

\$700,000 - 2601 Sweeney Ln, Austin

MLS® #7673950

\$700,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.50 Acres

Schwinge, Austin, TX

This .50-acre property in Windsor Park, zoned SF-3, offers developers an unparalleled opportunity to capitalize on Austin's evolving landscape. With the 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 10,000+ sq ft lots or explore innovative configurations to align with this forward-thinking initiative. The property also includes a detached garage, studio, greenhouse, covered patio, and a workshop with a wood-burning stove, offering added versatility for redevelopment or interim use. Located in a vibrant East Austin neighborhood, the flat, buildable parcel is surrounded by abundant builder activity and minutes from Mueller, Bartholomew Park, major thoroughfares, and popular local eateries. Its proximity to downtown (under 6 miles) and UT (less than 5 miles) enhances its desirability for future homeowners and investors alike. Seize this rare chance to transform this prime location into a development masterpiece that reflects the dynamic energy and culture of East Austin!

Buyer to verify all information

Essential Information



MLS® #	7673950
Price	\$700,000
Bathrooms	0.00
Acres	0.50
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active Under Contract

Water Feature/View

View	Neighborhood
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Community Information

Address	2601 Sweeney Ln
Area	3
Subdivision	Schwinge
City	Austin
County	Travis
State	TX
Zip Code	78723

Amenities

Utilities	Electricity Connected, Water Connected, Sewer Connected
Features	Curbs, Park, Street Lights

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Trees Medium Size, Level, Trees Large Size

School Information

District	Austin ISD
Elementary	Blanton
Middle	Lamar (Austin ISD)
High	Northeast Early College

Additional Information

Date Listed	October 25th, 2023
Days on Website	355
Days on Market	582

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