

CENTURY 21[®]

Judge Fite Company



1600 MONTOPOLIS DRIVE

AUSTIN, TX 78741



\$692,000



0 sqft

DESCRIPTION

Prime Riverside Development Opportunity – GR Zoning SB-840 Eligible 5 Stories Allowed Exceptional development opportunity near the rapidly evolving Riverside Drive corridor. This GR-zoned corner lot, currently eligible under SB-840, allows for a streamlined residential up to 5 stories permitted under existing code, with no residential setbacks and no neighborhood plan restrictions with 4 units that could be developed by right and. The site also offers flexibility for commercial or mixed-use development, giving builders and investors multiple exit strategies. Two adjacent attached residential parcels provide an expanded footprint and may be candidates for rezoning (separate listings), creating the potential for a larger, higher-density project. Ability to purchase additional parcels Situated within one of Austin's most transformative growth corridors, the property is surrounded by major developments such as Oracle's corporate campus approximately 1.7 miles away and multiple high-density mixed use projects reshaping East Riverside. The site sits near the proposed Montopolis ETOD (Equitable Transit-Oriented Development) area and the future Project Connect Montopolis train station, positioning this property for long term appreciation as transit oriented redevelopment accelerates. Featuring excellent visibility, strong traffic counts, and immediate access to major arterials, this location is ideally suited for forward-thinking residential or mixed-use development. A rare opportunity to secure a flexible, high-growth infill site in the path of massive redevelopment. Broker/Owner

PROPERTY TYPE: Commercial - BuildingLand

MLS STATUS: Active

MLS: 8559526

YEAR BUILT: 1800

COUNTY: Travis

TRACT OR SUBDIVIION: Culp

LIST DATE: 01/14/2026

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800.451.8055

AREA: 9

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.29

LOT SIZE (SQFT): 12,767

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- None

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Joshua Brunsmann

PHONE: 512.573.8804

BROKERED BY: 3rd Angle Realty LLC