



## 2209 S 1ST UNIT UNIT 107

AUSTIN, TX 78704



\$849,000



0 sqft

## DESCRIPTION

Set along the eastern edge of South First Street in the heart of Bouldin Creek, One Oak brings a vibrant energy to the street level with thoughtfully designed live/work storefronts. Future residents will have boutique shops, local markets, wellness studios, and a signature cafe concept just steps from their front door-offering the rare convenience of shopping, working, and living in one dynamic location. The live/work residences at One Oak are designed for today's entrepreneurial spirit, blending modern living quarters with dedicated professional space. These versatile layouts respond directly to Austin's growing demand for flexible, self-owned business environments-ideal for creatives, consultants, makers, and small business owners alike. Rather than separating home and work, One Oak integrates them, creating an environment that fosters connection, productivity, and community. The ground-floor storefronts offer visibility and accessibility while giving residents control over their real estate-a compelling alternative to traditional commercial leasing and unpredictable rent increases. Located in the highly desirable 78704 zip code, this South First corridor is known for its mix of locally owned shops and walkable charm. One Oak complements this setting with a design that supports small business vitality and strengthens the fabric of the Bouldin Creek neighborhood. These live/work spaces not only reflect the character of the area-they enhance it, offering entrepreneurs and professionals the chance to put down roots and thrive in one of Austin's most beloved communities. Schedule a showing today!

**PROPERTY TYPE:** Commercial - Business Condo

**MLS STATUS:** Active

**MLS:** 1950582

**YEAR BUILT:** 2023

**COUNTY:** Travis

**TRACT OR SUBDIVIION:**

**LIST DATE:** 03/21/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 3100

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.03

**LOT SIZE (SQFT):** 1,481

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Michael Harper

**PHONE:** 210.361.6000

**BROKERED BY:** Compass RE Texas, LLC - SA