

\$1,799,000 - 500 North Bluff Dr, Austin

MLS® #8491230

\$1,799,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.09 Acres

Sweetbriar, Austin, TX

See video here -

<https://www.youtube.com/watch?v=0bi9P2d-XKM> - A Rare Opportunity on Over an Acre in Austin's High-Growth Corridor / Discover a unique 1.09-acre property offering exceptional flexibility and potential in one of Austin's most dynamic areas. The home consists of 3 bedrooms & 1 bath in the front, with an entire separate living area in back with 2 separate entrances, the back consists of 1 1/2 baths, living room, and 4 other rooms which can serve as bedrooms or office space. These bonus rooms at the rear of the home are tenant-occupied, generating additional monthly income presently. Listed both as a residential and commercial opportunity, this beautiful parcel is currently home to a well-maintained residence but is now zoned LR-MU-CO-NP allowing for a wide range of residential, mixed-use, and commercial developments. Perfect as a covered land play, the existing home can generate income while you plan and pursue future development. Whether you envision creating a boutique residential community, a mixed-use project, or a destination commercial space, the possibilities are truly abundant. Surrounded by exciting new development and increasing density, this property stands out as a rare find in a rapidly growing part of the city. With its strategic zoning, desirable location, and significant lot size, it's poised to deliver both immediate value and long-term upside for investors, developers, or those seeking a



unique live-work opportunity. Endless potential, a prime Austin address, and a canvas for your vision – this is the one you’ve been waiting for. All values are taken from public records and should be verified.

Built in 1947

Essential Information

MLS® #	8491230
Price	\$1,799,000
Bathrooms	0.00
Acres	1.09
Year Built	1947
Type	Commercial
Sub-Type	Other
Status	Active

Community Information

Address	500 North Bluff Dr
Area	10N
Subdivision	Sweetbriar
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Propane
Parking	Direct Access, Driveway, Gated, Paved, On Site

Interior

Interior	Concrete, Tile, Wood
Heating	Central

Exterior

Construction	Stone, Stucco
Foundation	Pillar/Post/Pier, Slab

Additional Information

Date Listed	April 30th, 2025
Days on Website	171
Days on Market	117
Zoning	LR- NEIGHBORHOOD COMMERCIAL

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