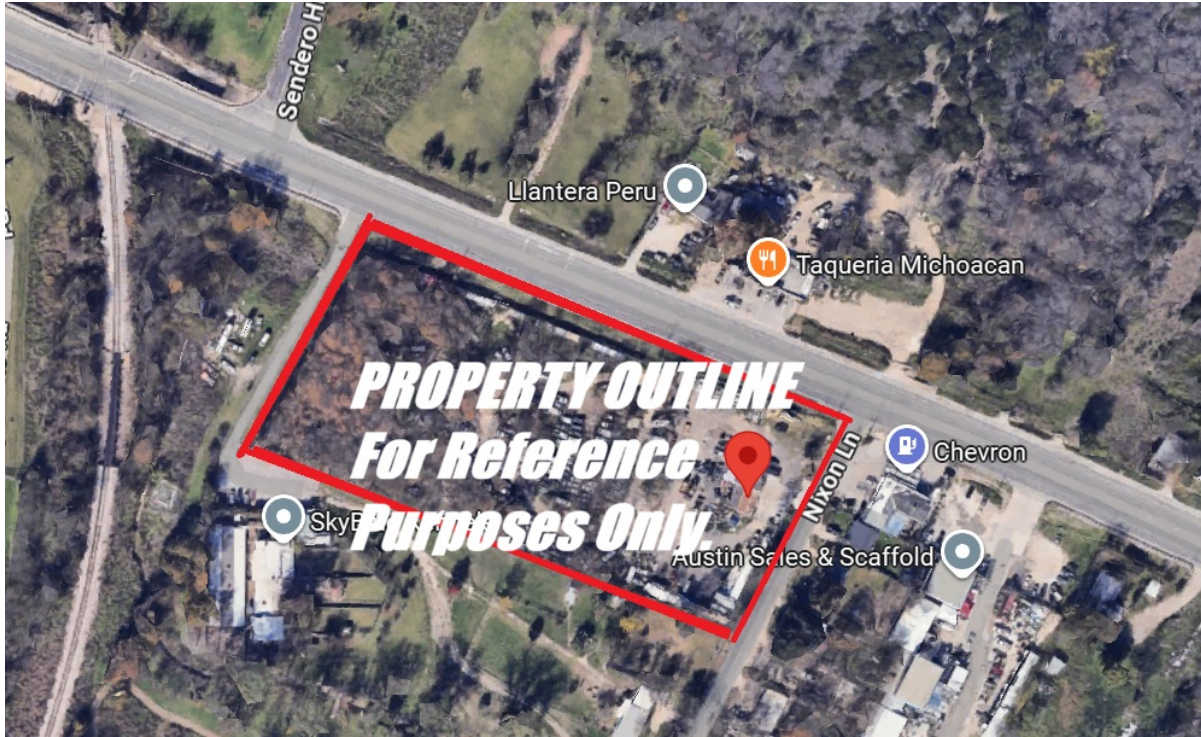


# CENTURY 21

Judge Fite Company



## 5106 NIXON LANE

AUSTIN, TX 78725



\$3,000,000



1,104 sqft

## DESCRIPTION

4+/-AC: Prime Mixed-Use & General Commercial Opportunity strategically positioned in East Austin's corridor, offering a rare chance to capitalize on one of the city's fastest-growing commercial and residential markets. Zoned Mixed-Use Combining District (MU) and General Commercial (GR), the site allows a dynamic combination of office, retail, residential, and service-oriented uses—perfectly aligned with emerging market demand. This parcel is ideal for developers seeking to create neighborhood-scale mixed-use projects, boutique retail hubs, essential grocers, childcare centers, vocational training spaces, or transit-oriented services. The surrounding area is undergoing a transformative shift, moving from industrial and single-family uses toward denser, community-focused commercial development. Nearby master-planned communities like Whisper Valley are delivering thousands of rooftops, creating immediate demand for neighborhood retail, dining, and services. The Tesla Gigafactory, Austin-Bergstrom International Airport (\$5B expansion), and regional tech corridors generate a robust workforce, driving sustained demand for residential and commercial space. Infrastructure and connectivity improvements, including FM 969 widening, pedestrian enhancements, and I-35 "Cap and Stitch," provide long-term accessibility, visibility, and growth potential. Austin's Activity Corridor designation, flexible zoning, and supportive city policies make this site a priority for mixed-use and community commercial development, while incentives for innovative and research-driven commercial projects enhance potential returns. This is an opportunity for investors and developers to enter a high-absorption, high-demand market with scalable development options and long-term appreciation. This highly visible asset capable of delivering immediate market impact, phased development opportunities, and strong cash-flow potential—positioning it as a cornerstone investment in East Austin.

**PROPERTY TYPE:** Commercial - MixedUse  
**MLS STATUS:** Active  
**MLS:** 2156446  
**YEAR BUILT:** 1950  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** N/A  
**LIST DATE:** 02/13/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 5E  
**SQUARE FEET:** 1,104  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 4.27  
**LOT SIZE (SQFT):** 185,896

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- SeeRemarks

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- OnSite

### SIDING:

- SeeRemarks

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- SeeRemarks

**LISTED BY:** Misty Hostottle

## ADDITIONAL PROPERTY DETAILS

**PHONE:** 512.905.2226

**BROKERED BY:** Teifke Real Estate

century21judgefite.com

each office is independently owned and operated