

\$2,499,990 - 917 & 919 E 7th St, Austin

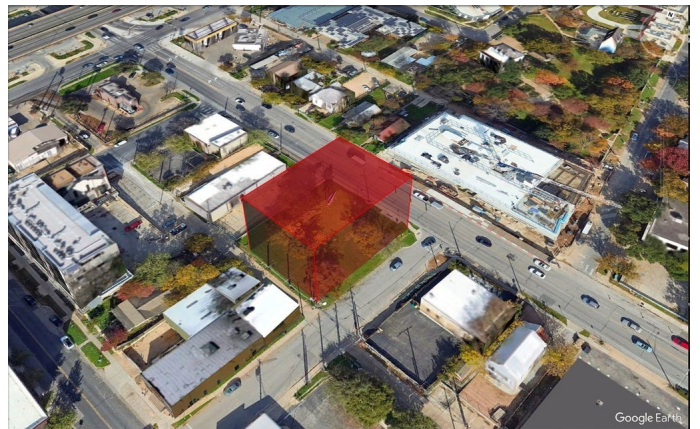
MLS® #5954889

\$2,499,990

0 Bedroom, 0.00 Bathroom,
Commercial on 0.27 Acres

Connors Add, Austin, TX

For sale: a 11,776 SF (over 1/4 acre!) mixed-use development parcel (Lots 7 & 8, 92' frontage on E. 7th, 128' depth) at the corner of E. 7th and San Marcos Streets in East Austin, within the Plaza Saltillo TOD Station Area Plan, zoned as Corridor Mixed-Use Subdistrict. This designation is the least restrictive in the TOD and permits up to 60' building height, 45 living units/acre, with no minimum unit requirement, and diverse uses, potentially eligible for an Affordable Housing Density Bonus. Boasting a Walk Score of 96, this site offers unparalleled access to downtown Austin's vibrancy. Key landmarks include Sixth Street's nightlife (0.3 miles), Texas State Capitol (0.5 miles), Austin Convention Center (0.6 miles), Paramount Theatre (0.7 miles), Red River Cultural District (0.2 miles), Lady Bird Lake trails (0.8 miles), Congress Avenue Bridge (1.0 mile), University of Texas (1.2 miles), Bullock Museum (0.9 miles), and Driskill Hotel (0.7 miles). The Plaza Saltillo TOD, just 0.3 miles from the MetroRail station at E. 5th and Comal, promotes transit use, reducing car dependency, cutting household transport costs by \$3,000-\$4,000 annually, and lowering emissions. The 11-acre Plaza Saltillo hub celebrates East Austin's Hispanic heritage with public art, a Mexican-style plaza, retail, restaurants, offices, and 800+ apartments (18% affordable). Future enhancements include 1.4 acres of parks, extended bikeways to Lady Bird Lake, and sustainable stormwater systems, ensuring



long-term economic and cultural vitality. An additional parcel may expand the site to 14,400 SF, making this a prime canvas for high-density residential and retail in Austin's thriving core.

Essential Information

MLS® #	5954889
Price	\$2,499,990
Bathrooms	0.00
Acres	0.27
Type	Commercial
Sub-Type	Other
Status	Active

Water Feature/View

View	CityLights,City
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Community Information

Address	917 & 919 E 7th St
Area	5
Subdivision	Conners Add
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Features	Curbs, Gutter(s), Sidewalks
Parking	None

Additional Information

Date Listed	October 21st, 2025
Days on Website	13
Days on Market	8

Zoning

Plaza Saltillo TOD Statio

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