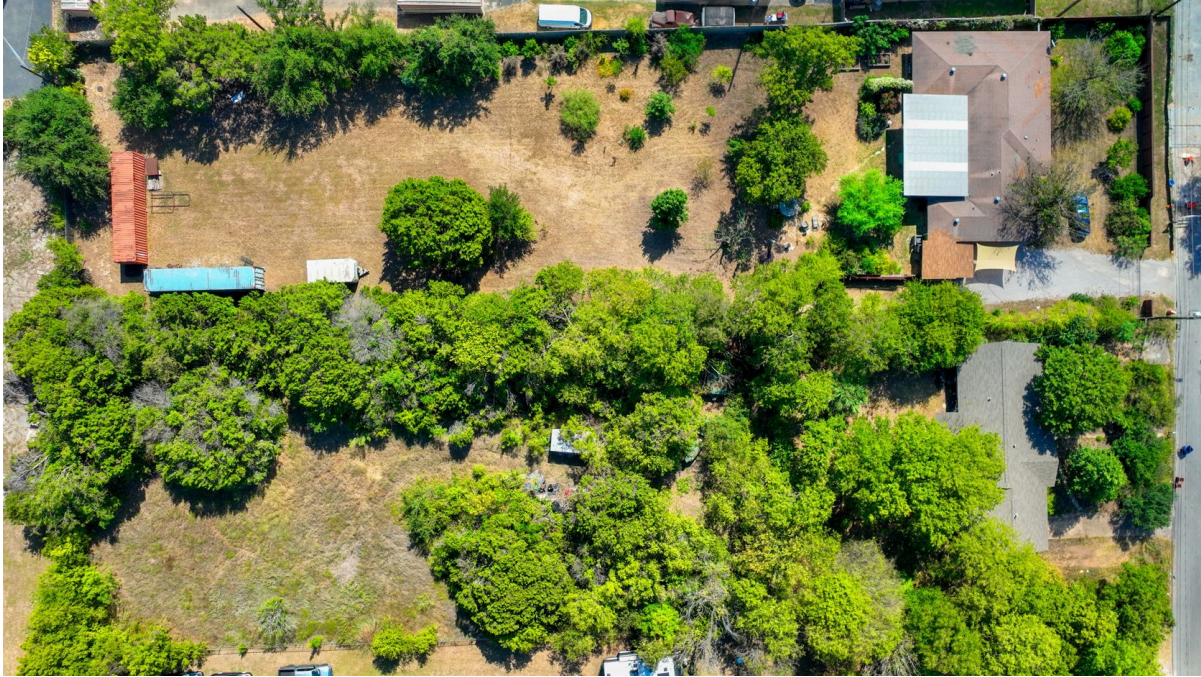


CENTURY 21[®]

Judge Fite Company



700 & 604 CORRAL LANE

AUSTIN, TX 78745



\$1,500,000



3,881 sqft

DESCRIPTION

Ideal HOME / HOME2 development site. This 2.01+/- acre assemblage of two 1+/- acre city lots is in the sweet spot for size and density under the code, ideal for a mid-density entry level sale or single family rental development in the heart of Austin. Feasibility studies by LLVLL Design / Build projects up to 31 units @ 1650 sqft / unit, equating to over 51,000 buildable sqft, extracting maximum benefit from 90% FAR allowed under the code if used strategically. At 51k sqft land cost is under \$30/sqft. Nice level site with easy access. Arborist indicates all existing trees can be removed. The existing homes are both occupied allowing for a low cost entry point leveraging conventional residential lending and substantial interim rental income while in the lead up to groundbreaking. One of both of the existing homes could be saved / renovated / flipped to substantially lower the cost basis on the land with minimal impact to the total project unit count. I-35 Capital Express South project with easy access from both directions and a 2023 daily traffic count of over 190,000. Major infrastructure improvements related to the TXDOT effort just completed. Buyers to do all their own due diligence. Contact LA for more information.

PROPERTY TYPE: Commercial - Other

MLS STATUS: Active

MLS: 2767810

YEAR BUILT: 1959

COUNTY: Travis

TRACT OR SUBDIVIION: Circle S Ridge Sec 01

LIST DATE: 03/20/2026

CENTURY 21

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800.451.8055

AREA: 10S

SQUARE FEET: 3,881

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.01

LOT SIZE (SQFT): 87,555

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- None

LOT DESCRIPTION:

- Level

SIDING:

- Brick
- Frame

UTILITIES

UTILITIES:

- ElectricityConnected
- NaturalGasConnected
- PhoneConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: David Mosrie

PHONE: 512.763.2559

BROKERED BY: Texas Ally Real Estate Group

century21judgefite.com

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