

CENTURY 21[®]

Judge Fite Company



1300 BLUFF STREET

AUSTIN, TX 78704



\$2,970,000



3,264 sqft

DESCRIPTION

STRATEGIC PRICE POSITIONING. Secure a cornerstone of the Austin skyline. This Michael Brown-designed estate represents a rare convergence of high-visibility branding and absolute operational privacy. Newly positioned for the 2026 market, this property offers a sophisticated Quiet Luxury environment for a premier family office, executive headquarters, or exclusive private club. Located at one of Austin's most visible and high-traffic intersections, 1300 Bluff Street offers a rare bluff-top redevelopment opportunity with unobstructed downtown skyline views. This site sits directly above Lamar Blvd and Barton Springs Rd—two of the city's most active commercial corridors—providing exceptional branding exposure, walkability, and access to major demand drivers. Highlights • Bluff-top elevation with protected downtown view corridors • Unmatched walkability to Zilker Park, Barton Springs, Lady Bird Lake, Long Center & Auditorium Shores • Exceptional visibility to both pedestrian and vehicular traffic • Ideal for redevelopment: boutique hospitality, destination retail, premium office, or mixed-use concepts • Existing structure potentially suited for short-term income or adaptive use • Recent updates include 2024 roof + fresh paint • Due diligence package available: survey, architectural plans, professional photography & aerials ASK YOUR AGENT FOR ALL DOCUMENTS • Adjacent to Austin's strongest tourism and event district • Dense surrounding residential population with high household income • Immediate access to Lamar Blvd, Barton Springs Rd, and Downtown Austin • Minutes to South Congress, South Lamar, and Zilker entertainment districts 1300 Bluff Street represents a unique opportunity to acquire a premier redevelopment site in one of Austin's most constrained and highly demanded urban submarkets. Ideal for investors or developers seeking a flagship location with long-term value and significant upside.

PROPERTY TYPE: Commercial - Other
MLS STATUS: Active
MLS: 4980386
YEAR BUILT: 2006
COUNTY: Travis
TRACT OR SUBDIVIION: Bluff View
LIST DATE: 11/25/2025

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800.451.8055

AREA: 7
SQUARE FEET: 3,264
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.21
LOT SIZE (SQFT): 9,252

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Stone
- Wood

EXTERIOR FEATURES

PARKING:

- DoorMulti
- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- OffStreet

YARD/GROUNDS:

- SprinklerIrrigation

SIDING:

- AtticCrawlHatchwaysInsulated
- Frame
- HardiplankType
- Masonry
- StoneVeneer
- Stucco

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- ForcedAir
- Fireplaces
- NaturalGas
- Zoned

UTILITIES:

- AboveGroundUtilities
 - CableAvailable
 - ElectricityConnected
 - NaturalGasConnected
 - PhoneConnected
 - SewerConnected
 - WaterConnected
 - FiberOpticAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- GardenTubRomanTub
- JettedTub

COMMUNITY:

- Curbs
 - Gutters
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LISTED BY: Diane Bennett

PHONE: 512.744.4600

BROKERED BY: REALTY CAPITAL CITY