3218 E MLK Blvd.

Austin, TX 78721

FOR SALE

TAMI GREENBERG

512.773.3705
tgreenberg@asterra.com

ANDREW KARR

512.961.1883
akarr@asterra.com

ASTERRA™ PROPERTIES

3218 E MLK Blvd.

Austin, TX 78721

FOR SALE

PROPERTY OVERVIEW

- Owner User or Investor
- Two Separate Office Buildings on Site
- 7 Units Available to Lease
- Located near intersection of Airport and E MLK Jr Blvd
- South of Mueller Development

SALE DETAILS

PRICE:	$1,295,000
RBA:	4,366 SF
YEAR BUILT:	1983
Tenancy:	Multi
CLASS:	C
ZONING	CS-MU-NP
PARKING:	Surface
CO Broker Fee:	3%

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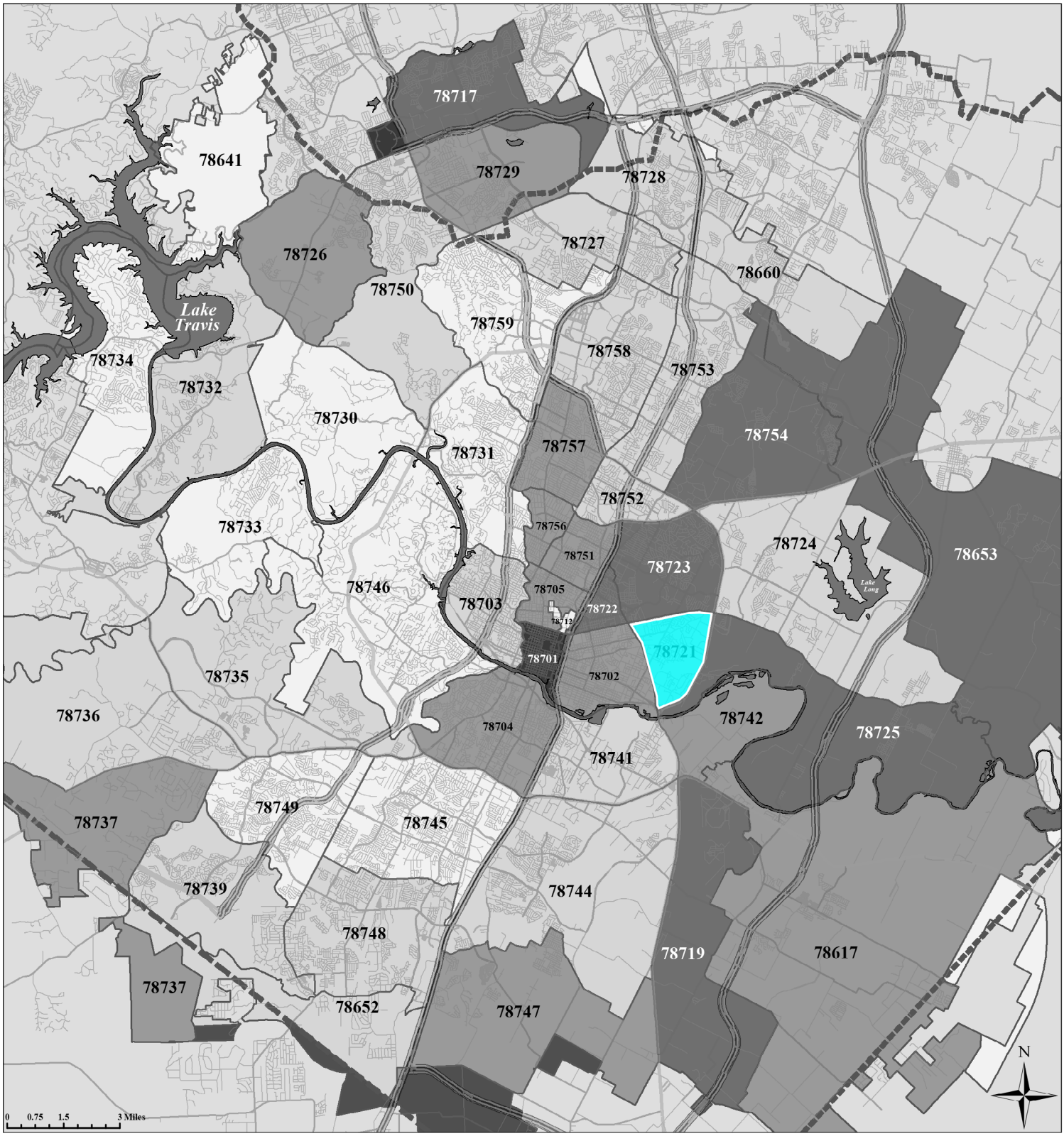

Percent Population Change: 2010 to 2015 Estimates

ZIP Codes, Austin, Texas

Percent Change: 2010 to 2015

- Less than 5%
- 5% to 10%
- 10% to 20%
- 20% to 30%
- 30% to 40%
- 40% Plus

counties

ZIP Codes

a
DTI2040 FORECAST⟹
Product

Map produced by: Ryan Robinson, City Demographer, Department of Planning, City of Austin. September 2014

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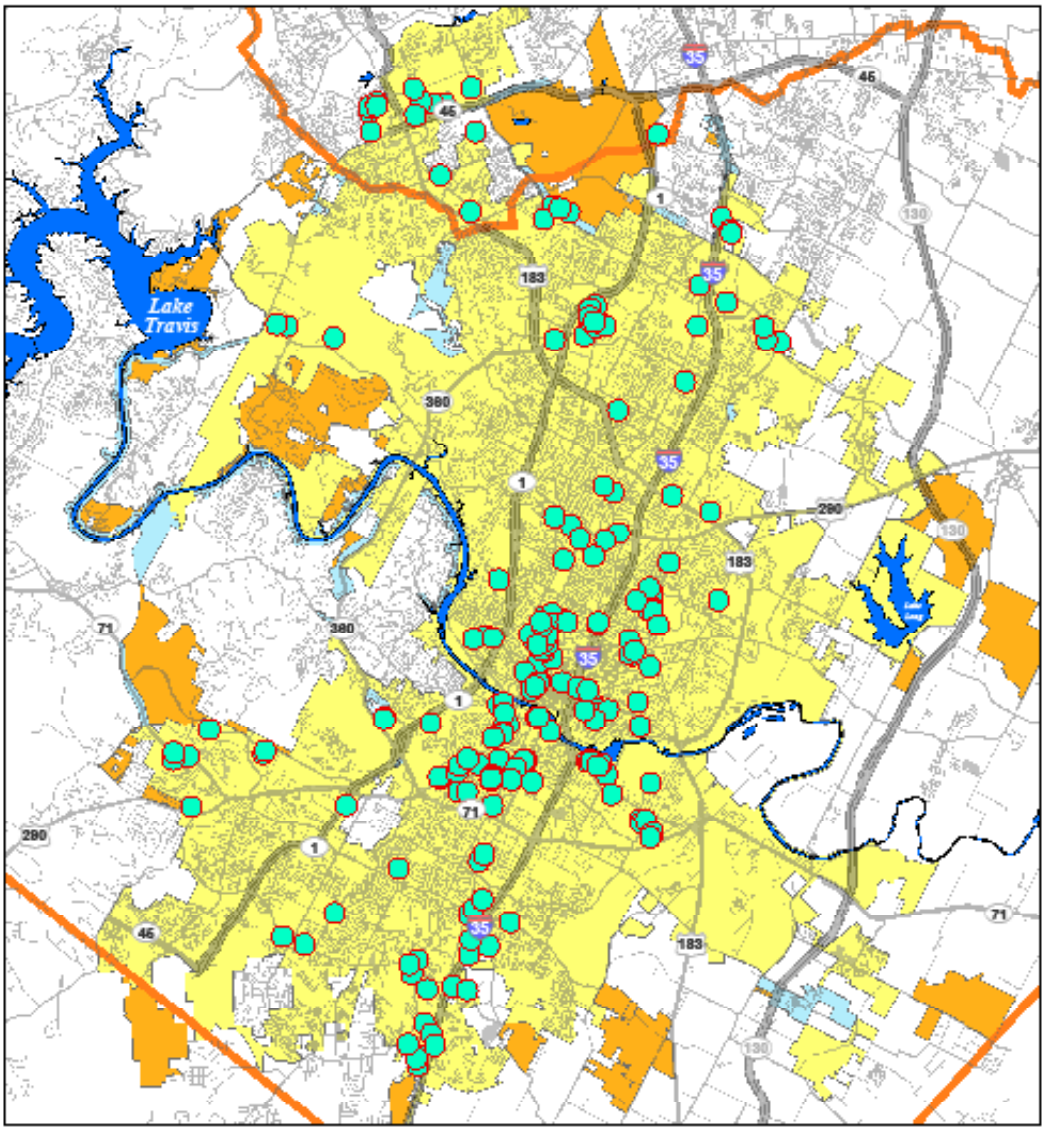


Multifamily Projects

Apartment and Condo Projects Built or Under Contract Jan '10 thru Oct '16

Permits Issued Since: 01/01/2010 by the City of Austin

Number of Projects = 1,060

Number of Units = 34,287

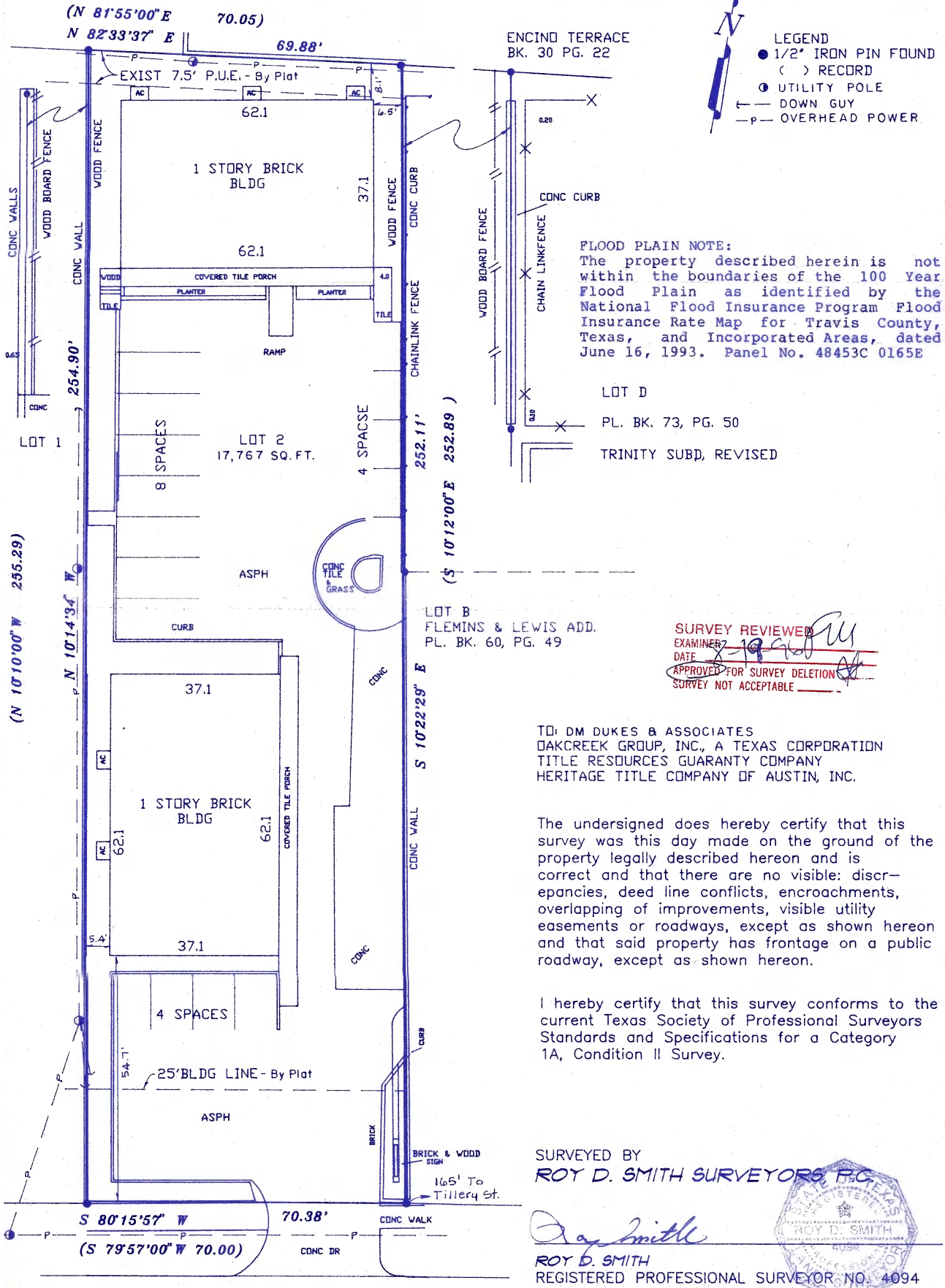
LAND TITLE SURVEY OF LOT 2 RESUBDIVISION OF LOT C

TRINITY SUBDIVISION REVISED RECORDED IN PLAT BOOK 75, PAGE 73

TRAVIS COUNTY PLAT RECORDS

ADDRESS: 3218 MARTIN LUTHER KING BLVD.

SCALE 1" = 20'



LEGEND
- ● 1/2" IRON PIN FOUND
- ( ) RECORD
- ◑ UTILITY POLE
- ←— DOWN GUY
- —p— OVERHEAD POWER

FLOOD PLAIN NOTE:
The property described herein is not within the boundaries of the 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map for Travis County, Texas, and Incorporated Areas, dated June 16, 1993. Panel No. 48453C 0165E

SURVEY REVIEWED
EXAMINER
DATE
APPROVED FOR SURVEY DELETION
SURVEY NOT ACCEPTABLE

TO: DM DUKES & ASSOCIATES
OAKCREEK GROUP, INC., A TEXAS CORPORATION
TITLE RESOURCES GUARANTY COMPANY
HERITAGE TITLE COMPANY OF AUSTIN, INC.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible: discrepancies, deed line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon.

I hereby certify that this survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

SURVEYED BY
ROY D. SMITH SURVEYORS, P.C.

ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
1214 WEST 5th STREET – SUITE A
AUSTIN, TEXAS 78703
PHONE (512) 478 – 9821
DATE: MAY 5, 1995 SURVEY UPDATED: August 14, 1996

Questions? Click here for help and contact information.

Disclaimer

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

Location:	3218 E MARTIN LUTHER KING JR BLVD (3,126,868.25, 10,076,531)
Grid:	L23
Future Land Use (FLUM):	Mixed Use
Regulating Plan:	
Zoning:	CS-MU-NP
Zoning Case:	
Zoning Ordinance (Mostly after 2000):	99-0225-70(b) 021107-Z-12C
Zoning Overlays:	NEIGHBORHOOD PLANNING AREA ■ MLK ■ East MLK Combined NPA AIRPORT ■ CONTROLLED COMPATIBLE LAND USE AREA RESIDENTIAL DESIGN STANDARDS

Zoning Guide

The Guide to Zoning provides a quick explanation of the above Zoning codes, however, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the Neighborhood Planning Areas is available from Neighborhood Planning. Visit Zoning for the description of each Base Zoning District.

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FOR SALE

Equal Housing Opportunity

Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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' 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.

Asterra Residential d/b/a Asterra Properties	590775	info@asterra.com	512-231-2000 .
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew Karr	586116	akarr@asterra.com	512-231-2000 xt 200 .
Licensed Broker / Broker Firm Name or	License No.	Email	Phone
Andrew Karr	586116	akarr@asterra.com	512-231-2000 xt 200 .
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Karr	586116	akarr@asterra.com	512-231-2000 xt 200 .
Sales Agent/Associate's Name	License No.	Email	Phone