

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1900 FORTVIEW ROAD

AUSTIN, TX 78704



\$2,990,000



2,912 sqft

## DESCRIPTION

Exceptional Development Opportunity in Prime South Austin Located in one of Austin's most desirable urban corridors, 1900 Fortview Rd offers a rare .70-acre parcel zoned GR-MU — ideal for a large multifamily complex or mixed-use development. Just 4 miles from Downtown and Town Lake, this property combines unbeatable proximity with flexible zoning and income potential. Currently operating as an automotive shop, the site includes a 2,912 sq ft structure with 17 parking spaces, and is just steps from public transportation, making it highly accessible for future residents or tenants. The property is also minutes from major hospitals, shopping centers, and top-rated restaurants, placing it squarely in the path of Austin's continued growth. With easy access to Ben White Blvd, Menchaca Rd, and South Lamar, travel to Downtown takes 15–20 minutes or less, depending on traffic. The existing business can be leased during the planning phase, providing income while you finalize redevelopment plans. Whether you're a developer, investor, or visionary builder, this is a strategic opportunity to create something impactful in the heart of 78704. ?? Address: 1900 Fortview Rd, Austin, TX 78704 ?? Lot Size: 0.70 acres Building Size: 2,912 sq ft ?? Zoning: GR-MU (Community Commercial – Mixed Use) ?? Parking: 17 spaces ?? List Price: \$2,990,000 ??

**PROPERTY TYPE:** Commercial - Other

**MLS STATUS:** Active

**MLS:** 3120551

**YEAR BUILT:** 1995

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Low Theodore Heights

**LIST DATE:** 10/28/2025

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**800.451.8055**

**AREA:** 6

**SQUARE FEET:** 2,912

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.7

**LOT SIZE (SQFT):** 30,470

## INTERIOR FEATURES

### KITCHEN:

- None

## EXTERIOR FEATURES

### PARKING:

- GarageFacesSide

### SIDING:

- Block

### FOUNDATION:

- Slab

## UTILITIES

### UTILITIES:

- ElectricityConnected
- SewerConnected
- SeeRemarks
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Herb Martinez

**PHONE:** 512.899.4663

**BROKERED BY:** Real Estate Executives of Aus