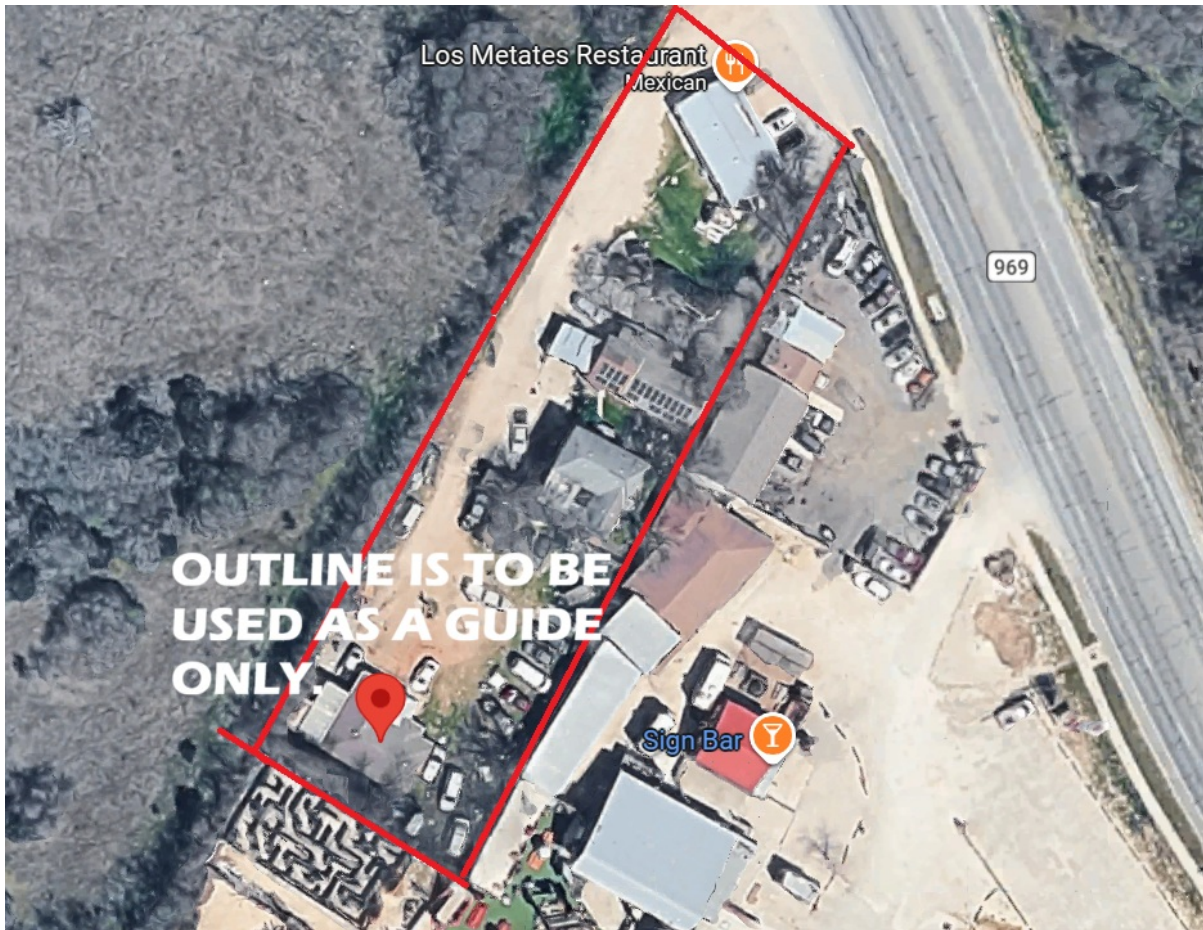


CENTURY 21

Judge Fite Company



9807 HIGHWAY FM 969 HIGHWAY

AUSTIN, TX 78724



\$750,000



1,272 sqft

DESCRIPTION

Positioned in Austin's rapidly urbanizing eastern corridor, this premier development site is located within the City of Austin's ETJ and Desired Development Zone—an area targeted for dense growth and long-term economic expansion. The property is strategically positioned for strong appreciation, scalable development potential, creating a compelling opportunity for multifamily, townhomes, mixed-use residential, or phased projects designed for long-term cash flow and appreciation. Adjacent tracts are advancing plans for 400+ unit multifamily communities, while nearby industrial projects totaling more than 3 million square feet are generating thousands of new jobs, driving immediate demand for workforce housing, apartments, and supporting commercial services. Detailed land use supports single-family (up to 100 units) or duplex development (up to 150 units), offering flexible density options. The surrounding market is undergoing a major retail transformation, addressing a long-standing "retail desert" and unlocking strong potential for neighborhood retail, QSR, grocery, medical, and service-oriented commercial uses. This convergence of job growth, housing demand, and infrastructure investment establishes a powerful foundation for near-term returns and sustained value. Major nearby drivers include Fusion 130, Austin Hills Commerce Center, significant retail redevelopment, and the planned \$10B Greenport Airport. Expanding master-planned communities such as Easton Park and Whisper Valley continue to deliver thousands of new rooftops, further strengthening residential and commercial demand. Strategically located with direct access to SH 130, Hwy 183, and Hwy 290, this high-visibility site offers exceptional regional connectivity, strong traffic exposure, and long-term infrastructure improvements. A rare opportunity for developers and investors seeking premier positioning in one of Central Texas's most aggressive growth corridors.

PROPERTY TYPE: Commercial - Other
MLS STATUS: Active
MLS: 1676387
YEAR BUILT: 1960
COUNTY: Travis
TRACT OR SUBDIVIION: Meredith-Rollins
LIST DATE: 02/14/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 5E
SQUARE FEET: 1,272
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.52
LOT SIZE (SQFT): 22,607

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- InsideEntrance
- OnSite

SIDING:

- Frame

FOUNDATION:

- PillarPostPier

UTILITIES

UTILITIES:

- SeeRemarks

LISTED BY: Misty Hostottle

ADDITIONAL PROPERTY DETAILS

PHONE: 512.905.2226

BROKERED BY: Teifke Real Estate