



**701 W 25TH STREET**  
AUSTIN, TX 78705



\$2,195,000



4,396 sqft

## DESCRIPTION

Prime West Campus Location: Situated in one of the highest-demand rental markets in the nation, with consistent tenant demand driven by proximity to the University of Texas and strong area fundamentals. Uno Overlay: The property benefits from UNO (University Neighborhood Overlay) regulations, offering flexibility in development and use within the overlay guidelines. CapEx Potential: Capital improvements can be made to enhance existing units or add new units, increasing income and overall property value. Commercial Zoning: Zoning allows for commercial use, providing additional redevelopment or income-generating opportunities beyond residential leasing.

**PROPERTY TYPE:** Commercial - MultiFamily  
**MLS STATUS:** Active  
**MLS:** 7897084  
**YEAR BUILT:** 1979  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Watson  
**LIST DATE:** 03/28/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** UT  
**SQUARE FEET:** 4,396  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.13  
**LOT SIZE (SQFT):** 5,702

## INTERIOR FEATURES

### KITCHEN:

- Negotiable

### FLOOR COVERINGS:

- Carpet
- Tile
- Vinyl

## EXTERIOR FEATURES

### PARKING:

- Asphalt

### SIDING:

- Frame
- Stone

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
- ElectricityConnected
- SewerConnected
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Daniel Pettit

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**BROKERED BY:** Respace LLC

century21judgefite.com

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