

\$525,000 - 2713 Sweeney Ln, Austin

MLS® #5509920

\$525,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.34 Acres

Royal Oak Estates Sec 05, Austin, TX

Highly sought-after East Austin location just minutes to Mueller, Bartholomew Park (pool, splash pad, sports fields, and courts), major thoroughfares, and eateries. Less than 6 miles to downtown, less than 5 miles to UT. Take a look at the Land Planning report and bring your designer! Open concept home, with a couple of smaller side rooms. Perfect as a live/work space while expanding the existing home or while planning a new, larger development. This is the ideal property for your investor/developer clients! .337 acres with 120+ linear feet of frontage & zoned SF-3 this home site is a perfect redevelopment opportunity. City of Austin's HOME Initiative-approved code changes, the property supports "small lot single-family residential use," allowing for development on lots as small as 1,800 sq ft" perfect for maximizing the potential of this site. Subdivide into two lots or explore innovative configurations to align with this forward-thinking initiative. The lot immediately across the street was purchased by the City of Austin Parks Department in May of 2024. ** BUYER TO VERIFY ALL INFORMATION **



Essential Information

MLS® #	5509920
Price	\$525,000
Bathrooms	0.00

Acres	0.34
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	None
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Community Information

Address	2713 Sweeney Ln
Area	3
Subdivision	Royal Oak Estates Sec 05
City	Austin
County	Travis
State	TX
Zip Code	78723

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Trees Large Size, Trees Medium Size

School Information

District	Austin ISD
Elementary	Blanton
Middle	Pearce Middle
High	Northeast Early College

Additional Information

Date Listed	May 21st, 2025
Days on Website	149
Days on Market	149
Zoning	SF-3. City of Austin's HO

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