

CENTURY 21[®]

Judge Fite Company



7705 DEBBIE DRIVE

VOLENTE, TX 78641



\$685,000



2,723 sqft



beds



baths

DESCRIPTION

Discover this income-producing quadplex in Leander, perfectly positioned near Lake Travis and Volente Beach for the ultimate Central Texas lifestyle. This versatile investment opportunity features three 1-bedroom, 1-bathroom units plus one spacious 2-bedroom, 2-bathroom unit, each with its own private patio—ideal for tenants or guests seeking outdoor living space. With three units already leased, you'll have immediate cash flow from day one while capturing upside potential with the fourth unit. Better yet, there's ****no HOA****, giving you complete freedom to operate as traditional long-term rentals, short-term rentals, or a profitable Airbnb setup catering to Lake Travis visitors and weekend warriors. The property sits on a large corner lot complete with decks and convenient shed storage, providing both community space and practical functionality. The shared laundry facility keeps maintenance centralized while providing essential amenities for all units. Each unit offers comfortable, well-designed living spaces that appeal to young professionals, small families, lake enthusiasts, and vacationers alike. The 2-bed/2-bath unit provides premium rental income potential or the perfect space for higher nightly STR rates. Located just minutes from Lake Travis and the popular Volente Beach waterpark, this quadplex is a magnet for tenants and guests drawn to lakeside recreation, water sports, and the relaxed Hill Country vibe. Leander's growing economy, excellent schools, and proximity to major employers make this a smart long-term hold in one of the Austin metro's most promising markets. Whether you're an experienced investor looking to expand your portfolio, a first-time buyer seeking turnkey rental income, or an entrepreneur ready to capitalize on the booming short-term rental market—this property delivers the perfect blend of location, flexibility, and profit potential.

PROPERTY TYPE: Multifamily - Quadruplex
MLS STATUS: Active
MLS: 7523630
YEAR BUILT: 1995
COUNTY: Travis
TRACT OR SUBDIVIION: Johnson Travis View
LIST DATE: 01/26/2026

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800.451.8055

AREA: LN
SQUARE FEET: 2,723
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.32
LOT SIZE (SQFT): 13,869

INTERIOR FEATURES

FIREPLACE:

- None

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- BuiltInOven
- Dishwasher
- FreeStandingRange
- Disposal

EXTERIOR FEATURES

PARKING:

- SeeRemarks

LOT DESCRIPTION:

- TreesMediumSize

ROOF TYPE:

- Metal

YARD/GROUNDS:

- Balcony
- PrivateYard

SIDING:

- Masonry

POOL TYPE:

- AboveGround

FOUNDATION:

- Slab

FENCING:

- SeeRemarks

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- SeeRemarks

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- InLawFloorplan
- MultipleLivingAreas
- Pantry
- SeeRemarks
- WalkInClosets
- WiredForSound

COMMUNITY:

- None
-

LISTED BY: Dina Dillard

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BROKERED BY: Spyglass Realty