# \$1,350,000 - 1809 Margaret St, Austin

MLS® #4484470

\$1,350,000

0 Bedroom, 0.00 Bathroom, Land / Farm on 0.19 Acres

South Lund South, Austin, TX

Stunning 8,735?±?sf Lot in Zilker â€"
Turnkey Plans & CoA-Ready
Discover a rare opportunity to build your
dream home on a premier 8,735?sf lot in the
heart of Zilker, just blocks from Zilker Park,
Barton Springs, the vibrant SoCo
dining/shopping district, Lady Bird Trail, and
downtown. This well-located lot offers
sweeping city and hill-country views, ideal for
an elevated living experience that blends
urban convenience with natural beauty.

Proposed Residence

Meticulously crafted by North Arrow Studio, the current plans envision a 5,366?sf estate featuring:

**Feature Details** 

Bedrooms 4

Bathrooms 7 (includes full baths and luxe spa areas)

Lifestyle Spaces Dedicated office, gym, sauna, steam shower & cold plunge

Entertainment Pool cabana with bar, outdoor kitchen, flex/gameroom

Sustainability Green roof and energy-conscious design elements

Luxury Finishes High-end materials and

professional-grade appliances

Approved & Ready to Build

City of Austin (CoA) approved site and preliminary building plans

Seamless integration into local permitting process

Deliverables include comprehensive architectural drawings, completion-ready







specifications, and engineer-validated layouts Builder & Experience

Developed by Highline Homes, known for their unwavering quality and craftsmanship. With this lot and architectural package in hand, construction can commence immediately.

Neighborhood Highlights

Walking distance to Zilker Park and Barton Springs

Close proximity to top-rated restaurants and retail destinations in SoCo

Breathtaking views down iconic neighborhoods to downtown

Easy access to Lady Bird Trail for running, biking, or peaceful waterside walks
Perfect For Discerning buyers seeking a custom, design-forward home in one of Austin's most sought-after neighborhoods.
This turn-key property is ideal for investors or owner-builders looking to fast-track construction with a proven team and an architecturally stunning home.

# **Essential Information**

MLS® # 4484470

Price \$1,350,000

Bathrooms 0.00 Acres 0.19

Type Land / Farm

Sub-Type Unimproved Land

Status Active

# Water Feature/View

View City

# **Community Information**

Address 1809 Margaret St

Area 7

Subdivision South Lund South

City Austin

County Travis

State TX

Zip Code 78704

# **Amenities**

Utilities Electricity Available, Natural Gas Available, Sewer Available, Water

Available

Features Dog Park, Trails/Paths

#### **Exterior**

Lot Description City Lot, Cleared, Few Trees, Trees Medium Size

#### **School Information**

District Austin ISD

Elementary Zilker

Middle O Henry

High Austin

#### **Additional Information**

Date Listed March 9th, 2024

Days on Website 375

Days on Market 512

Property Listed by: Sprout RealtyThe 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 November 4th, 2025 at 6:46pm CST. 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.