



## MLK HIGHLINE

2832 E MLK Blvd, Austin, TX 78702

FOR LEASE



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

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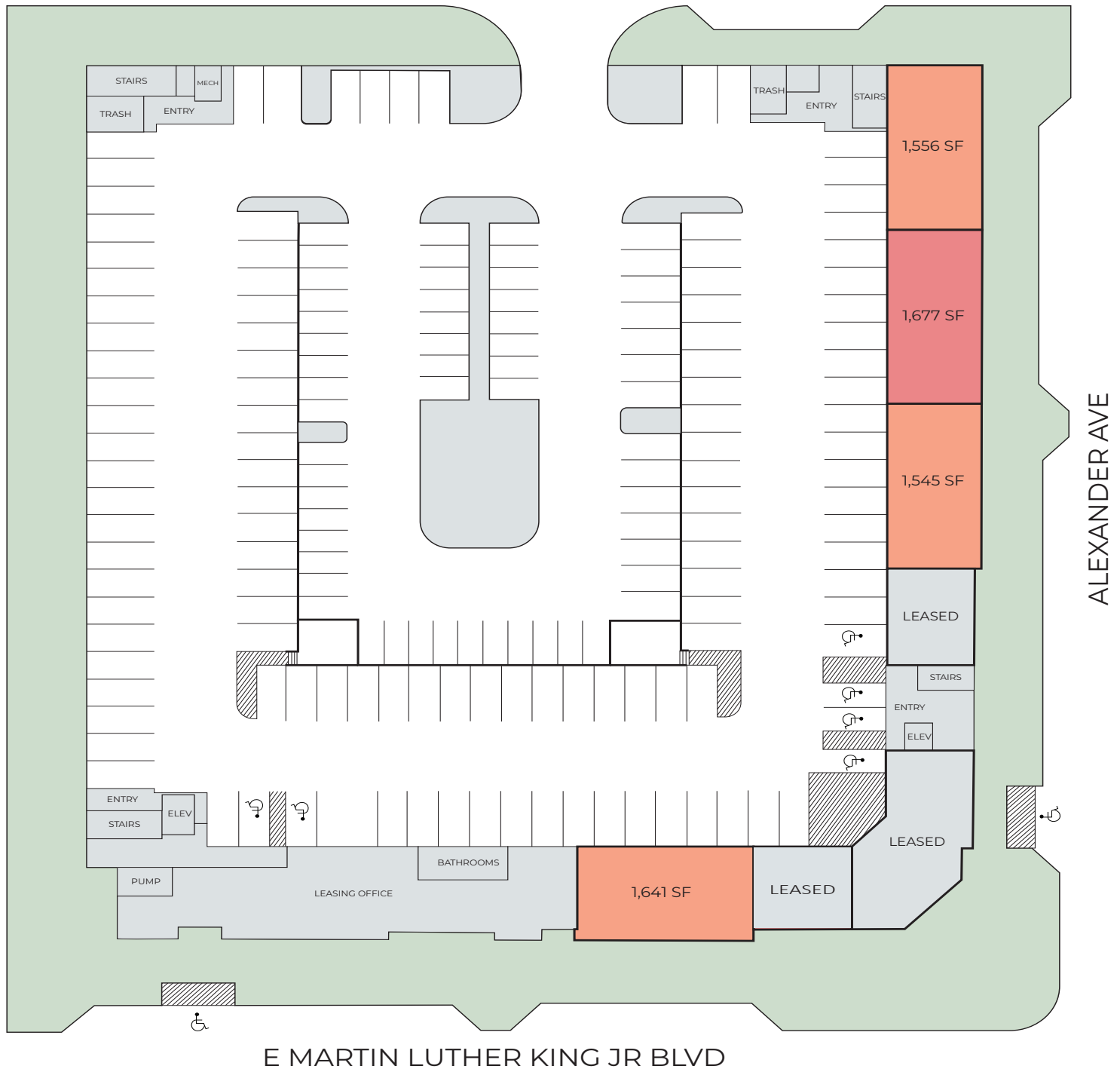
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# BUILDING LAYOUT

For Lease: MLK Highline  
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# SUMMARY

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- PROPERTY HIGHLIGHTS:**
- Mixed use development in the heart of “hip” East Austin
  - Direct access to the Capital Metro rail line
  - 5-minutes from the Mueller Development
  - 2-Miles from Downtown Austin
  - Surface parking and tons of street parking
  - Rapidly gentrifying neighborhood

**AVAILABLE SPACE:**

Space A: 1,641 SF  
Space B: Leased  
Space C: Sky Market (Leased)  
Space D: Leased  
Space E: 1,545 SF  
Space F: 1,677 SF  
Space G: 1,556 SF

**LEASE RATE:** \$32.00 PSF + NNN  
**LEASE TERM:** 3-5 Years Min  
**TI:** \$50/SF  
**ZONING:** TOD-MU  
**YEAR BUILT:** 2022  
**DELIVERY DATE:** August 2022

## For More Information Contact:

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Vice President

Evan Bole  
Associate

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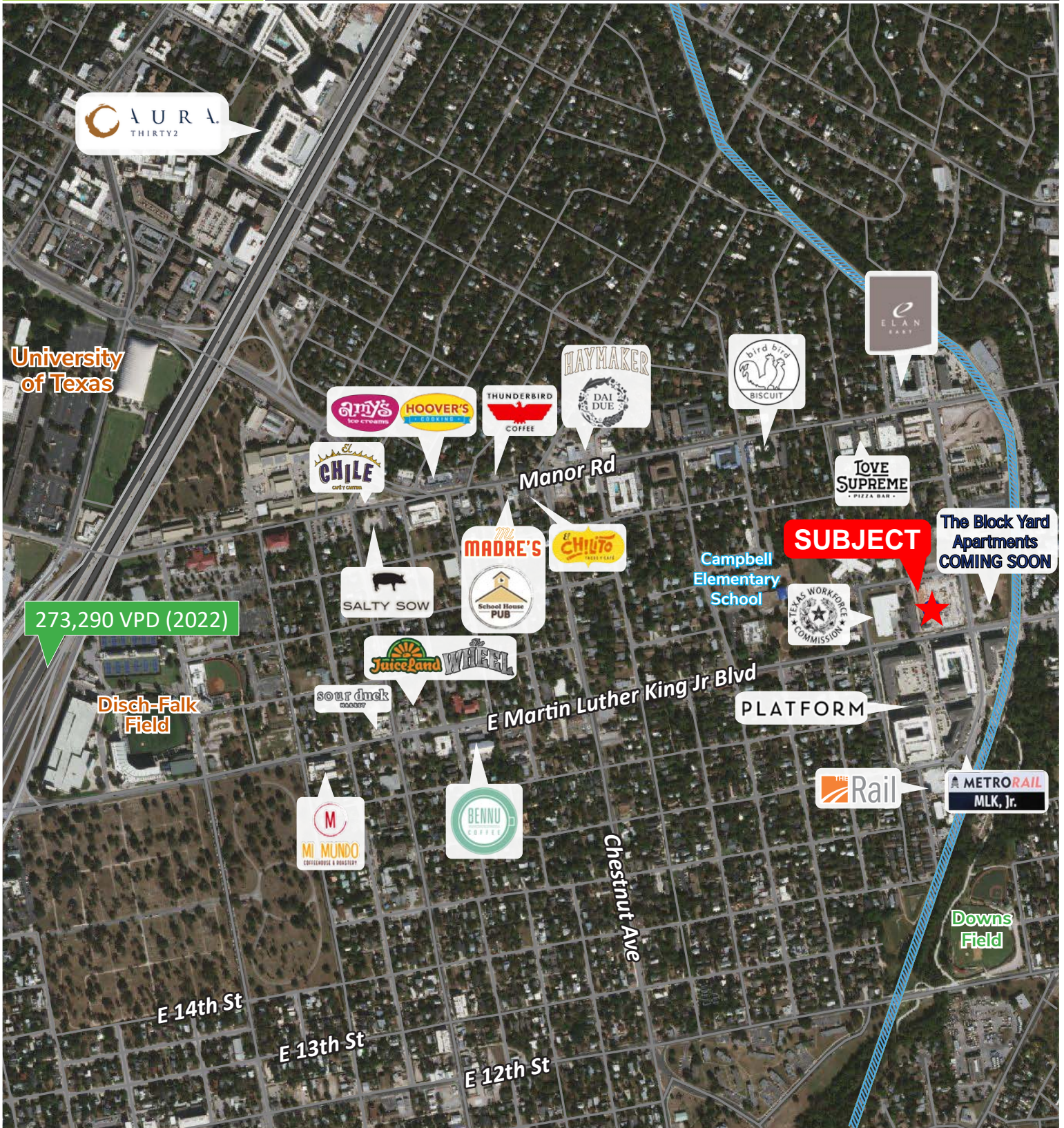
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# AREA MAP

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273,290 VPD (2022)

**SUBJECT**

The Block Yard  
Apartments  
COMING SOON



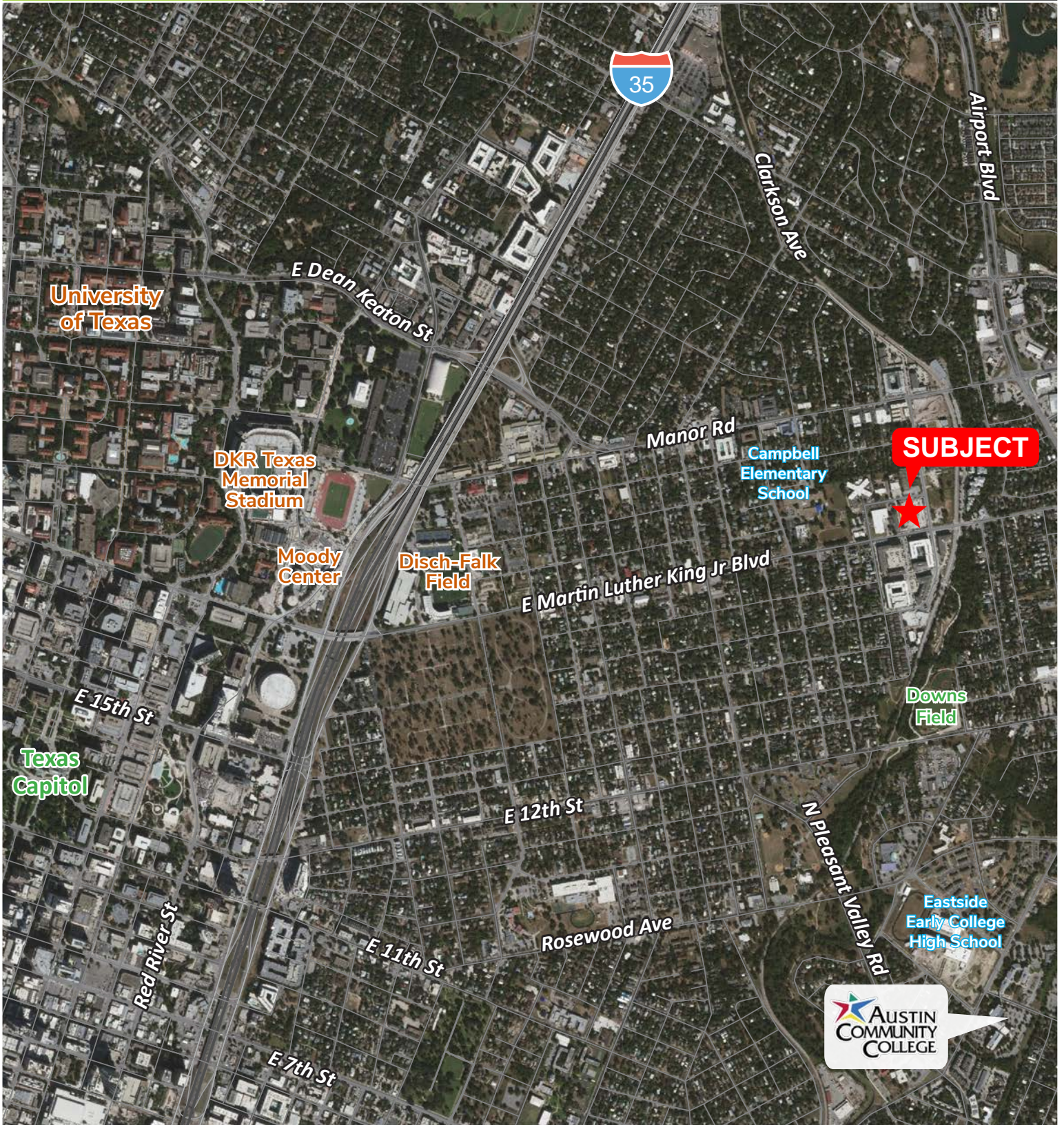
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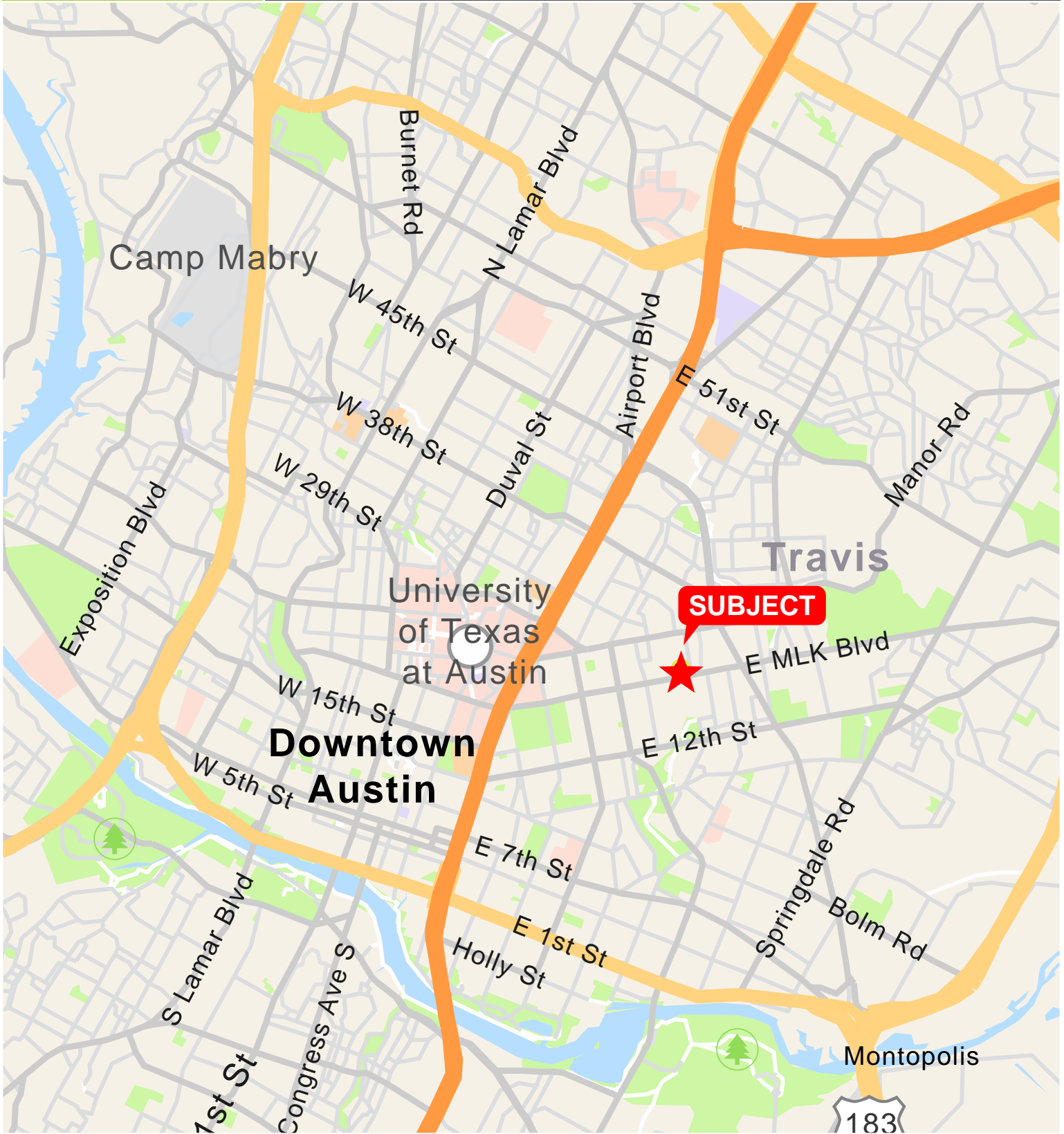
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# REGIONAL MAP

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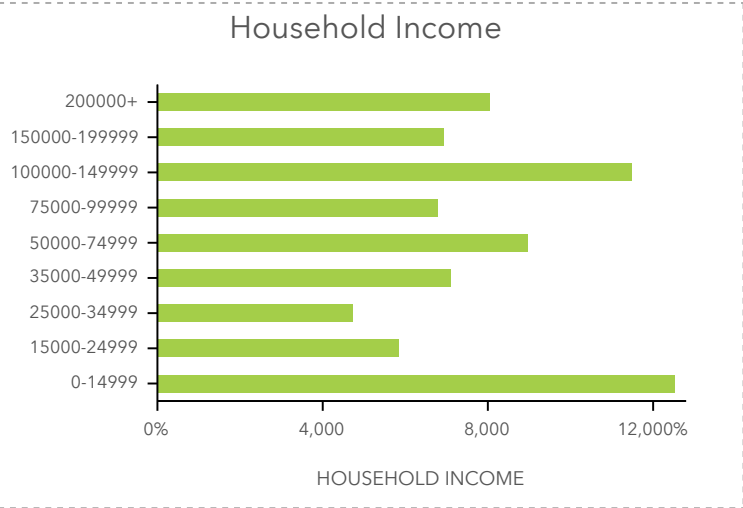
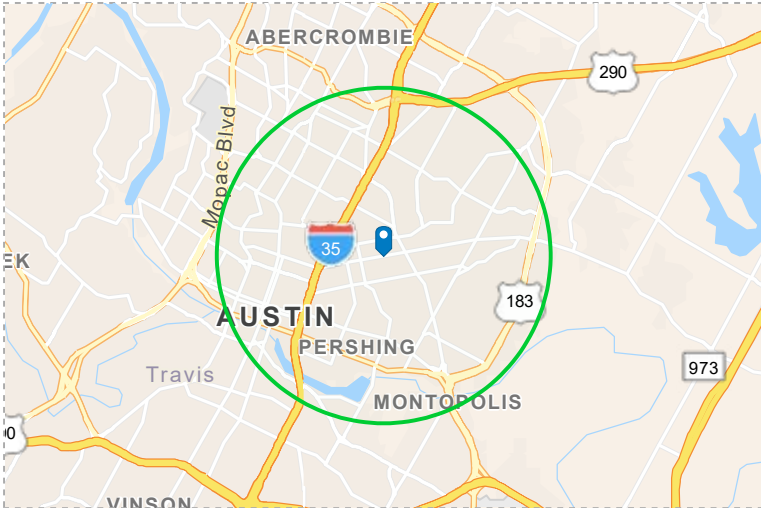
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# DEMOGRAPHICS 3 MILE RADIUS

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## KEY FACTS

170,806

Population



72,468

Households

28.5

Median Age

\$53,756

Median Disposable Income

## INCOME



\$64,868

Median Household Income



\$42,147

Per Capita Income



\$38,417

Median Net Worth

## EDUCATION

9%

No High School Diploma



13%

High School Graduate



17%

Some College



61%

Bachelor's/Grad /Prof Degree

## EMPLOYMENT

78%



White Collar

11%



Blue Collar

11%



Services

5.6%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.



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# 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.

11-2-2015



## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phil Morris / Evan Bole	631068 / 756417	phil@cipaustin.com / evan@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date