

CENTURY 21[®]

Judge Fite Company



1113 W 31 STREET

AUSTIN, TX 78705



\$1,050,000



1 acres

DESCRIPTION

Presenting a unique opportunity to own an exceptional build site backing to Shoal Creek. This shovel-ready lot is a rare find and offers a private, tranquil setting with the added benefit of creek-side views right in your future backyard. This property is not just about the space; it is about the lifestyle it offers. Situated steps away from the entrance of the Shoal Creek Hike & Bike trail that stretches from Lady Bird Lake to 38th St with plans for expansion! Imagine taking morning jogs or leisurely evening strolls along this scenic route. The urban sanctuary that this property provides does not compromise on its proximity to essential amenities and attractions. It's conveniently close to Downtown, UT, hospitals, shopping centers, and a variety of outstanding restaurant and entertainment options. No builder restrictions. Conceptual designs available by DIG-A.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 7430280
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Brown M L Add
LIST DATE: 05/03/2025

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800.451.8055

AREA: 1B
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.21
LOT SIZE (SQFT): 9,321

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- SlopedDown
- ModerateTrees
- RollingSlope
- SeeRemarks

YARD/GROUNDS:

- SeeRemarks

FENCING:

- None

UTILITIES

UTILITIES:

- AboveGroundUtilities
- ElectricityAvailable
- NaturalGasAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Park
- TrailsPaths
- Curbs

LISTED BY: William Steakley

PHONE: 985.249.9558

BROKERED BY: DEN Property Group

century21judgefite.com

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