

# \$700,000 - 2901 W 45th St, Austin

MLS® #8857633

## \$700,000

2 Bedroom, 1.00 Bathroom, 1,269 sqft

Residential on 0.36 Acres

Highland Park, Austin, TX

Location! Location! Location! This exceptional site offers an incredible opportunity to develop in desirable Highland Park neighborhood. This unbeatable location offers .3594 of an Acre per TCAD, which is an unbelievable opportunity to build on such an oversized lot, thus this lot offers many possibilities for development. Value in land, property considered a tear down. A great opportunity to build your dream house on a prime location. You will be delighted by the level lot with majestic mature Pecan trees throughout the property. In addition, it offers quick access to MOPAC and 183, walking distance to The Grove 16 -acre Signature Park, minutes from numerous bars and restaurants, plus upcoming restaurants at The Grove. The perfect site for the perfect future.

Built in 1950

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 8857633     |
| Price          | \$700,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,269       |
| Acres          | 0.36        |
| Year Built     | 1950        |
| Type           | Residential |



|          |                         |
|----------|-------------------------|
| Sub-Type | Single Family Residence |
| Status   | Active                  |

### **Water Feature/View**

|      |              |
|------|--------------|
| View | Neighborhood |
|------|--------------|

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2901 W 45th St |
| Area        | 4              |
| Subdivision | Highland Park  |
| City        | Austin         |
| County      | Travis         |
| State       | TX             |
| Zip Code    | 78731          |

### **Amenities**

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Utilities    | Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available |
| Features     | Sidewalks, Street Lights                                                                        |
| Parking      | Attached, Garage, Garage Faces Front, Paved                                                     |
| # of Garages | 2                                                                                               |

### **Interior**

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| Interior     | Linoleum, Wood                                                                                       |
| Appliances   | Free-Standing Gas Range, Free-Standing Refrigerator, Range Hood, Refrigerator, Tankless Water Heater |
| Heating      | Central, Natural Gas                                                                                 |
| # of Stories | 1                                                                                                    |
| Stories      | One                                                                                                  |

### **Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | None                                                                   |
| Lot Description   | Back Yard, City Lot, Front Yard, Interior Lot, Level, Trees Large Size |
| Roof              | Shingle                                                                |
| Construction      | Brick                                                                  |
| Foundation        | Pillar/Post/Pier                                                       |

### **School Information**

|            |               |
|------------|---------------|
| District   | Austin ISD    |
| Elementary | Highland Park |

|        |                    |
|--------|--------------------|
| Middle | Lamar (Austin ISD) |
| High   | McCallum           |

### **Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | November 6th, 2023 |
| Days on Website | 376                |
| Days on Market  | 702                |

Property Listed by: Del Toro RealtyThe 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 November 5th, 2025 at 3:01am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.