

CENTURY 21[®]

Judge Fite Company



517 BOULDIN AVENUE

AUSTIN, TX 78704



\$1,495,000



1 acres

DESCRIPTION

517 Bouldin Avenue presents a rare and versatile development opportunity in the highly desirable Bouldin Creek neighborhood, with amazing walkability to Austin's most iconic hot spots from SoCo to South First, Zilker Park, Barton Springs Pool and more. This unique and generously flat property spans approximately 1/3 of an acre, 15,000 SF, offering exceptional potential for a custom primary residence or more. The lot has recently been cleared and currently stands as vacant land, providing a clean slate for development in one of Austin's most sought-after neighborhoods. A key feature of this property is its SF-3 zoning, which allows for the development of up to three single-family residences. Alternatively, the property could be subdivided into two separate SF-3 lots, providing flexibility for builders, investors, or those seeking a multi-generational living arrangement. Located in the heart of Austin, 517 Bouldin Avenue is an outstanding opportunity for urban convenience + residential living, and those looking to create something truly special in one of Austin's most sought-after neighborhoods. Buyer to verify all information, deed restrictions and zoning requirements.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: ActiveUnderContract
MLS: 7483461
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Bouldin J E Estate
LIST DATE: 06/17/2025

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800.451.8055

AREA: 6
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.34
LOT SIZE (SQFT): 14,984

EXTERIOR FEATURES

LOT DESCRIPTION:

- Cleared
- Level

UTILITIES

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: Audrey Romano

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BROKERED BY: Moreland Properties