

\$3,500,000 - 729 Airport Blvd, Austin

MLS® #8909488

\$3,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.82 Acres

Walker, Austin, TX

2 properties (727 & 729 Airport Blvd). According to Austin's Guide to Zoning, CS-MU-CO-NP permits the following uses: up to 95% building coverage, 95% impervious cover, and a 2:1 Floor Area Ratio (FAR). This would mean that nearly the entire property can be developed with impervious surfaces, and the building itself can cover almost the entire lot, depending on any requirement for a detention pond. With a FAR of 2:1, the property may support a building totaling up to 71,650 square feet—twice the size of the lot area. Additionally, the zoning allows for a building height of up to 60 feet. With the property's Mixed-Use (MU) zoning, which allows for both commercial and residential development, combined with the generous allowances for impervious cover and Floor Area Ratio (FAR), the highest and best use could potentially be a "multi-family over commercial" design—similar to those being developed throughout the area, including just across 183. Incorporating underground parking would maximize the potential of the space, creating a ground-floor commercial area (ideal for retail, office, or other uses), while allowing for 3 to 4 stories of residential units (either condominiums or apartments) above. This approach not only optimizes the land use



but also
aligns with current development trends in the
region. Zoning CS-MU-CO-NP:
Administrative and medical offices
Financial services and business schools
Art gallery and workshop
Auto rentals, repair, sales, and washing
Building support services and maintenance
Convenience storage (self storage)
General retail
Hotel and motel
Indoor entertainment
Restaurants, and
Limited warehousing
New Roofs were installed on all three buildings
in August 2025
All information provided is deemed reliable but
not guaranteed.

Built in 1970

Essential Information

MLS® #	8909488
Price	\$3,500,000
Bathrooms	0.00
Acres	0.82
Year Built	1970
Type	Commercial
Sub-Type	Warehouse
Status	Active

Water Feature/View

View	City
------	------

Community Information

Address	729 Airport Blvd
Area	5
Subdivision	Walker
City	Austin
County	Travis
State	TX

Zip Code	78702
----------	-------

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
-----------	--

Parking	Parking Lot
---------	-------------

Interior

Interior	Concrete
----------	----------

Heating	Central
---------	---------

Exterior

Lot Description	Level
-----------------	-------

Construction	Metal Siding
--------------	--------------

Foundation	Slab
------------	------

Additional Information

Date Listed	October 8th, 2025
-------------	-------------------

Days on Website	5
-----------------	---

Zoning	CSMU
--------	------

Property Listed by: Compass RE Texas, LLCThe 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 13th, 2025 at 9:31pm CDT. 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.