

# \$1,400,000 - 6011 Bolm Rd, Austin

MLS® #5933058

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.59 Acres

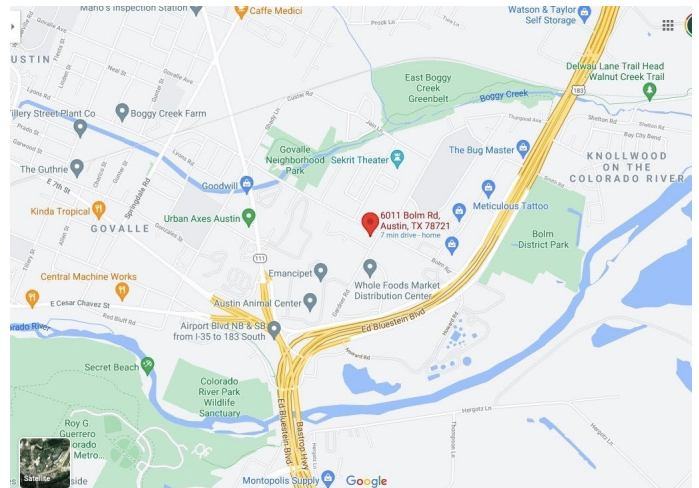
DOWNEY & JOHNSON ADDN, Austin, TX

Unconstructed, ENTITLED development site in booming East Austin, with Building Permits in hand, in sought-after OPPORTUNITY ZONE. Currently priced at sub-\$61/sf for dirt, plans, permits. Potential owner-financing. Use current plans, or imagine something else! GR - MU - NP zoning, allowing for commercial (food services, restaurant, medical), residential (MF, boutique hotel / STR or mid-term rental community), and other. Height restriction is 60', buyer to confirm. Currently designed as 12 units on four pads, 23,026 sf (permits on 932 Gardner on <https://abc.austintexas.gov>), designed by award-winning KippFlores Architects. Neighboring rental developments include: --Trailhead / Trailhead East (530 units, 0.5 miles to the west); --Libertad Austin (198 units, .25 miles to the south). Additional documents available on request.

Built in 2025

## Essential Information

MLS® #	5933058
Price	\$1,400,000
Bathrooms	0.00
Acres	0.59
Year Built	2025
Type	Commercial
Sub-Type	Site Planned
Status	Active



## Water Feature/View

View	None
------	------

## Community Information

Address	6011 Bolm Rd
Area	5
Subdivision	DOWNEY & JOHNSON ADDN
City	Austin
County	Travis
State	TX
Zip Code	78721

## Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking	Attached, Common, Garage, Gated, Guest, On Site, Secured

## Interior

Interior	See Remarks
Heating	None

## Exterior

Lot Description	Flat
-----------------	------

## Additional Information

Date Listed	September 4th, 2024
Days on Website	354
Days on Market	356
Zoning	GR - MU- NP (General Ret

Property Listed by: Twelve Rivers RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 15th, 2025 at 12:46am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.