

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

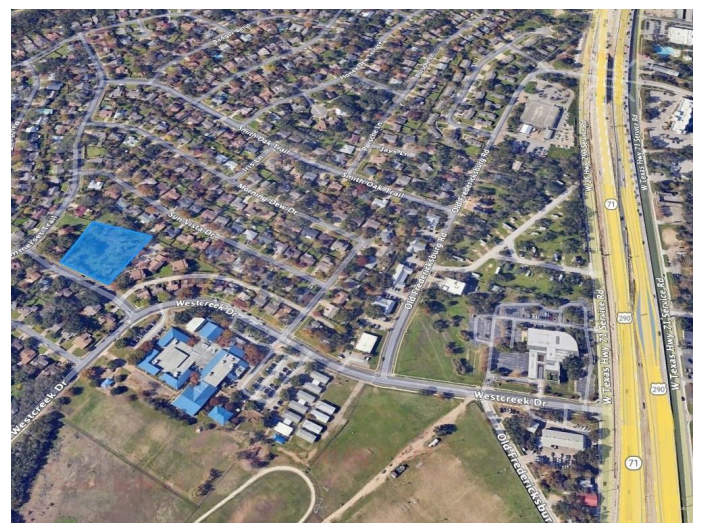
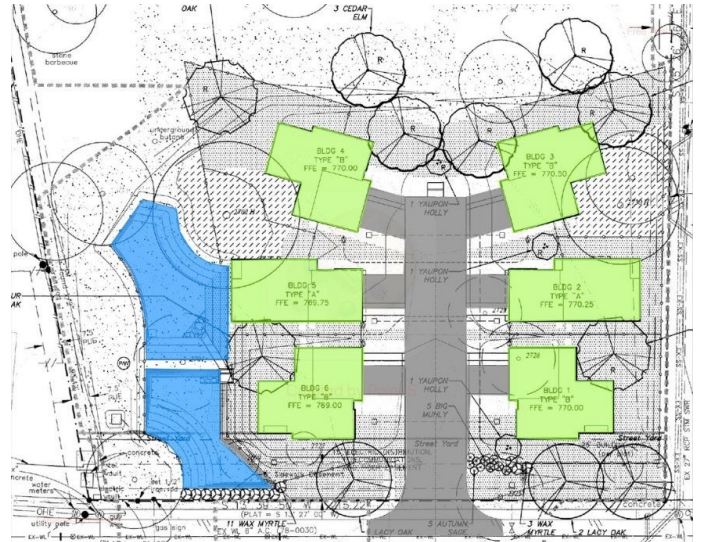
MLS® #5088001

**\$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
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### **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	112
Days on Market	98
Zoning	SF-5-NP

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