

1915 E MLK
Austin, TX 78702

24 Unit Mixed-Use Opportunity

18
Residential
Units

4
Practitioner
Suites

2
Commercial
Spaces

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PROPERTY
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Appointment
Only With
Listing Agents*

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DT Austin | 2.0 ± Miles

Texas State Capitol | 2.0 ± Miles

E 6th & 7th Entertainment District | 1.3 ± Miles

UT Campus | 1.0 ± Miles

Disch-Falk Field | 0.6 ± Miles

1915 E MLK
1915 E M L King Jr Blvd, 78702

Manor Restaurant Row | 0.3 ± Miles

E MLK Jr Blvd

Looking
SOUTH

Property Overview

Stabilized Mixed-Use Asset in High-Demand East Austin Location

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This 24-Unit Mixed-Use Community was fully remodeled in 2023. 1915 E MLK consists of 18 residential units, 4 practitioner suites, a restaurant and a yoga studio. The property is designed to be a unique health & wellness hub, providing a true live, work and healthy lifestyle living experience.

1915 E. Martin Luther King Jr. Blvd is conveniently situated in the vibrant Chestnut neighborhood of East Austin. Interior features include wood-like flooring, spacious kitchens, and washer / dryer in each apartment. This property is only 1 mile east of the University of Texas at Austin Campus and offers exceptional walkability and bike ability with convenient access to nearby shops, restaurants, and entertainment along E 6th St, E 7th St, E 11th St, Manor Rd and E MLK Blvd. For transit, the property is less than a mile from the E MLK MetroRail Station, and provides quick access to the bus route along MLK running from the Expo Center, through Springdale to Downtown and then towards Lake Austin.



SALIENT FACTS

Pricing:	Market Pricing
Terms:	Cash or Third-Party Financing
# of Units:	24
# of Buildings:	1 Mixed-Use Building
Year Built:	1962 (Full Remodel in 2023)
Total NRSF:	17,595 SF (per RR)
Land Area:	0.4402 Acres 19,175 SF
Zoning:	CS-MU-V-CO-NP
Exterior:	Brick
Roofs:	New Flat TPO
HVAC:	Individual; Central Air (New 2023)
Water Heater:	3 Tankless, New Pex Lines, Recirculating (New 2023)
Washer / Dryer:	All Units
Parking:	26 ± Spots Onsite, Adjacent Offsite Parking Lot with 20 Spaces

According to the Austin Investor Interests 2nd Quarter Trend Report, the East Central Submarket noted the following:

- + **4.3% Occupancy Increase for the Quarter and 3.27% Rent Growth**
- + **Occupancy = 92.4% and Average Rent = \$1,793 or \$2.24/psf**

INVESTMENT HIGHLIGHTS

- **Strong In-Place Cap Rate of 5.8%** and trending in a positive direction
- **Consistently High Historical Occupancy** (100% occupied as of 06/23/2026)
- **Full Renovation Completed in 2023** with approximately \$3.5M spent on new electric, plumbing, appliances, windows, TPO roof, gas lines, interior finish outs, etc.
- **Diversified Reliable Income Stream** between residential, commercial and medical office units with the ability to convert as needed
- **A+ Central East Austin Location** less than a one mile to UT and two miles to downtown. High walkability score of 84 surrounded by numerous hospitals, co-working spaces, Moody Center/ Amphitheater and top tier eateries like Este, Sour Duck, Dai Due, Nixta and more
- **Austin Beginning to Rebound** – Multifamily construction starts at 10-year low. Austin boasts the lowest Rent to Income Ratio in the country (18%), while ranking #1 in Job Growth

AUSTIN leads the U.S. in
Job Growth, Ranking #1
among the 50 largest US
metros in 2025

U.S. Bureau of Labor Statistics
June 2026



Investment Location

1915 E MLK is positioned along one of Austin's most vibrant and rapidly growing eastside corridors, providing convenient access to I-35, US-183, and SH-71, with Downtown Austin's CBD just minutes to the west. The property is also within close proximity to the M L King Jr MetroRail Station, offering residents car-free connectivity to major destinations across the city. The property is well located near key Austin anchors including the University of Texas at Austin, the Mueller Mixed-Use Development, and Downtown, providing easy access to major employment centers, world-class medical facilities, education amenities, retail, and some of the city's best dining and entertainment.

University of Texas at Austin

One of the nation's premier research universities, and recently ranked #56 in the world, UT Austin enrolls over 55,000 students and thousands of faculty and staff and is located just over one mile from the property. The Dell Medical School and Dell Seton Medical Center are also nearby.

The Mueller Mixed-Use Development

This 700± acre mixed-use urban site features well known retail hotspots and nationally recognized businesses, including The Thinkery Children's Museum, Alamo Drafthouse, Texas Film Studios, AISD Performing Arts Center, Home Depot, and H-E-B Grocery. The Dell Children's Medical Center of Central Texas—a Level 1 Pediatric Trauma Center with 1,400± employees on a 32± acre campus—and the Seton Hospital Administrative Office is also located in Mueller.

UNIT MIX	Type	Unit SF±	Total SF±	Market Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/ SF±
4	Practitioner Suites	155 - 235	780	\$1,100	\$4,400	\$52,800	\$5.64
14	1 Bed / 1 Bath	700	9,800	\$1,650	\$23,100	\$277,200	\$2.36
4	2 Bed / 1 Bath	700	2,800	\$2,200	\$8,800	\$105,600	\$3.14
1	Commercial Space	1,320	1,320	\$4,000	\$4,000	\$48,000	\$3.03
1	Restaurant Space	2,895	2,895	\$10,000	\$10,000	\$120,000	\$3.45
24		733	17,595	\$2,089	\$50,135	\$601,620	\$2.85

INCOME		T-3 Rental Income (May - July '26) Annualized	Trailing-12 from July 2026
Scheduled Market Rent		\$565,948	\$560,858
Less: Loss to Lease			
Less: Vacancy			
Less: Concessions			(\$30)
Less: Bad Debt			
Net Rental Income		\$565,948	\$560,828
Plus: Fee Income		\$1,298	\$1,298
Plus: Pet Rent		\$695	\$695
Plus: RUBS Income		\$15,513	\$15,513
Plus: Other Income		\$1,180	\$1,180
Total Operating Income (EGI)		\$584,634	\$579,515
EXPENSES		T-12 Expenses from July 2026	
Advertising & Promotion		\$567	\$567
Repairs & Maintenance		\$628	\$628
Management Fee		\$14,951	\$14,951
Utilities		\$34,584	\$34,584
Contracted Services		\$30,589	\$30,589
Real Estate Taxes	2.046485%	\$21,526	\$21,526
Insurance		\$81,910	\$81,910
Total Expenses		\$17,673	\$17,673
Net Operating Income		\$382,773	\$377,653

**18 Residential Units:**

Mix of 1BR and 2BR units;
eligible for commercial
lease conversion

**4 Practitioner Suites:**

Second-floor practitioner
suites with chiropractor,
physical therapist and
massage therapist

**2 Commercial Spaces:**

2,895 sf. restaurant and a
1,320 sf. yoga studio



INTERIOR FEATURES

- Stainless Steel Appliances
- In Unit Washer/Dryer
- Subway Tile Backsplashes
- Brushed Nickel Fixtures
- Luxury Vinyl Plank Flooring
- Quartz Countertops
- New Operable Windows, Walk-in Closets & Subway Tile
- White Shaker Cabinets, Complemented with Light Whitewashed Scandinavian Wood Plank Flooring



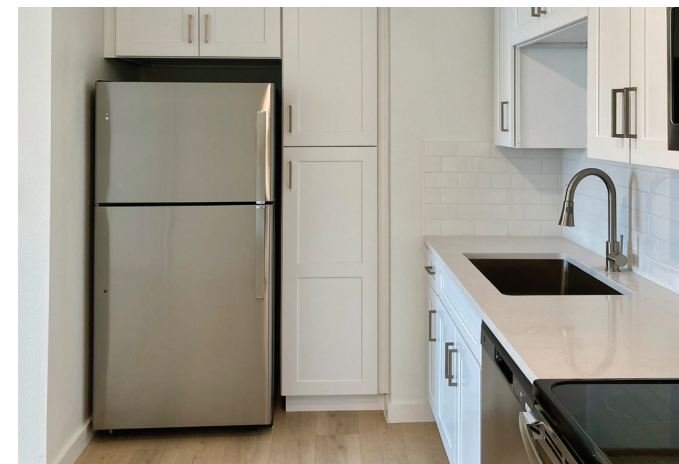
COMMUNITY FEATURES

- Fully Outfitted Onsite Restaurant
- Inviting Central Courtyard
- Yoga Studio and Other Wellness Offerings Including a Matcha Bar, Massage Therapist, PT, Spa with Cold Plunge and Sauna and Plant Nursery
- Reserved Parking with Overflow Lot and Street Parking
- High Walkability to Nearby Cafes, Bars and Restaurants



PROPERTY IMPROVEMENTS

- \$3.5M Spent in 2023
- Full Renovation Down to the Studs
- New Electrical Service, Wiring, Panels & Meters
- New PVC Plumbing Above Grade
- New TPO Roof
- New Stainless Steel Appliances
- New Windows & Doors
- New Rooftop HVAC Systems
- Restaurant-Ready, Vent Hood, Grease Trap & Walk-In Cooler
- New Gas Lines
- New Asphalt Parking Surface
- Google Fiber Connectivity



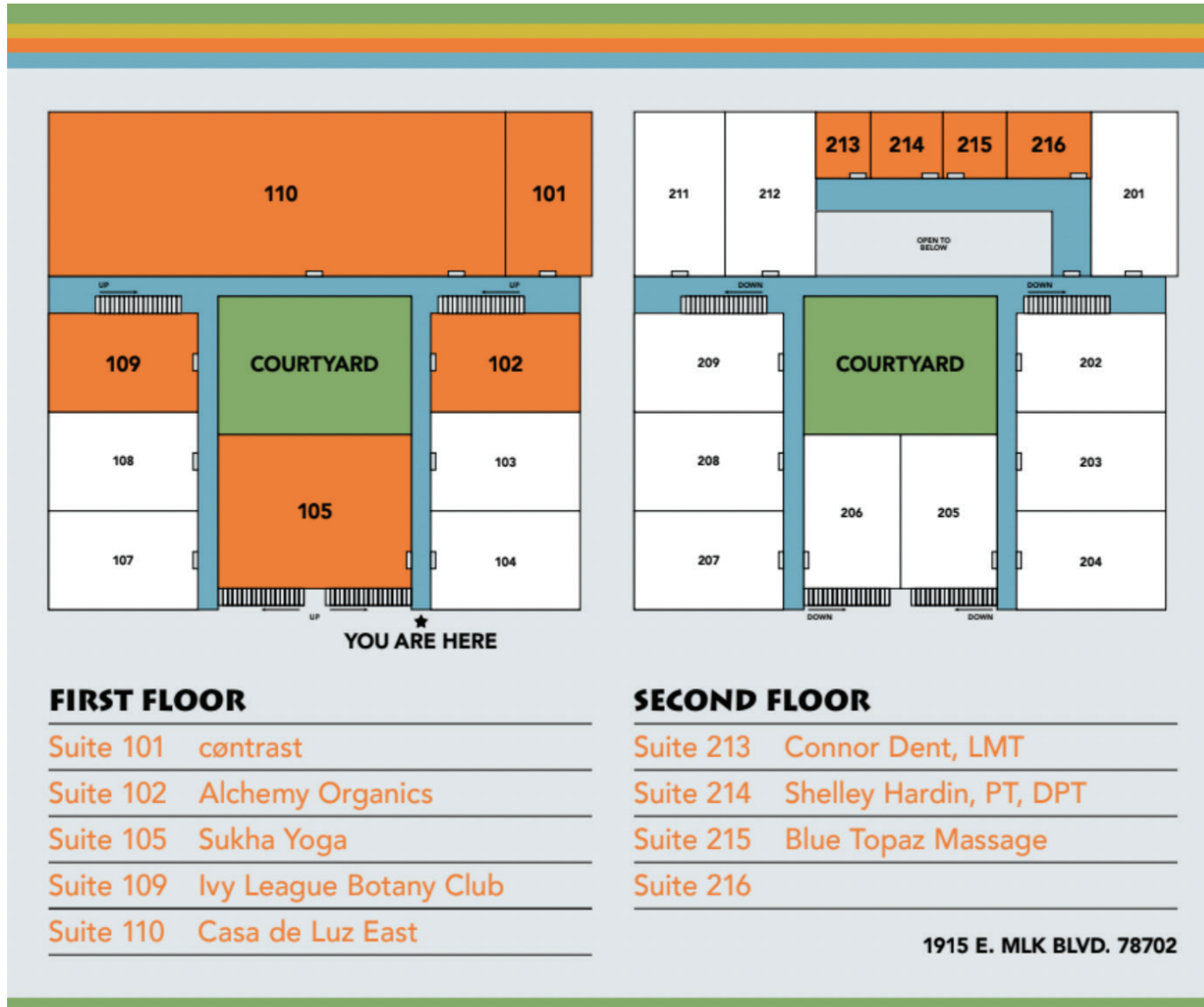
1915 E MLK

Miles +/- to:

MetroRail MLK Jr Station	0.1 mi.
University of Texas	1.6 mi.
St. David's Medical Center	1.5 mi.
Mueller Community	1.1 mi.
Dell Seton Medical Center	1.7 mi.
Central Business District	2.8 mi.
ACC Highland Campus	4.0 mi.
Oracle Riverside Campus	4.2 mi.

PROXIMITY MAP





*See OM for additional floorplan details



- Manor Road has become a “foodie” destination known for many of Austin’s most popular restaurants, such as: El Chile, Salty Sow, Hoover’s, Eastside Cafe, El Chilito, Butterfly Bar, Haymaker, Dai Due, and Taco Mex.
- The University of Texas, Darrell K. Royal Stadium, and The Dell Medical Center are a few bocks to the west, with many collegiate facilities spreading to the Eastside.
- Airport Boulevard is another desirable corridor, home to the Highland Mall Redevelopment which includes the largest Austin Community College (ACC) campus, Rackspace offices, and more public-private-partnerships.
- Plaza Saltillo is slated for the next major transformation along the MetroRail line connecting the Eastside to Downtown Austin’s CBD. (www.endeavor-re.com/properties/plaza-salttillo-retail/)
- The Mueller Community mixed-use urban site, located just to the north, became the largest neighborhood in the world to earn Stage 3 LEED certification. Of the neighborhood’s 700 acres, 140 acres are dedicated parkland.





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