

# For Lease

## 1701 E MLK Jr Blvd

Magnolia - 78702

Grab-n-Go Eatery Spaces

# Skout<sup>x</sup>

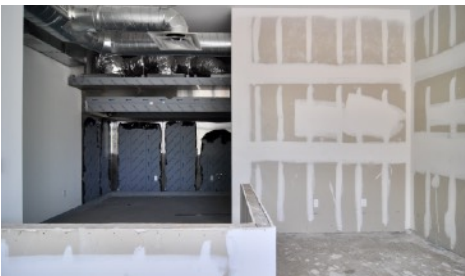
Roland Galang

Broker | CLHMS, LEED AP

512 791.1584

Roland@SkoutAustin.com

Two  
Spaces  
Available



**Magnolia** is a new mixed-use development masterfully designed by award-winning KRDB. First of its kind, in Austin, that utilizes modular construction. Situated on a half-acre site that previously held four houses, Magnolia is a prototype for a “right-sized” project that is sensitive in scale to the adjacent single-family neighborhood.

Comprised of 17 residences, 3 ground-level eateries and shared central courtyard, Magnolia represents a comprehensive approach to urban living. Conveniently located on E MLK Jr Blvd., along one of Austin’s major East-West corridors, Magnolia is in close proximity to UT campus & Dell Medical Center, Texas Capitol, Central Business District. [www.1701Magnolia.com](http://www.1701Magnolia.com)

*All information contained herein is deemed reliable but not guaranteed. Buyers must verify. Prices subject to change.*



# Magnolia Eatery - Overview



## Magnolia MLK

1701 E MLK Jr Blvd  
Austin, TX 78702

## Space

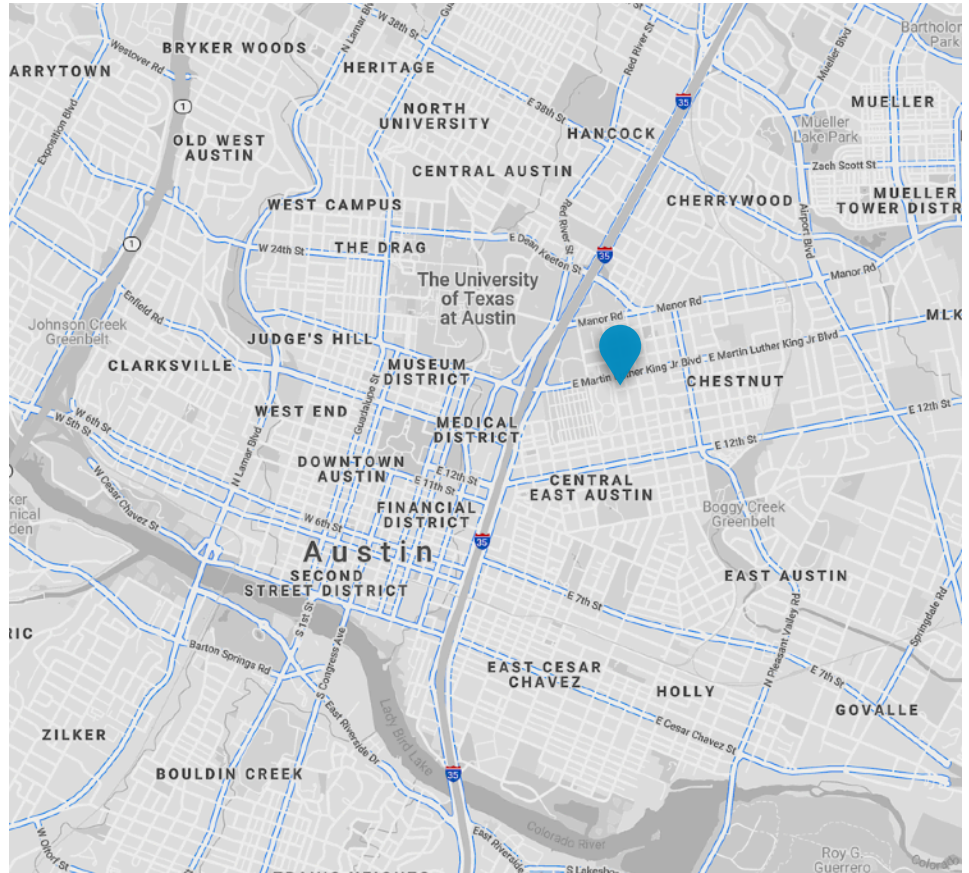
Type: Grab-n-Go Eatery Retail

Available:

Suite 101 [699 RSF]  
\$4,900/month NNN

Suite 102 [661 RSF]  
\$4,750/month NNN

Delivery: 1st Gen Eatery



## Space Features

- Street Level Entry
- Storefront Windows
- Electrical per City requirements
- HVAC
- Vent Hood (common grease trap)
- Storefront Signage Opportunity

## Eatery Features

- Multi-tenant
- 17 Residences atop eatery spaces
- Shared Back-of-House
  - Walk-in Cooler
  - Grease Trap
  - Storage Closets
  - Two Restrooms
- Suite 103 Tenant: Machine Head Coffee
- Outdoor seating area in front of space

## Location

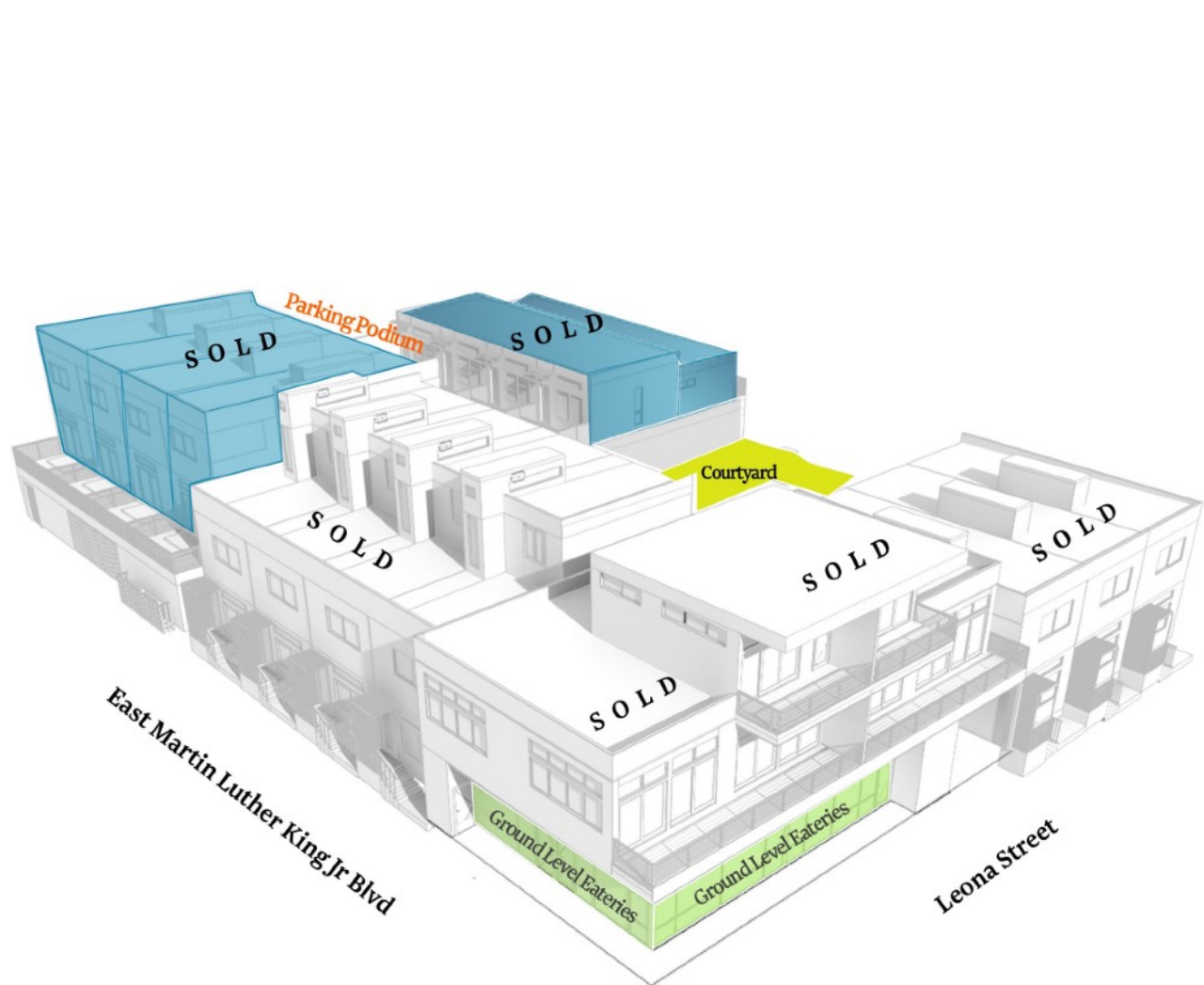
- Corner of E MLK & Leona
- Walkability Score: 75/100  
[[www.walkscore.com](http://www.walkscore.com)]
- Easy access to I-35
- Convenient location
  - ~0.3 mile to UFCU Disch-Falk Field
  - ~0.8 mile to UT Dell Medical Center
  - ~1.0 mile to UT Austin
  - ~1.5 miles to Texas State Capitol
  - ~7.0 miles to Austin Bergstrom International Airport

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## Magnolia - Site Map & Features

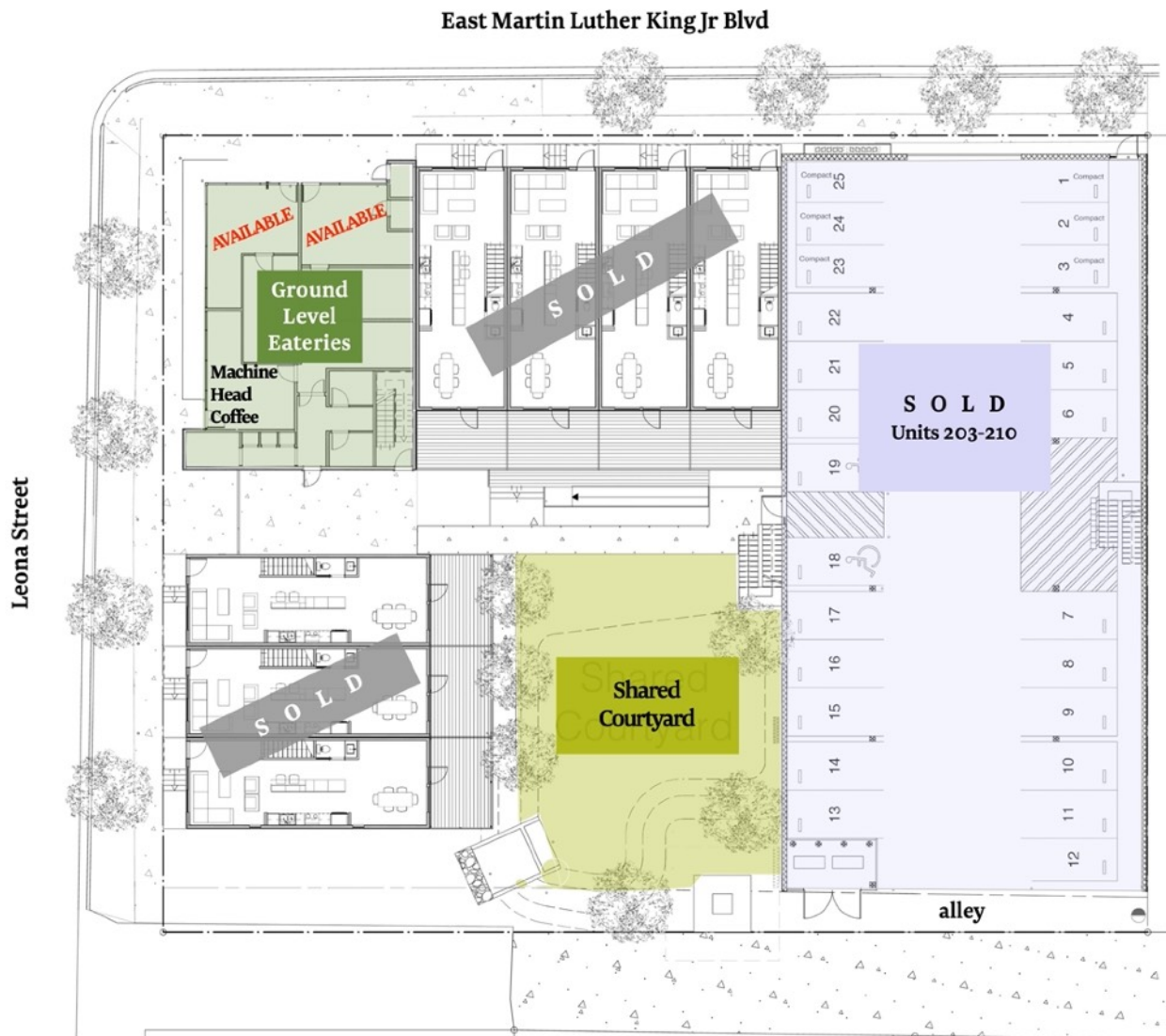


Renderings are an artist's conception and are intended only as a general reference. The materials, designs, square footages, features and amenities depicted by artist's or computer rendering are subject to change and no guarantee is made that the project or the condominium units will be of the same size or nature as depicted or described. Prices subject to change at any time.

## Magnolia - Level 1 Floor Plate

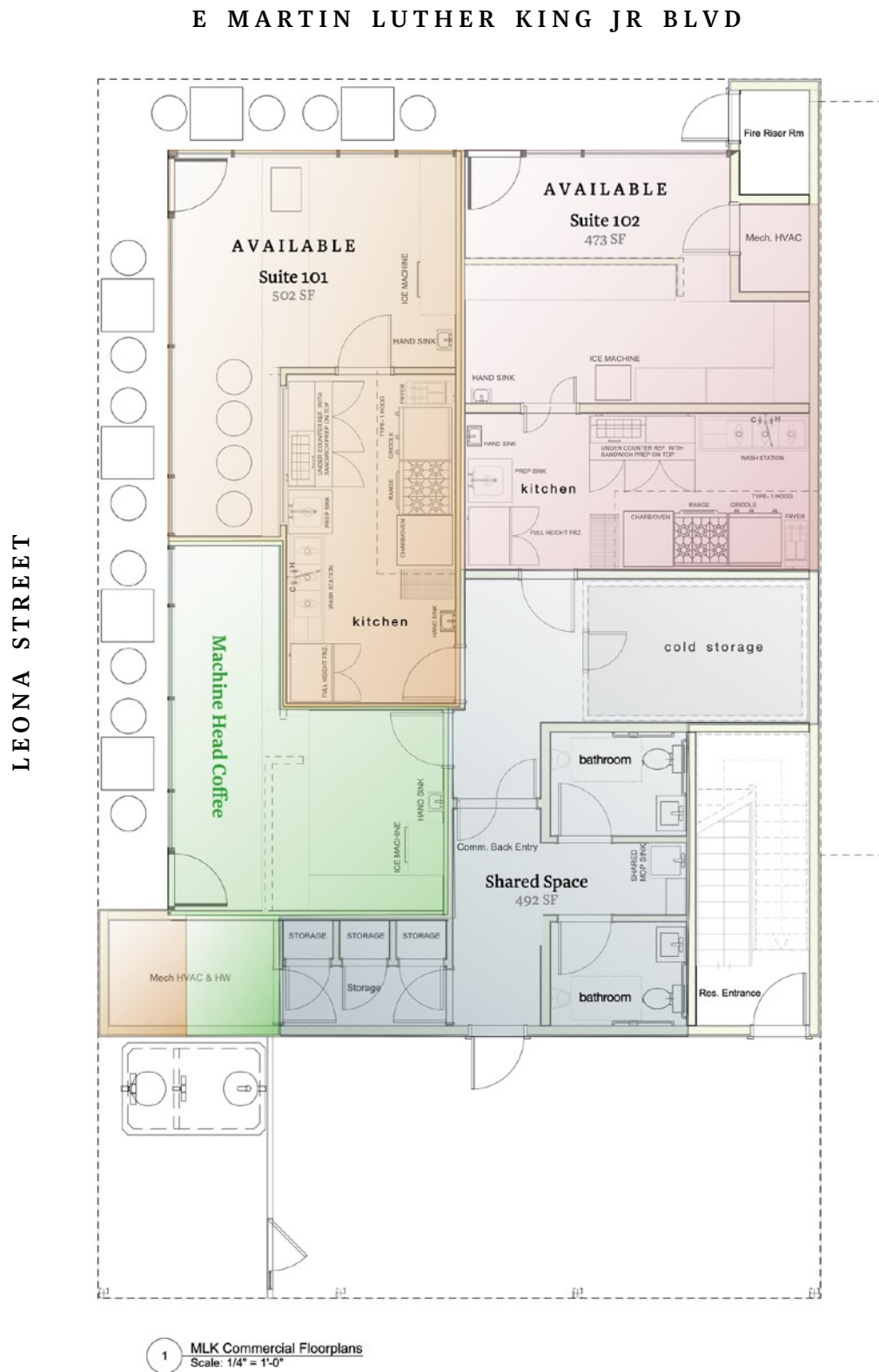


**\* AVAILABLE FOR LEASE**  
**Ground Level Grab-n-Go Eatery Spaces**



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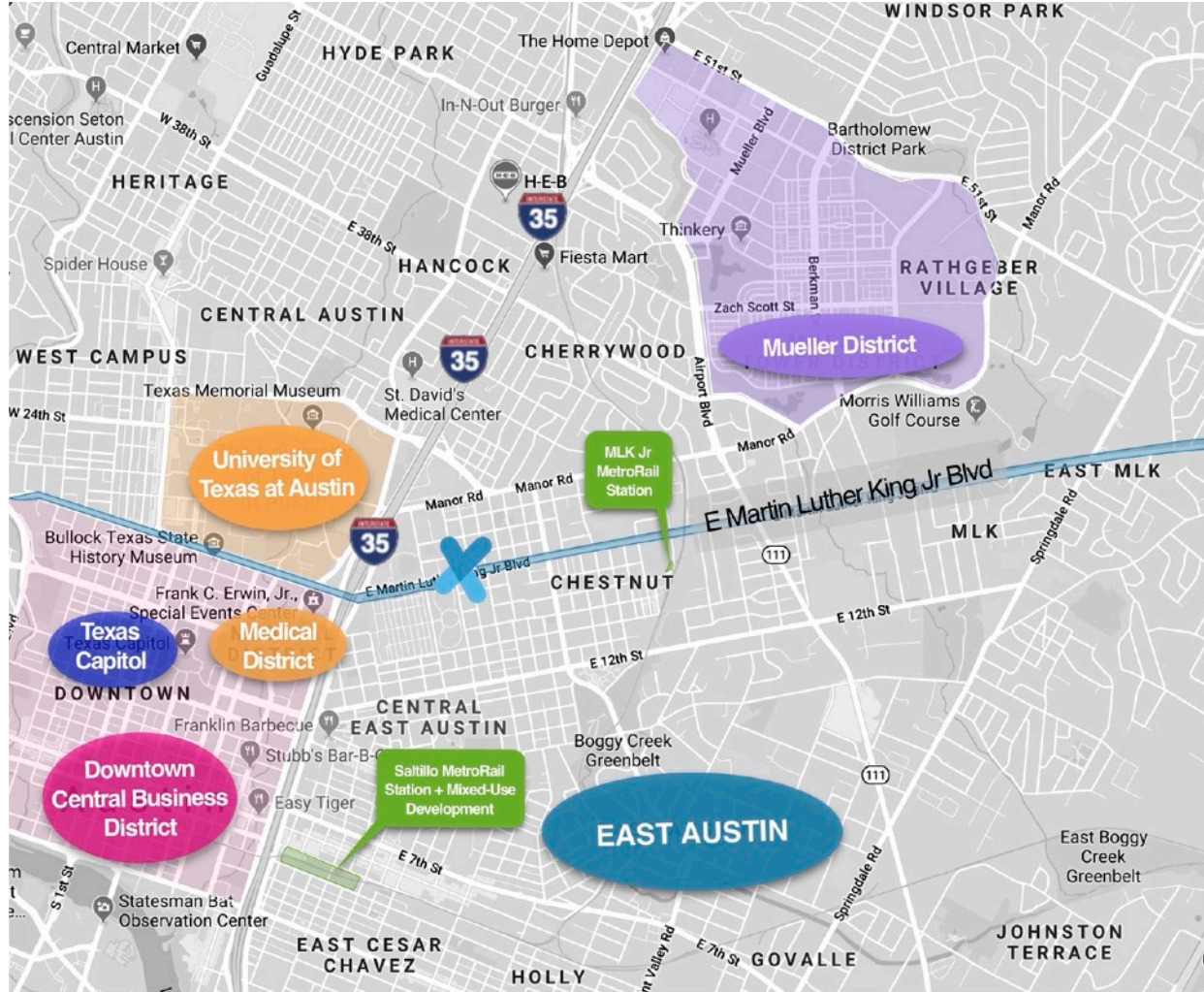
# Magnolia Eatery - Floorplan



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## Magnolia - Neighborhood



### Dining & Cafe

- Machine Head Coffee
- Sour Duck
- Bennu Coffee
- Austin Daily Press
- JuiceLand
- Sam's BBQ
- Salty Sow
- El Chile Cantina
- El Chilito
- Hoover's Cooking
- Mi Madre's
- Thunderbird Coffee
- Dai Due

### Entertainment

- The Wheel
- Haymaker
- Butterfly Bar @ The Vortex

### Other

- UFCU Disch-Falk Field
- Frank Erwin Event Center
- Bullock TX State Museum
- Blanton Museum of Art
- Texas State Capitol
- UT Dell Medical Center
- Dell Children's Medical Center
- Mueller Town Center

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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.*

### 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.

<b>Skout Real Estate</b>	<b>9004805</b>	<b>foundit@skoutasutin.com</b>	<b>512 595.3588</b>
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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