

CENTURY 21[®]

Judge Fite Company



1702 SARACEN ROAD

AUSTIN, TX 78733



\$458,334



0 sqft

DESCRIPTION

Rare cash-flowing land hold in the heart of Westlake — one of Texas's most prestigious zip codes. Total list price for all three lots: \$1,375,000 — reflects income premium and zoning flexibility. Three lots, all must be sold together: 1702 Saracen Rd, 1703 Lancer Ln, and 1605 Lancer Ln, Austin TX 78733. Three contiguous lots totaling just under 1 acre, currently operating as a thriving RV park surrounded by million-dollar new construction homes. Your tenants cover your costs from day one while you decide what comes next. The numbers work. Property generates approximately \$75,000 gross annually — 13 RV pads plus a rented garage with lift. Low turnover, stable tenants, self-managing site. This is not a vacant lot waiting for a buyer to figure it out. It is a running business with income in place. The zoning is the story. Non-residential zoning confirmed by Travis County Transportation & Natural Resources (TNR) — nearly any commercial or mixed use permitted with appropriate permitting. Can also be re-permitted to residential if desired. No deed restrictions found of record. Maximum flexibility, minimum restrictions. The options are wide open. Own and operate the RV park. Run your business on one lot while the other two generate income. Live on your own cash-flowing asset. Get permits in place and develop all at once or one at a time — the remaining lots carry your costs throughout. Bare lots in this area are trading at \$325K–\$350K. This is not a bare lot. Each lot has its own independent septic system. Infrastructure is in place. Eanes ISD — top-rated school district in Texas. 1.1 miles to Lake Austin. Drive-bys welcome. Please do not disturb tenants. All three lots are sold together only — no individual lot sales.

PROPERTY TYPE: Commercial - MobileHome
MLS STATUS: Active
MLS: 3553387
YEAR BUILT: 1974
COUNTY: Travis
TRACT OR SUBDIVIION: Austin Lake Hills Sec 01
LIST DATE: 04/20/2026

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800.451.8055

AREA: 8W
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.3
LOT SIZE (SQFT): 13,081

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- Gravel

LOT DESCRIPTION:

- Flat

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Tim Dowling

PHONE: 512.751.9944

BROKERED BY: Beyond The Move Realty, LLC

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