

\$1,495,000 - 517 Bouldin Ave, Austin

MLS® #7483461

\$1,495,000

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

Bouldin J E Estate, Austin, TX

517 Bouldin Avenue presents a rare and versatile development opportunity in the highly desirable Bouldin Creek neighborhood, with amazing walkability to Austin's most iconic hot spots from SoCo to South First, Zilker Park, Barton Springs Pool and more. This unique and generously flat property spans approximately 1/3 of an acre, 15,000 SF, offering exceptional potential for a custom primary residence or more. The lot has recently been cleared and currently stands as vacant land, providing a clean slate for development in one of Austin's most sought-after neighborhoods. A key feature of this property is its SF-3 zoning, which allows for the development of up to three single-family residences. Alternatively, the property could be subdivided into two separate SF-3 lots, providing flexibility for builders, investors, or those seeking a multi-generational living arrangement. Located in the heart of Austin, 517 Bouldin Avenue is an outstanding opportunity for urban convenience + residential living, and those looking to create something truly special in one of Austin's most sought-after neighborhoods. Buyer to verify all information, deed restrictions and zoning requirements.



Essential Information

MLS® #	7483461
Price	\$1,495,000

Bathrooms	0.00
Acres	0.34
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active Under Contract

Water Feature/View

View	None
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Community Information

Address	517 Bouldin Ave
Area	6
Subdivision	Bouldin J E Estate
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available
Features	None

Exterior

Lot Description	Cleared, Level
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School Information

District	Austin ISD
Elementary	Becker
Middle	Lively
High	Travis

Additional Information

Date Listed	June 16th, 2025
Days on Website	124
Days on Market	88
Zoning	SF-3

Property Listed by: Moreland PropertiesThe 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 19th, 2025 at 1:46am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The

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