# \$799,999 - 1401 Mooreland Dr, Austin

MLS® #5035232

# \$799,999

0 Bedroom, 0.00 Bathroom, Commercial on 0.80 Acres

Mooreland Reserve, Austin, TX

Extremely buildable and level lot available in prime area of South Austin! This rare undeveloped lot is located at the busy intersection of Frate Barker/Menchaca Rd., and while currently zoned residential, this property poses great opportunity for future general retail commercial development. Be a part of the up and coming entertainment district with neighbors like Lustre Pearl, Brick's Pub, SABG, Moontower and many others! Nearby neighborhoods: Morningside, Smithville Condominiums, and Olympic Heights and Ranch Alto. This property is located within the City of Austin and is not within a flood plain or recharge zone (per property profile report by City). Electricity provided by PEC is on-site. Access to water/wastewater from City of Austin. Property is currently fully fenced. Easy access to IH-35, 1626 and the 45 toll. Don't miss this unique opportunity to invest in the hottest growing area of Austin!

## **Essential Information**

MLS® # 5035232

Price \$799,999

Bathrooms 0.00

Acres 0.80

Type Commercial

Sub-Type Other Status Active







### Water Feature/View

View City

# **Community Information**

Address 1401 Mooreland Dr

Area SWE

Subdivision Mooreland Reserve

City Austin
County Travis

State TX

Zip Code 78748

# **Amenities**

Utilities Above Ground Utilities, Fiber Optic Available, Phone Available, Sewer

Available, Underground Utilities, Water Available

Parking Open, Parking Lot

### **Exterior**

Lot Description Flat Foundation None

## **Additional Information**

Date Listed February 27th, 2024

Days on Website 372

Days on Market 610

Zoning Currently zoned SF-2 with

Property Listed by: Coffman Real EstateThe 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 2nd, 2025 at 1:46am 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.