

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1613 E 7TH STREET

AUSTIN, TX 78702



\$1,600,000



0 sqft

## DESCRIPTION

Rare opportunity in the heart of Plaza Saltillo, one of Austin's most active and rapidly evolving districts. This 6,397 SF fully paved site currently provides 12 parking spaces, with the ability to expand to 16 spaces by adding two tandem and two standard spaces. In the near term, the property is ideally suited for immediate activation and cash-flowing uses, including an EV charging hub, food truck park, modular short-term rental concept, specialty retail or event space, valet or parking operation, or a lay-down yard to support nearby construction activity. The existing paved condition and central location allow for quick, low-cost deployment of these uses. Longer term, the site offers significant redevelopment potential. Zoned Transit-Oriented Development (TOD) within the Plaza Saltillo district, the property benefits from a dense, flexible zoning framework that supports a wide range of higher-intensity uses in a premier urban corridor. Surrounded by top restaurants, nightlife, and cultural destinations, and with immediate access to transit and downtown, this is a rare opportunity to capitalize on both near-term income and long-term development upside in one of Austin's most sought-after locations.

**PROPERTY TYPE:** Commercial - Other

**MLS STATUS:** Active

**MLS:** 1766614

**YEAR BUILT:**

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** J.K.P McFalls Subdivision

**LIST DATE:** 04/02/2026

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**800.451.8055**

**AREA:** 5

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.15

**LOT SIZE (SQFT):** 6,394

## EXTERIOR FEATURES

**PARKING:**

- Concrete

**SIDING:**

- SeeRemarks

## UTILITIES

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- SeeRemarks

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Sammie Joseph

**PHONE:** 512.222.7866

**BROKERED BY:** Joseph Companies, LLC