



# THE RAIL AT MLK STATION

**OFFICE | RETAIL SPACE**

2921 E. 17th St.

Austin, Texas 78702

DEVELOPED BY



**LONESTAR**  
DEVELOPMENT PARTNERS

LEASED BY



**THE KUCERA COMPANIES**  
REAL ESTATE SERVICES

# DEVELOPMENT OVERVIEW

## PROJECT OVERVIEW AND PROPOSED PRODUCT

The Rail at MLK is a 5-story 119,593 SF mixed-use building on a 1.2 acre site on the last tract in the Chestnut Plaza development at the MLK TOD and its five floor plans are available for prospective residents to choose from: 400 and 423 SF efficiencies, 540 and 604 SF 1 bd, and 1,014 SF 2 bd.

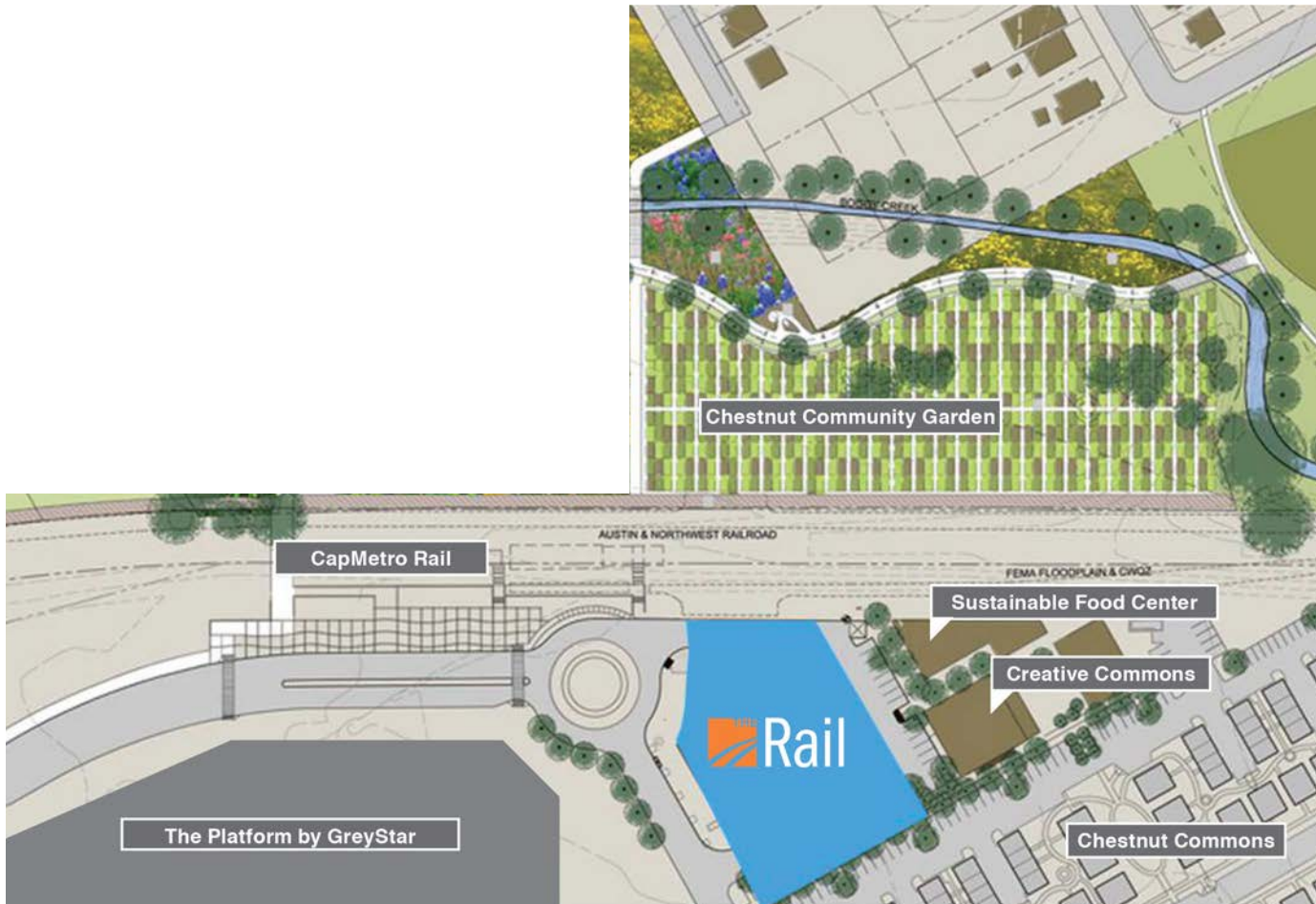
Ownership is seeking a long-term commercial tenant for the vacant +/- 2,000 SF of space off the main lobby that will complement or lend itself to the property and its other tenants.

The space will be delivered in shell condition with a generous TI package for Tenant to build out the space to suit their needs.



# OVERVIEW & AMENITIES MAP

## CHESTNUT COMMONS MASTER PLAN



A master planned 36.5 acre philanthropic community created by the Meredith Foundation, Chestnut Commons is situated on a site previously known as the Featherlite tract in the Chestnut neighborhood of east Austin. Located east of I-35 on the MLK corridor, what makes Chestnut Plaza unique is the vision to build a community center by way of a central plaza that serves as the catalyst for future development.

Currently at the site there are several nonprofit headquarters and a 2.4-acre community garden. This transit oriented development (TOD) is immediately adjacent to the MLK train station, offering a one-stop 7-minute commute to the convention center downtown.

Affordable housing is a key feature in the Chestnut Plaza plan for responsible development, which The Rail is expected to add to.

# RETAIL FLOOR PLAN

## PROPOSED CONFIGURATION

SQUARE FOOTAGE

**+/- 2,000 SF**

RATE

**\$30.00/SF + NNN**



# FOR FURTHER INFORMATION

## JIM SPRINKLE

OFFICE (512) 346.0025

CELL (512) 750.5255

sprinkle@kuceraco.com

## GRAHAM TRULL

OFFICE (512) 346.0025

CELL (512) 484.8909

graham.trull@kuceraco.com



7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025

See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.