

CENTURY 21[®]

Judge Fite Company



10230 MENCHACA ROAD
PROPERTY LINES ARE APPROXIMATE FOR REFERENCE ONLY

10230 MENCHACA ROAD

AUSTIN, TX 78748



\$1,500,000



2,102 sqft

DESCRIPTION

1.32 acres of South Austin land sitting directly on a corridor undergoing one of the most active commercial transformations in all of Austin. With location in the ETJ and no zoning, the property provides optionality few corridor-facing sites can match, including medical, hospitality, retail, multifamily, etc. Capture the upside as the Menchaca Entertainment District continues its rapid evolution into what the market is already calling a "nature-centric Rainey Street South" and Austin's next great mixed-use destination, built around heritage trees, local Texas operators, and the low-density, rustic South Austin character that Rainey itself left behind years ago. The district is anchored by Rush (a 7-acre pickleball and nature preserve under development), Armadillo Den, Bouldin Acres South, Bolt Social, and a growing roster of food, retail, and multifamily concepts, with more than 900 residential units recently delivered or under construction inside the immediate corridor. Demand is already on the ground. Corridor-facing land at this scale is not. No City of Austin zoning means no rezoning friction and no entitlement lottery. Because access is taken from a state road, that pathway can eliminate impervious cover caps altogether, which translates to roughly half the cost and half the timeline of a comparable zoned COA site across the street. The lot is mostly level and flexible enough to support phased development, a ground-up flagship concept, an income-producing hold, or a long-term density play. Site tours, the feasibility report, survey, and full marketing package are available on request.

PROPERTY TYPE: Commercial - MixedUse

MLS STATUS: Active

MLS: 8397658

YEAR BUILT: 1965

COUNTY: Travis

TRACT OR SUBDIVIION: ABS 27 SUR 2 WILSON W ACR 1.32

LIST DATE: 04/03/2026

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800.451.8055

AREA: SWE

SQUARE FEET: 2,102

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.32

LOT SIZE (SQFT): 57,499

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Carpet
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

LISTED BY: Brett Silverman

ADDITIONAL PROPERTY DETAILS

PHONE: 512.270.8586

BROKERED BY: Christie's Int'l Real Estate

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