

CENTURY 21

Judge Fite Company



2601 SWEENEY LANE

AUSTIN, TX 78723



\$700,000



1 acres

DESCRIPTION

This .50-acre property in Windsor Park, zoned SF-3, offers developers an unparalleled opportunity to capitalize on Austin's evolving landscape. With the City of Austin's HOME Initiative-approved code changes, the property supports "small lot single-family residential use," allowing for development on lots as small as 1,800 sq ft—perfect for maximizing the potential of this site. Subdivide into two 10,000+ sq ft lots or explore innovative configurations to align with this forward-thinking initiative. The property also includes a detached garage, studio, greenhouse, covered patio, and a workshop with a wood-burning stove, offering added versatility for redevelopment or interim use. Located in a vibrant East Austin neighborhood, the flat, buildable parcel is surrounded by abundant builder activity and minutes from Mueller, Bartholomew Park, major thoroughfares, and popular local eateries. Its proximity to downtown (under 6 miles) and UT (less than 5 miles) enhances its desirability for future homeowners and investors alike. Seize this rare chance to transform this prime location into a development masterpiece that reflects the dynamic energy and culture of East Austin! *Buyer to verify all information*

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: ActiveUnderContract
MLS: 7673950
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Schwinge
LIST DATE: 10/26/2023

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800.451.8055

AREA: 3
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.5
LOT SIZE (SQFT): 21,745

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- BackYard
- Level
- TreesLargeSize
- TreesMediumSize

YARD/GROUNDS:

- Lighting
- PrivateYard

FENCING:

- BackYard
- ChainLink
- FrontYard

UTILITIES

UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Ami Davis
COMMUNITY:

PHONE: 512.368.8078

MARKETED BY: Christie's Int'l Real Estate

century21judgefite.com

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