

\$3,800,000 - 1304 Rio Grande St, Austin

MLS® #8489309

\$3,800,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.20 Acres

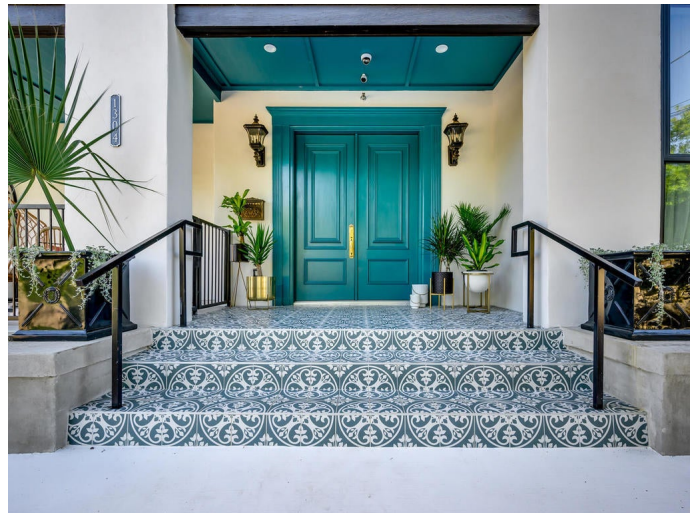
Block 153 Original City, Austin, TX

Recently rezoned to DMU (Downtown Mixed Use), this beautifully transformed 1916 mansion in the prestigious Judges Hill neighborhood offers exceptional flexibility—just blocks from the Texas State Capitol. Currently operated as a luxury short-term rental, the ~6,000 SF property (5,022 SF finished) features 7 distinctive suites, including four extra-large units with two sleeping areas each, a junior suite, and two queen rooms—accommodating up to 24 guests. The third floor and rear ~250 SF addition with soaring ceilings remain unfinished, offering 1,200+ SF of expansion potential. The building blends original historic elements with a fully modernized interior, including all-new utilities, systems, and finishes, making it a turnkey investment. Zoned for uses including boutique hotel, wellness center, senior living, creative office, or luxury residence. Also well-suited as a unique and high-end HQ for a law firm, design studio, or startup seeking an inspiring downtown presence.

Built in 1916

Essential Information

MLS® #	8489309
Price	\$3,800,000
Bathrooms	0.00
Acres	0.20



Year Built	1916
Type	Commercial
Sub-Type	Other
Status	Active

Water Feature/View

View	City
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Community Information

Address	1304 Rio Grande St
Area	DT
Subdivision	Block 153 Original City
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected
Parking	Parking Lot, Parking Pad

Interior

Interior	Wood
Heating	Central

Exterior

Exterior Features	Sprinkler/Irrigation
Lot Description	Flat
Construction	Stucco
Foundation	Combination, Pillar/Post/Pier, Slab, Basement

Additional Information

Date Listed	May 20th, 2025
Days on Website	152
Days on Market	77
Zoning	Recently re-zoned to DMU

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