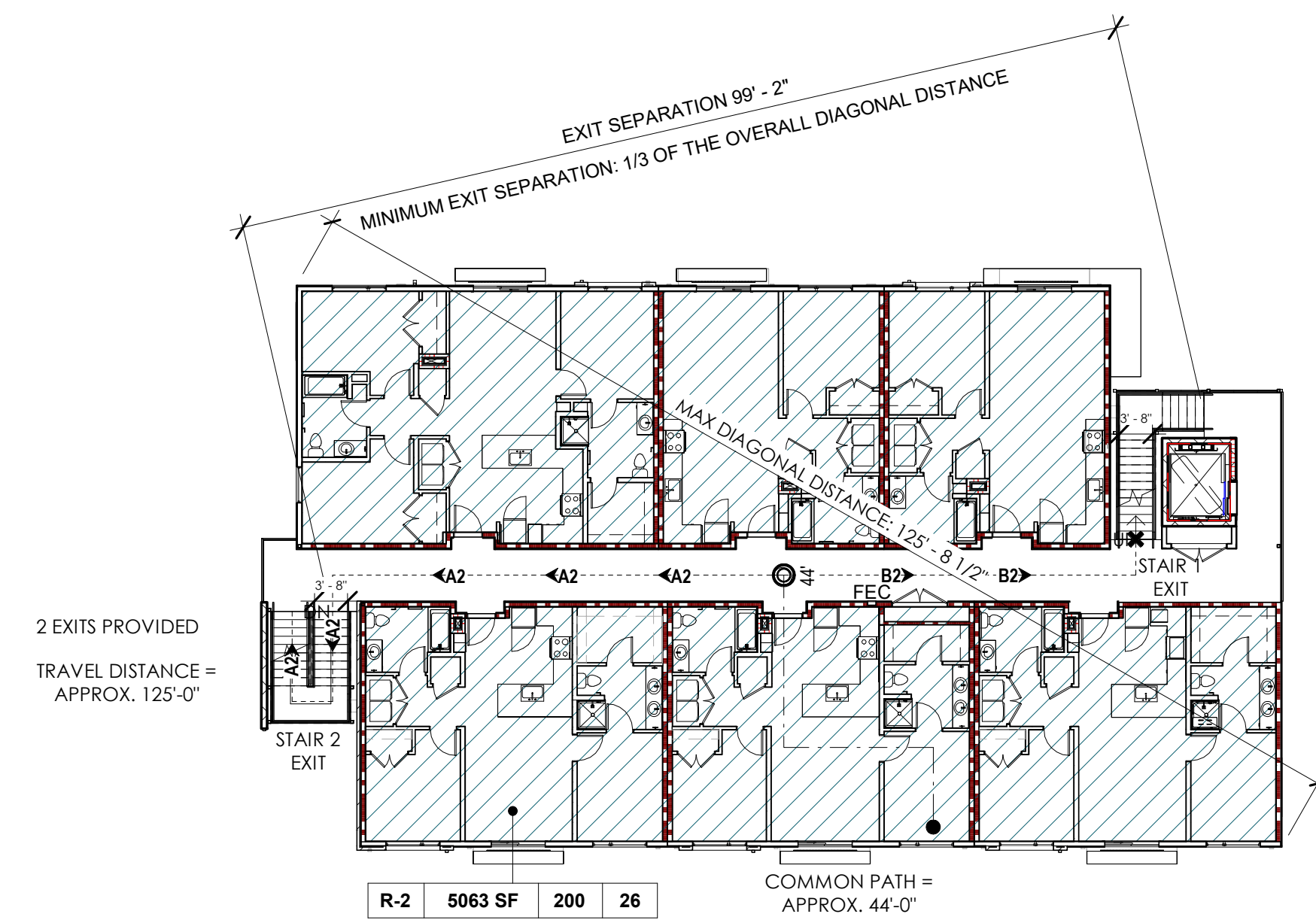
G-004
CODE ANALYSIS & LIFE SAFETY PLAN



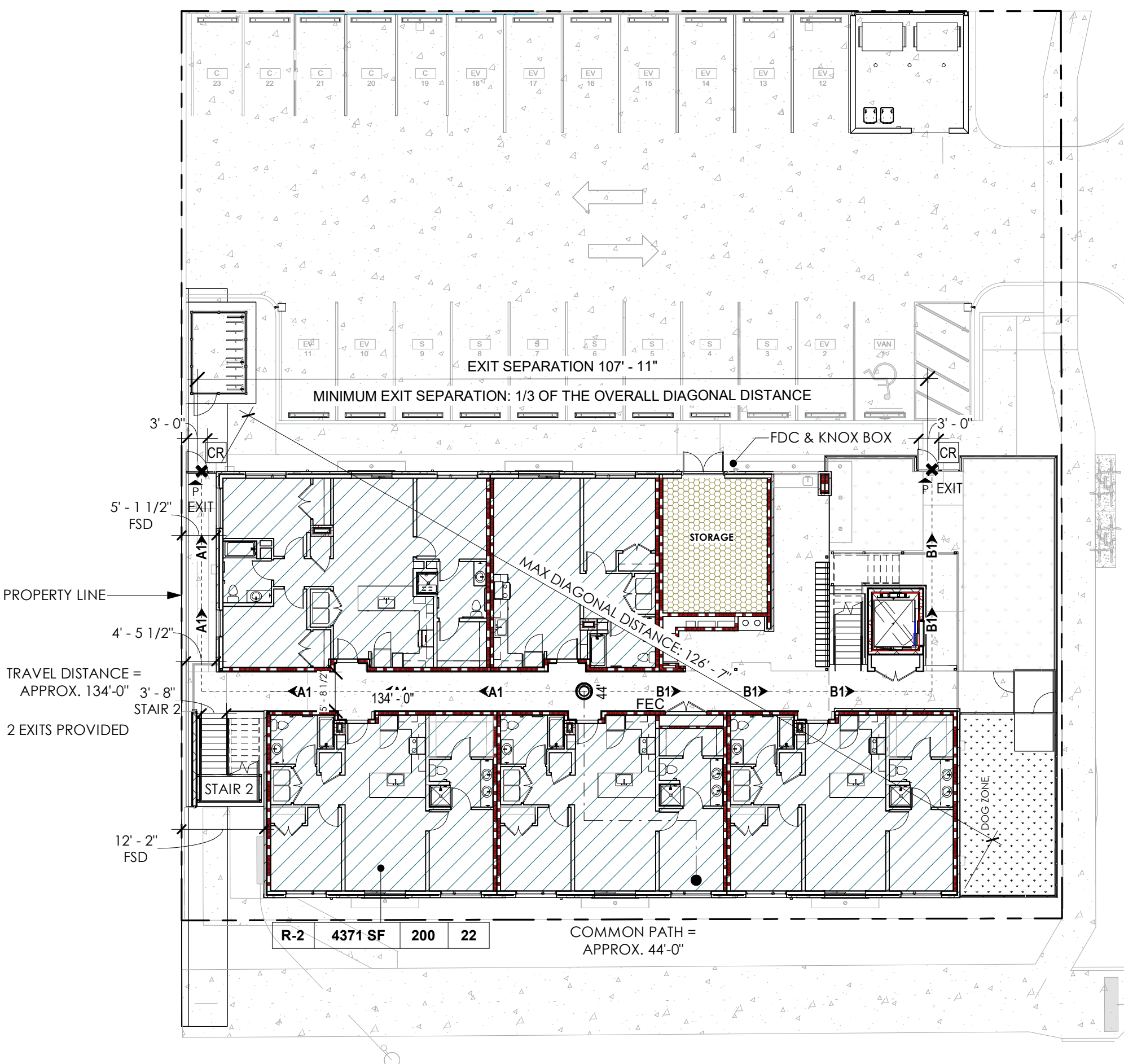
04 LEVEL 04 - FIRE AND LIFE SAFETY
SCALE: 1/16" = 1'-0"



03 LEVEL 03 - FIRE AND LIFE SAFETY
SCALE: 1/16" = 1'-0"



02 LEVEL 02 - FIRE AND LIFE SAFETY
SCALE: 1/16" = 1'-0"



01 LEVEL 01 - FIRE AND LIFE SAFETY
SCALE: 1/16" = 1'-0"

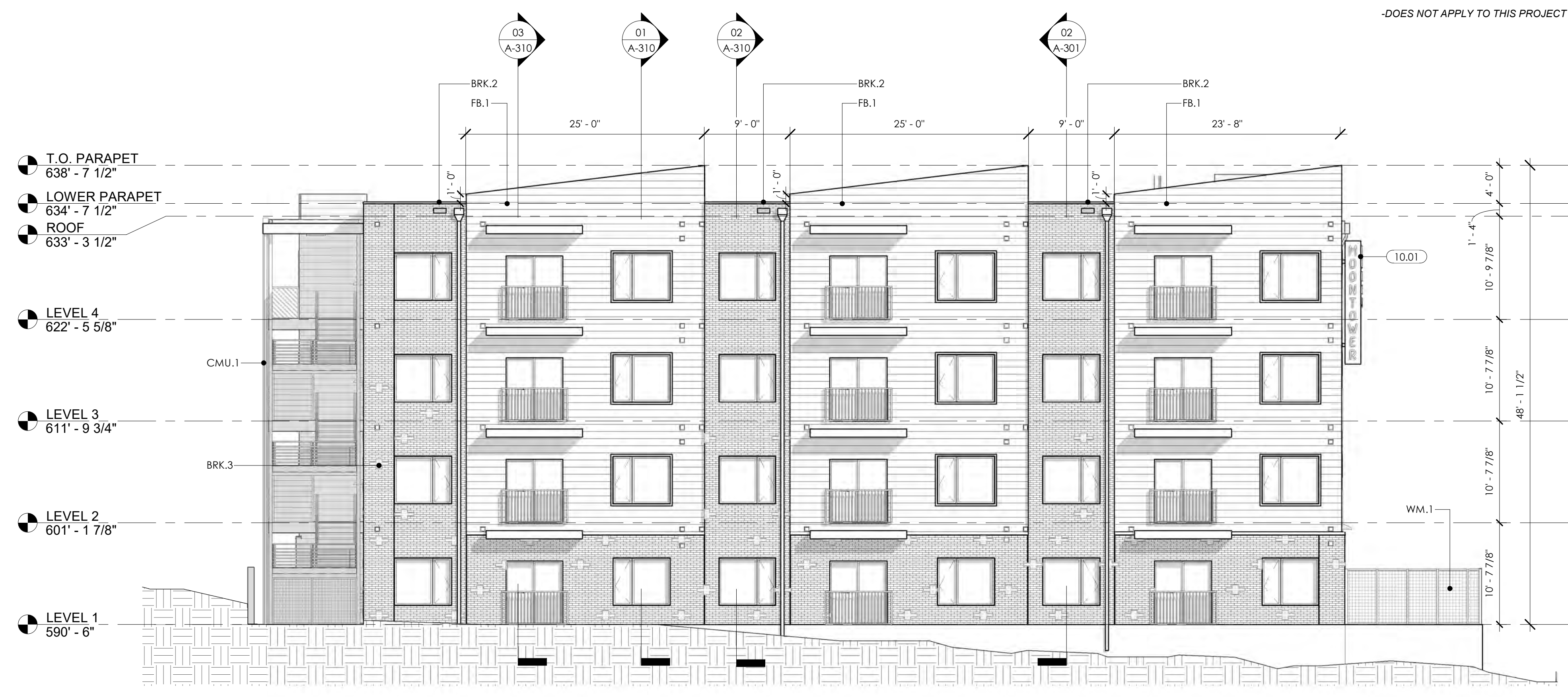
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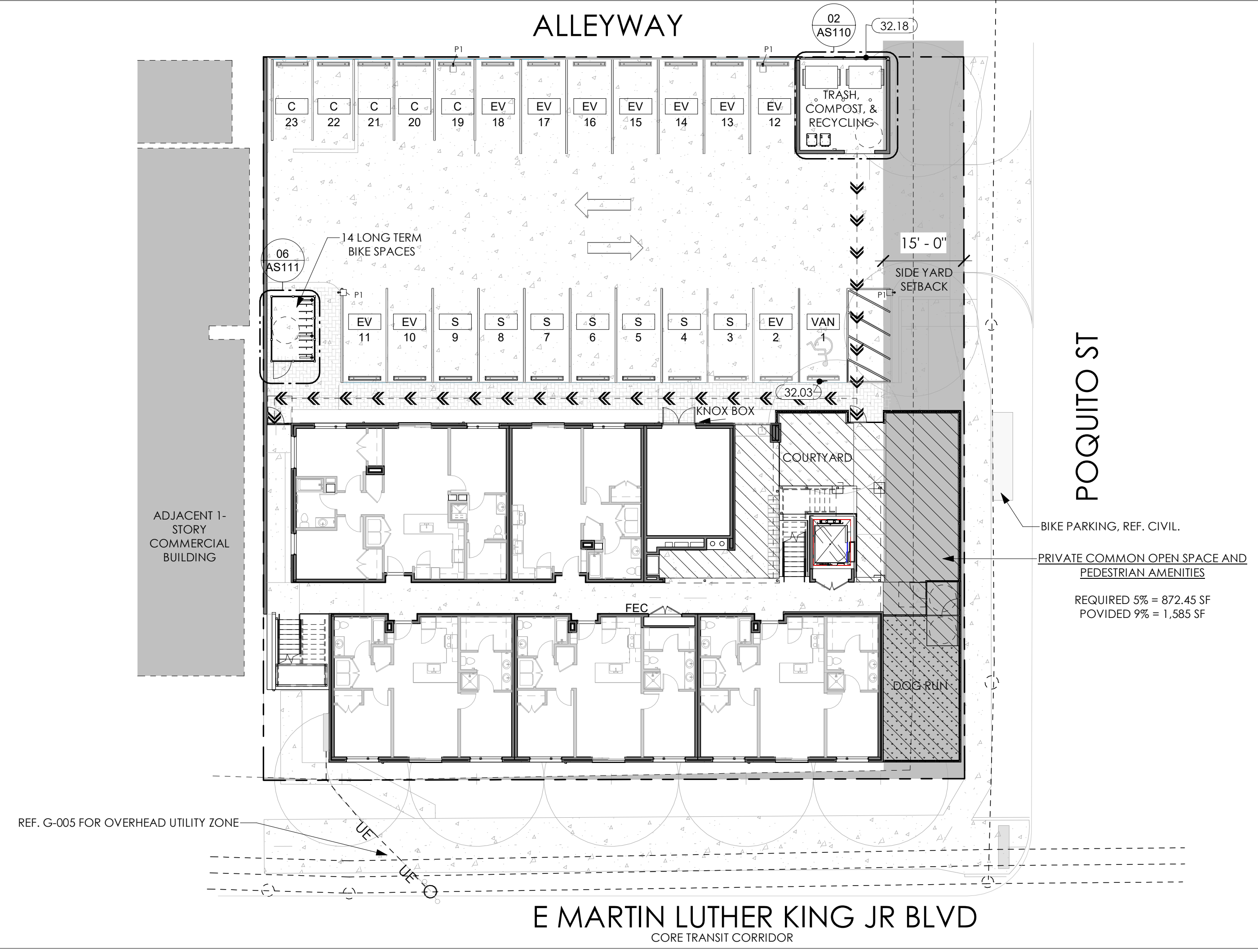
G-006
SUBCHAPTER E
REQUIREMENTS

PRINCIPAL STREET
CORE TRANSIT CORRIDOR - E MARTIN LUTHER KING JR BLVD
3.2 - GLAZING AND FACADE RELIEF REQUIREMENTS.
APPLIES ONLY TO DEVELOPMENT OF ANY NON-RESIDENTIAL LAND USE, EXCEPT FOR CONGREGATE CARE FACILITIES ZONED MF FOR WHICH THE PRINCIPAL STREET IS NOT A CORE TRANSIT CORRIDOR
-DOES NOT APPLY TO THIS PROJECT

SUBCHAPTER E
CORE TRANSIT CORRIDOR: E MARTIN LUTHER KING JR BLVD
2. SITE DEVELOPMENT
2.2 - RELATIONSHIP OF BUILDINGS TO STREETS AND WALKWAYS.
REF. LANDSCAPE, CIVIL DRAWINGS & G006
2.4 - BUILDING ENTRYWAYS
REF. LANDSCAPE, CIVIL DRAWINGS & G006
2.5 - EXTERIOR LIGHTING
REF. G-006 & A-121
2.6 - SCREENING OF EQUIPMENT AND UTILITIES
REF. LANDSCAPE DRAWINGS
2.7 - PRIVATE COMMON OPEN SPACE AND PEDESTRIAN AMENITIES.
REF. G-006
2.7.3 - STANDARDS
A. AMENITY REQUIRED. ALL DEVELOPMENT SUBJECT TO THIS SECTION SHALL DEVOTE A MINIMUM OF 5% OF THE GROSS SITE AREA TO PRIVATE COMMON OPEN SPACE OR PEDESTRIAN AMENITIES FOR USE OF THE RESIDENTS, EMPLOYEES, AND VISITORS TO THE DEVELOPMENT.
-PRIVATE COMMON OPEN SPACE ON LEVEL 1
-AMENITY AREA AND DOG PARK = 9% PROVIDED
REF. G-006
3. BUILDING DESIGN STANDARDS.
3.2 - GLAZING AND FACADE RELIEF REQUIREMENTS.
APPLIES ONLY TO DEVELOPMENT OF ANY NON-RESIDENTIAL LAND USE, EXCEPT FOR CONGREGATE CARE.
-DOES NOT APPLY TO THIS PROJECT







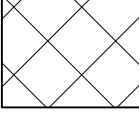
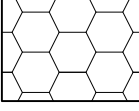


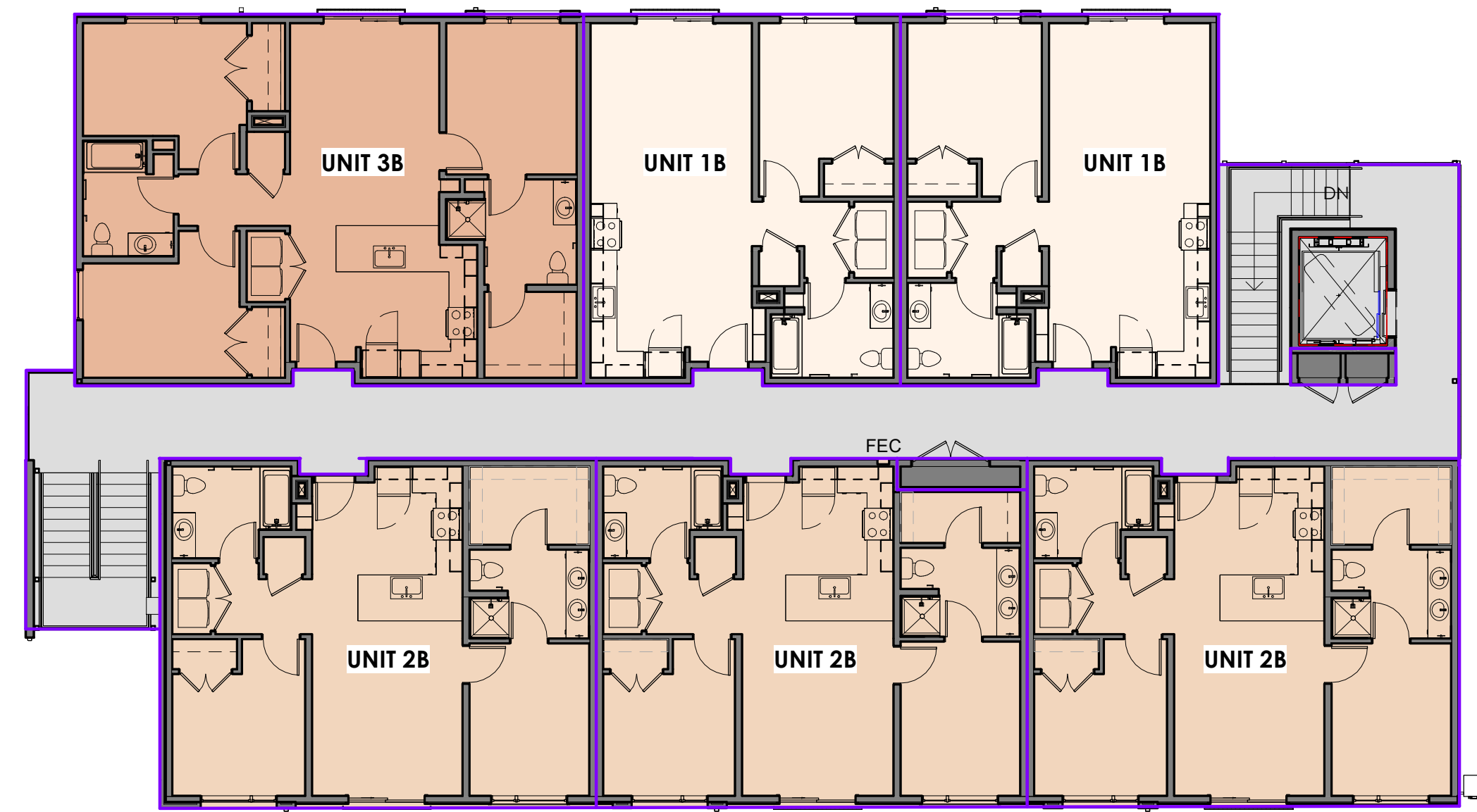
2 ELEVATION - E MLK



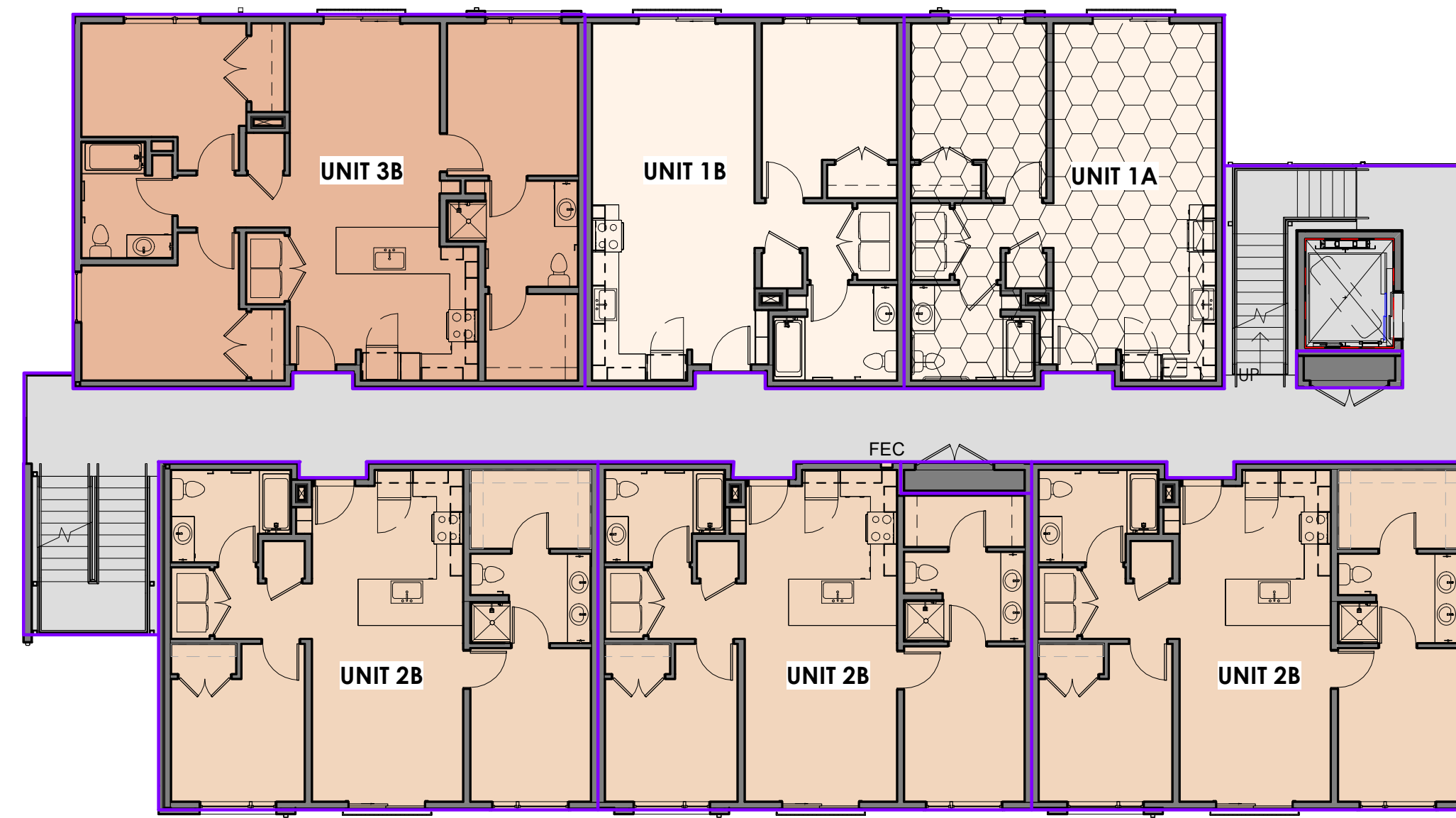
1 SITE PLAN - SUBCHAPTER E

KEY PLAN LEGEND:

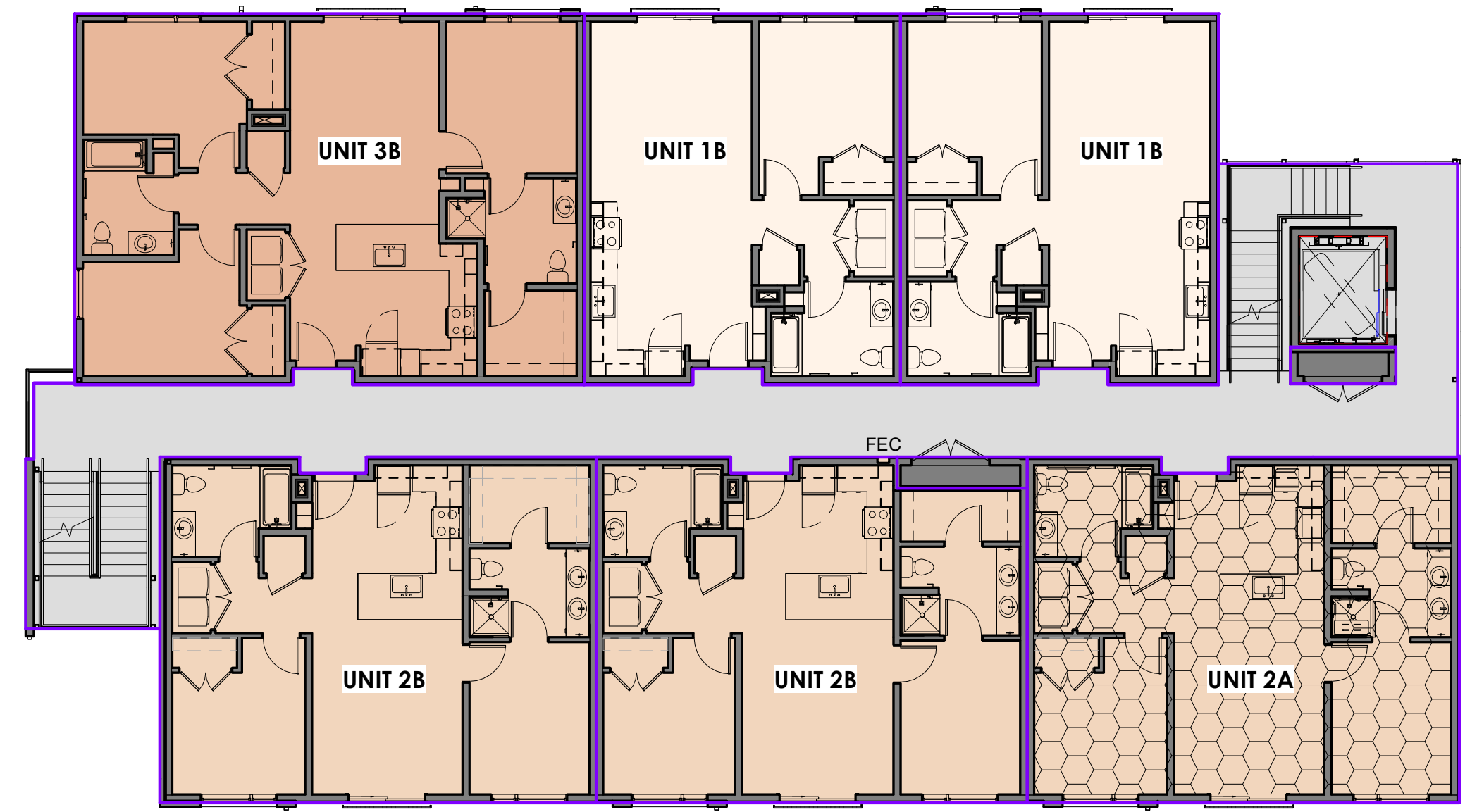
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM
-  CIRCULATION
-  UTILITY
-  AMENITY
-  HEARING AND VISUALLY IMPAIRED UNIT
-  ANSI TYPE-A UNIT



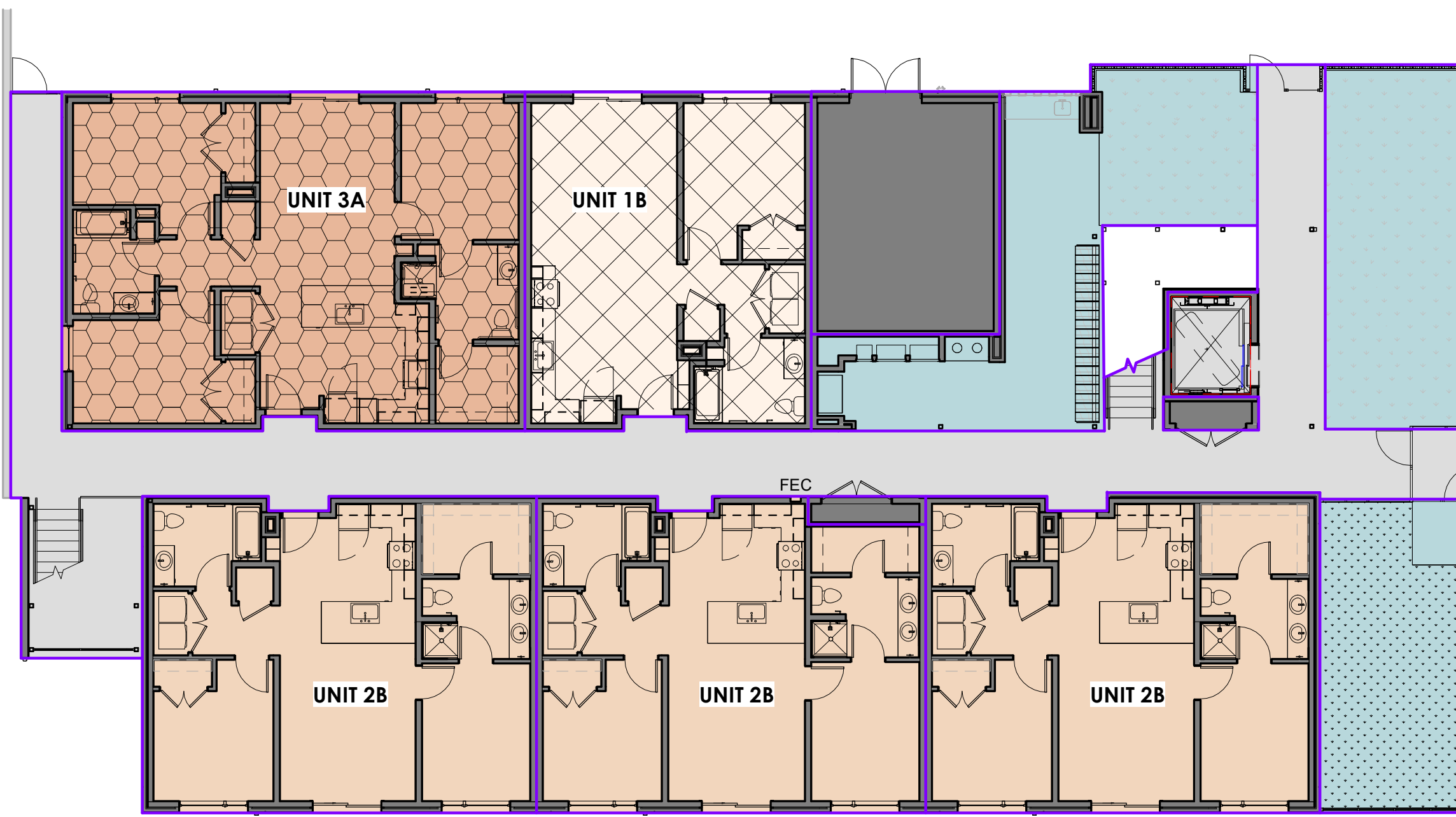
04 LEVEL 04 - UNIT MIX PLAN
SCALE: 3/32" = 1'-0"



03 LEVEL 03 - UNIT MIX PLAN
SCALE: 3/32" = 1'-0"



02 LEVEL 02 - UNIT MIX PLAN
SCALE: 3/32" = 1'-0"



01 LEVEL 01 - UNIT MIX PLAN
SCALE: 3/32" = 1'-0"

1910 MLK
Building Program

Unit	Type	Accessibility	# of Bedrooms	# of Bathrooms	NSF	GSF	Total # of Units	Bed.	Hearing/Visual Accessible	Total NRA	Total GSF	% of Total
1 Bedroom	Type 1A	Accessible	1	1	682	708	1	1		682	708	4.3%
	Type 1A	Type B	1	1	682	708	6	6	1	4,092	4,248	26.1%
							7	7	1			30.4%
2 Bedroom	Type 2A	Accessible	2	2	866	902	1	2		866	902	4.3%
	Type 2A	Type B	2	2	866	902	11	22		9,526	9,922	47.8%
							12	24	0			52.2%
3 Bedroom	Type 3A	Accessible	3	2	1,080	1,136	1	3		1,080	1,136	4.3%
	Type 3A	Type B	3	2	1,080	1,136	3	9		3,240	3,408	13.0%
							4	12	0			17.4%
						23	43	1	19,486	20,324		

ACTUAL SQUARE FOOTAGE					
Res. Gross SF	Net Rentable	Amenities	Utility	Circ. / Ancillary	Bldg Gross
20,324	19,486	1,206	453	4,452	27,181

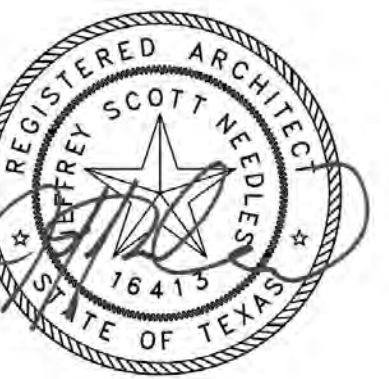
UNIT COUNT					
Unit Type	ANSI TYPE A	HVI	ANSI TYPE B	Total	Percentage
1 Bedroom	1 14.3%	1 14.3%	5 71.4%	7	30.4%
2 Bedroom	1 8.3%	0 0.0%	11 92%	12	52.2%
3 Bedroom	1 25.0%	0 0.0%	3 75%	4	17.4%
	3 13.0%	1 4.3%	19 82.6%	23	100%

PARKING COUNT		
Space Type	Number	Percentage
Compact	5	22%
Standard	17	74%
Accessible	1	4%
	23	100%

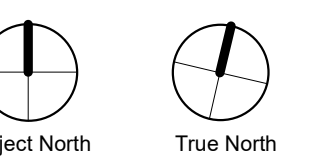
of parking spots / unit 1.00

BIKE PARKING COUNT	
Space Type	Number
Long Term	7

Mark	Date	Description
	07.02.25	ISSUE FOR PERMIT



06/27/2025



G-007

UNIT MIX



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Tower Commercial, Inc.	9001609	gump@toweratx.com	512-970-6066
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
William D. Gump	216461	gump@toweratx.com	512-970-6066
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Christopher J. Oddo	400461	oddo@toweratx.com	512-736-5933
<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____ Date _____