

# \$625,000 - 3301 Kings Ln, Austin

MLS® #7301068

## \$625,000

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

Smyth Add, Austin, TX

3301 Kings Lane is a very rare opportunity to purchase one of the last undeveloped properties in central Austin. The tract is a total of 3,719 square feet and is currently zoned LO-NP (Limited Office Neighborhood Plan). Per the neighborhood plan, the property could be developed as a "neighborhood mixed-use," which should allow for a combination of residential and commercial applications. Located just south of 34th Street in between Lamar Blvd. and Guadalupe, the property is a great fit for a variety of different commercial users, especially medical due to the proximity to Seton Main, Heart Hospital of Austin and the Medical Science Center. From a residential perspective, the site is walking distance to a number of different restaurants, bars, fitness, grocery stores, including Central market, University of Texas Campus and mere minutes from downtown Austin. This location cannot be beat. Contact the listing agent for more information today!

## Essential Information

MLS® #	7301068
Price	\$625,000
Bathrooms	0.0
Acres	0.08
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active



Days on Market     315

**Water Feature/View**

View                      Neighborhood

**Community Information**

Address                3301 Kings Ln  
Area                    UT  
Subdivision          Smyth Add  
City                    Austin  
County                Travis  
State                   TX  
Zip Code              78705

**Amenities**

Utilities                Electricity   Available,   See   Remarks,   Sewer   Available,   Water   Not  
                                 Available  
Features                None

**Exterior**

Exterior Features    None  
Lot Description        Alley, City Lot, Few Trees, Interior Lot, Level, Open Lot

**School Information**

District                Austin ISD  
Elementary            Bryker Woods  
Middle                  O Henry  
High                    Austin

**Additional Information**

Date Listed            May 18th, 2023  
Zoning                  LO-NP (Limited Office - N

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