



1300 AND 1302 NORWALK LANE
AUSTIN, TX 78703



\$2,900,000



7,116 sqft

DESCRIPTION

A rare development opportunity in the heart of West Austin. Located on a quiet street in Deep Eddy, 1300 & 1302 Norwalk Lane currently consist of two multifamily buildings featuring a total of 6 one-bedroom units and 6 two-bedroom units, with only one unit currently vacant. This setup provides holding income while you pursue design and planning approval for redevelopment or refurbishment of the existing improvements. The property spans a gently sloping, rectangular 0.6-acre lot with dual street frontage. Zoned MF-3, it allows for up to 20,000 square feet of Gross Floor Area and up to 21 units. Preliminary schematics show a layout including a driveway and 12 x 1600 sq. ft. with 2-car garages and private roof terraces. This property is across the road from the Muni Golf Course and a short walk to O'Henry Middle School, HEB and Maudies. It is also less than a mile to Westenfield Park / Pool / Tennis Courts, Littlefields, and Juiceland; and less than 2 miles to Austin High, Zilker Park, Barton Springs, Town Lake, Lake Austin, numerous bars and restaurants on West Lynn and West 6th St. It's proximity to MoPac delivers direct connectivity to the airport, the Domain, and highways 183, 71 and 290. This property is zoned to Austin ISD's best schools.

PROPERTY TYPE: Commercial - MultiFamily
MLS STATUS: ActiveUnderContract
MLS: 1713395
YEAR BUILT: 1963
COUNTY: Travis
TRACT OR SUBDIVIION: Westfield A
LIST DATE: 08/13/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 1B
SQUARE FEET: 7,116
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.6
LOT SIZE (SQFT): 26,127

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Laminate
- Wood

EXTERIOR FEATURES

PARKING:

- AttachedCarport
- Aggregate
- Common

SIDING:

- Brick
- Clapboard
- WoodSiding

FOUNDATION:

- PillarPostPier
- Slab

UTILITIES

HEATING/COOLING:

- NaturalGas

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- NaturalGasConnected
- SewerConnected
- WaterAvailable
- WaterConnected

LISTED BY: Sally Burns

ADDITIONAL PROPERTY DETAILS

PHONE: 512.343.2700

BROKERED BY: Muskin Elam Group LLC

century21judgefite.com

each office is independently owned and operated