

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2214 GARDENIA DRIVE

AUSTIN, TX 78727



\$750,000



1,152 sqft

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## DESCRIPTION

Unique owner-occupant or investment opportunity! This 4-bedroom, 2-bath residence sits on a 0.65-acre lot with CS – Commercial Services (General Commercial) zoning, offering rare flexibility for residential, office, or live/work use (buyer to verify). This single-story building was renovated in 2019 and is well maintained. Enjoy superior access to I-35, Mopac, and TX-45, a large laydown yard with room to expand, storage shed, and ample parking with approximately 40 spaces. With low FAR and exceptional accessibility, this property is ideal for an owner-user or investor seeking a versatile, multi-use asset. Do not miss this opportunity!

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**800.451.8055**

**PROPERTY TYPE:** Commercial - SitePlanned  
**MLS STATUS:** Active  
**MLS:** 9460738  
**YEAR BUILT:** 1977  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Kings Village Sec 02 Pt 01  
**LIST DATE:** 02/06/2026

**AREA:** N  
**SQUARE FEET:** 1,152  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.65  
**LOT SIZE (SQFT):** 28,165

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Carpet
- Laminate

## EXTERIOR FEATURES

### PARKING:

- OnSite

### LOT DESCRIPTION:

- Level

### SIDING:

- Frame
- Stone

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
- NaturalGasAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Ibrahim Zakhary

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**BROKERED BY:** REALM Real Estate Professionals -  
West Houston