

CENTURY 21[®]

Judge Fite Company



2411 S 5TH STREET

AUSTIN, TX 78704



\$1,550,000



4,760 sqft

DESCRIPTION

This is the kind of asset in Bouldin Creek that has strong upside .35 acres zoned MF 4, sitting less than two miles from downtown Austin in one of 512's most land-constrained neighborhoods. The play here is straightforward: collect rent today, capture upside tomorrow. Current rents are running well below market on a mix of four 1BD/1BA and two 2BD/1BA units - meaning a new owner can generate immediate returns through light renovation and a rent reset, or simply hold and let the land appreciate while Austin's density pressure does the work. The land story is real. MF-4 zoning allows 6+ additional units with height up to 60 feet. Feasibility study on hand to get an idea of potential yields. Whether you're a private investor looking for a stabilized Bouldin Creek hold, a developer eyeing a ground-up play, or a 1031 buyer needing a low-friction close - this checks the box.

PROPERTY TYPE: Commercial - MultiFamily
MLS STATUS: Active
MLS: 4617636
YEAR BUILT: 1960
COUNTY: Travis
TRACT OR SUBDIVIION: Southwood Annex
LIST DATE: 03/14/2026

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800.451.8055

AREA: 6
SQUARE FEET: 4,760
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.35
LOT SIZE (SQFT): 15,189

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Tile
- Vinyl

EXTERIOR FEATURES

PARKING:

- Asphalt
- OffStreet
- Outside
- SeeRemarks
- Unassigned

LOT DESCRIPTION:

- Flat

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityAvailable
- NaturalGasAvailable
- SewerConnected
- WaterConnected

LISTED BY: Viktoriia Jones

ADDITIONAL PROPERTY DETAILS

PHONE: 512.270.8586

BROKERED BY: Christie's Int'l Real Estate

century21judgefite.com

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