

\$7,900,000 - 6601 N Capital Of Texas Highway, Austin

MLS® #3457018

\$7,900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 10.11 Acres

Champion 360 Subd, Austin, TX

The best remaining properties are the Hidden Gems! Prime location for Sale in West Austin on Capitol of Texas Highway. Approved for 110,000+ Sq Ft under previous height restrictions on 10+ acres. Zoned GR-CO and now multifamily available without rezoning after recent passage of SB840. See attached Zoning information and Conditional Overlay. Multiple uses possible: Multifamily, Restaurant, Hotel/Motel, Office Building, Private Schools, Community Recreation, Medical Offices, General Retail, Indoor or Outdoor Sports and Recreation, Hospital Services, Theater, Personal Services, Religious Assembly, and more. Convenient close-in location. Under SB840, new height limitations increase from 28 to 45 feet and possibly more, so likely greater square footage is achievable. Approved City of Austin Site Development Permit finalized for 110,000+ square feet of build-able space. If a different site plan is preferred by Buyer, it is far easier to amend an existing site plan than to start from scratch. Price negotiable. Buyer may pursue their preferred Architectural Design and Builder to fit the attractive, gently sloping site with stunning views of the valley and Bull Creek. TxDOT driveway cut permit approved. Prior settlement agreement with City of Austin waives most City of Austin development fees and grandfathers earlier development rules. The attached floor plan is for conceptual display purposes only. Two of the three owners are State of Texas licensed real estate brokers. Preferred Title



Company: Capstone Title “ Foskitt. Contact listing broker for site visit. See the link below for drone Footage of the site and proposed building placement.

Built in 2024

Essential Information

MLS® #	3457018
Price	\$7,900,000
Bathrooms	0.00
Acres	10.11
Year Built	2024
Type	Commercial
Sub-Type	Site Planned
Status	Active

Water Feature/View

View	Canyon,CreekStream,TreesWoods
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Community Information

Address	6601 N Capital Of Texas Highway
Area	1A
Subdivision	Champion 360 Subd
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	See Remarks
Parking	See Remarks

Interior

Interior	See Remarks
Heating	Electric, See Remarks

Exterior

Construction	See Remarks
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Foundation See Remarks

Additional Information

Date Listed August 1st, 2023
Days on Website 353
Days on Market 693
Zoning Gr-Co

Property Listed by: Shelton PropertiesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 13th, 2025 at 10:16pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.