

CENTURY 21

Judge Fite Company



3506 TOM GREEN STREET UNIT 1

AUSTIN, TX 78705



\$825,000



1,670 sqft

DESCRIPTION

Redevelopment opportunity in North University/Hyde Park neighborhood near UT. City allows single stair five story multifamily. Total lot is 6.048 SF and air rights are 51% of the total area of Unit 1 and Unit 2 per condo documents. Density Bonus allowing up to 70 feet in height, factoring compatibility and NCCD. Rare infill opportunity with no FAR, more forgiving compatibility setbacks, generous building coverage, and fewer setback requirements under the DB-ETOD zoning overlay recently approved. All information to be confirmed through the City of Austin. NCCD elements will apply, including one parking space per bedroom based on recent consultation with the City of Austin.

PROPERTY TYPE: Commercial - MultiFamily
MLS STATUS: Active
MLS: 9227486
YEAR BUILT: 1928
COUNTY: Travis
TRACT OR SUBDIVIION: No
LIST DATE: 10/08/2025

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800.451.8055

AREA: 4
SQUARE FEET: 1,670
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.14
LOT SIZE (SQFT): 6,046

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Concrete
- Tile

EXTERIOR FEATURES

PARKING:

- AlleyAccess
- Driveway

LOT DESCRIPTION:

- Flat
- Level

SIDING:

- Block
- Frame
- Concrete
- Stucco

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Fireplaces
- WoodStove

UTILITIES:

- CableConnected
- ElectricityConnected
- NaturalGasConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Edwin Kirkpatrick

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BROKERED BY: Texas Realty Partners, LLC

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