

\$325,000 - 6806 Cruz St, Austin

MLS® #5153119

\$325,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.24 Acres

Chernosky 17, Austin, TX

Builders and developers-Seller/lender financing is available! This is a prime development opportunity in one of Austin's most rapidly growing and dynamic areas. Zoned SF-3 and eligible under Austin's HOME Initiative, this level lot offers the potential to build up to three dwellings on a single property making it an ideal project for developers, investors, or visionaries looking to maximize value. Whether you're planning a modern single-family residence, a series of stylish townhomes, or an innovative multi-unit concept, the possibilities are wide open. The property's generous size and flat topography make it well-suited for new construction. Conveniently located with easy access to the 183 Toll and Highway 71, this site is just 4 miles from Austin-Bergstrom International Airport and 5 miles from Downtown Austin, offering excellent connectivity for future residents or tenants. All information provided is deemed reliable but should be independently verified by the buyer and their agent, including zoning, schools, and development restrictions.



Essential Information

MLS® #	5153119
Price	\$325,000
Bathrooms	0.00
Acres	0.24

Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	None
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Community Information

Address	6806 Cruz St
Area	9
Subdivision	Chernosky 17
City	Austin
County	Travis
State	TX
Zip Code	78741

Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Features	None

Exterior

Exterior Features	None
Lot Description	Level, Trees Small Size

School Information

District	Austin ISD
Elementary	Allison
Middle	Martin
High	Eastside Early College

Additional Information

Date Listed	June 17th, 2025
Days on Website	119
Days on Market	66
Zoning	SF-3-NP

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