

# \$750,000 - 3404 Willow Run Cv, Austin

MLS® #5403701

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.25 Acres

Willow Spgs Sec 01, Austin, TX

This high-performing investment property in Austin's booming 78704 zip code. Mix of rental (long, mid and short) grosses up to nearly \$6,000/month! MF-2 zoned quadplex on quarter acre lot has proven to be highly lucrative through Airbnb, consistently attracting both short-term and mid-term renters. Located in a quiet cul-de-sac, just minutes from SoCo, Downtown, and St. Edward's University, with walkable access to popular coffee shops, restaurants, retail, and public transportation. Each unit features a spacious living room with tile flooring, a galley-style kitchen equipped with a stove, dishwasher, refrigerator, and breakfast area. Off the kitchen, tenants enjoy a private enclosed patio that adds to the appeal. Additional amenities include an onsite laundry room and access to Google Fiber, enhancing tenant satisfaction and rental value. The property is fenced with cedar for added privacy and surrounded by mature trees. Essential conveniences like Home Depot and grocery stores are just minutes away, making this an ideal location for renters and a smart acquisition for investors seeking strong returns in one of Austin's most desirable rental markets.

Built in 1973

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 5403701   |
| Price  | \$750,000 |



|            |              |
|------------|--------------|
| Bathrooms  | 0.00         |
| Acres      | 0.25         |
| Year Built | 1973         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3404 Willow Run Cv |
| Area        | 6                  |
| Subdivision | Willow Spgs Sec 01 |
| City        | Austin             |
| County      | Travis             |
| State       | TX                 |
| Zip Code    | 78704              |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Utilities | Electricity Available, Fiber Optic Available, Natural Gas Available |
| Parking   | Asphalt, Common, Direct Access                                      |

### Interior

|          |                   |
|----------|-------------------|
| Interior | Carpet Free, Tile |
| Heating  | None              |

### Exterior

|              |              |
|--------------|--------------|
| Construction | Brick Veneer |
| Foundation   | Slab         |

### Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | September 3rd, 2025 |
| Days on Website | 56                  |
| Days on Market  | 56                  |
| Zoning          | MF-2                |

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