# \$670,000 - 6110 Hill Forest Dr, Austin

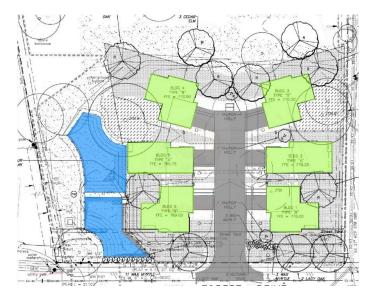
MLS® #5088001

## \$670,000

0 Bedroom, 0.00 Bathroom, Land / Farm on 1.95 Acres

Westcreek Sec 01 Amd, Austin, TX

Prime Development Opportunity in Austin - 2 Acres Zoned SF-5-NP This approximately two-acre property offers a versatile development opportunity in Austin, with zoning for SF-5. The City of Austin has approved a site plan for six two-story units, making this a shovel-ready project. The property includes three units with 2,031 square feet each and three units with 2,014 square feet each, providing ample living space for future residents. Building plans are included, ensuring a smooth transition for developers looking to capitalize on this ready-to-go project. Additionally, the site features a large park-like setting, offering a serene and attractive environment for residents. For those interested in exploring alternative development options, this site also offers the flexibility to move forward under the Austin Home Act, allowing for the creation of three units. Alternatively, you can build a single custom home and enjoy the expansive space as your own urban ranch. Key features include the sizable 2-acre plot, SF-5 zoning, city-approved site plan, included building plans, and a 15% impervious cover restriction. Located in a sought-after area, this property is an exceptional investment opportunity. Contact us today for more information and to schedule a viewing!







### **Essential Information**

MLS® # 5088001 Price \$670,000

Bathrooms 0.00 Acres 1.95

Type Land / Farm

Sub-Type Other Status Active

### Water Feature/View

View None

# **Community Information**

Address 6110 Hill Forest Dr

Area SWW

Subdivision Westcreek Sec 01 Amd

City Austin
County Travis
State TX
Zip Code 78749

### **Amenities**

Utilities Electricity Available, Natural Gas Available, Phone Available

Features Sidewalks, None

#### **Exterior**

Exterior Features None

Lot Description Trees Large Size, Trees Medium Size, Trees Small Size

### **School Information**

District Austin ISD

Elementary Patton
Middle Small
High Austin

# **Additional Information**

Date Listed June 24th, 2025

Days on Website 133

Days on Market 98

Zoning SF-5-NP

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