

# \$1,299,000 - 1809 S 1st St, Austin

MLS® #6912881

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**\$1,299,000**

0 Bedroom, 0.0 Bathroom,  
Land / Farm on 0 Acres

Bouldin James E Add, Austin, TX

Exceptional Development Opportunity in 78704 - Prime Location with Architect-Designed Mixed-Use Project! Welcome to a rare opportunity to own an amazing lot on one of the most sought-after streets in 78704! Situated near the corner of W Mary, this large lot is currently zoned CS-MU-V-CO-NP, presenting an unparalleled canvas for your vision. Renowned architect Tommy Hein has crafted an inimitable mixed-use project specifically tailored to leverage the prime location of this lot. Boasting a versatile design, the project includes a captivating space envisioned for an art gallery, complemented by several stunning condo spaces, creating a seamless blend of creativity and residential elegance. The property offers unparalleled visibility and accessibility. This extraordinary lot is a once-in-a-lifetime opportunity for developers, investors, or visionary individuals looking to make a mark in Austin's thriving real estate landscape. The property provides a flexible canvas for a variety of potential uses. The mixed-use project, as designed by Tommy Hein, is available for review, showcasing the meticulous attention to detail and innovative utilization of space. Whether you choose to bring that vision to life or embark on your own project, this lot is a blank canvas waiting for your creative touch. The plans are available for your consideration.

Seize this opportunity to own a piece of



Austin's vibrant real estate scene. Contact us today to schedule a viewing and explore the limitless possibilities that this exceptional lot has to offer. Don't miss out on shaping the future of this prime location!

**Essential Information**

|                |                       |
|----------------|-----------------------|
| MLS® #         | 6912881               |
| Price          | \$1,299,000           |
| Bathrooms      | 0.0                   |
| Acres          | 0.24                  |
| Type           | Land / Farm           |
| Sub-Type       | Unimproved Land       |
| Status         | Active Under Contract |
| Days on Market | 419                   |

**Water Feature/View**

|      |                  |
|------|------------------|
| View | City,CreekStream |
|------|------------------|

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1809 S 1st St       |
| Area        | 6                   |
| Subdivision | Bouldin James E Add |
| City        | Austin              |
| County      | Travis              |
| State       | TX                  |
| Zip Code    | 78704               |

**Amenities**

|           |       |
|-----------|-------|
| Utilities | None  |
| Features  | Curbs |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Backs to Greenbelt/Park, City Lot, Cleared, Near Public Transit |

**School Information**

|          |            |
|----------|------------|
| District | Austin ISD |
|----------|------------|

|            |            |
|------------|------------|
| Elementary | Travis Hts |
| Middle     | Lively     |
| High       | Travis     |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | February 1st, 2023 |
|-------------|--------------------|

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