

CENTURY 21[®]

Judge Fite Company



5805 BLUE BLUFF ROAD

AUSTIN, TX 78724



\$1,999,900



15,475 sqft

DESCRIPTION

Rare 7.52% Cap Rate in 78724. High-occupancy mobile home park (Shady Acres) with 12+ pads. Property is situated in the Austin ETJ—buyer to verify all tax advantages and jurisdictional development potential. Do not walk the property or disturb tenants under any circumstances. Showings of the grounds and common areas will be coordinated only after a qualified LOI and Proof of Funds (POF) are received. Interior unit inspections (for park-owned homes, if applicable) are reserved for the feasibility period.

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800.451.8055

PROPERTY TYPE: Commercial - MobileHome
MLS STATUS: Active
MLS: 8520129
YEAR BUILT: 1983
COUNTY: Travis
TRACT OR SUBDIVIION: Hemlock Hill
LIST DATE: 03/11/2026

AREA: 3E
SQUARE FEET: 15,475
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 3.32
LOT SIZE (SQFT): 144,749

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- Detached

SIDING:

- WoodSiding

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central
- VariesByUnit

UTILITIES:

- ElectricityConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Andrea Curry

PHONE: 512.502.7705

BROKERED BY: JBGGoodwin REALTORS WC