

# CENTURY 21

Judge Fite Company



## 2303 W PARMER LANE

AUSTIN, TX 78727



\$999,000



1,684 sqft

## DESCRIPTION

Highly visible commercial opportunity on Parmer Lane! Situated on a 0.3048 acre lot with 73 ft of frontage, this freestanding retail building offers 1,684 SF of leasable space in a high-traffic corridor. Built in 1973 and zoned GC/MU, the property includes a pylon sign, 16+ parking spaces, and excellent signage exposure to daytime commuters. Ideal for retail, professional services, or service users seeking great visibility and access to Loop 1 and I-35. Don't miss this rare chance to own prime commercial ground in Austin.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Retail

**MLS STATUS:** Active

**MLS:** 1196468

**YEAR BUILT:** 1973

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Parmer Lane Heights Sec 01

**LIST DATE:** 09/25/2025

**AREA:** 2N

**SQUARE FEET:** 1,684

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.3

**LOT SIZE (SQFT):** 13,277

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- SeeRemarks

## EXTERIOR FEATURES

### PARKING:

- ParkingLot

### SIDING:

- BrickVeneer
- WoodSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- SeeRemarks

### UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Sam Lee

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**BROKERED BY:** DLX Realty, LLC

century21judgefite.com

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