

\$7,900,000 - 6601 N Capital Of Texas Highway, Austin

MLS® #9056292

\$7,900,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 10.11 Acres

Champion 360 Subd, Austin, TX

The best remaining properties are the Hidden Gems! Prime location for Sale in West Austin on Capitol of Texas Highway. Approved for 110,000+ Sq Ft under previous height restrictions on 10+ acres. Zoned GR-CO and now multifamily available without rezoning after recent passage of SB840. See attached Zoning information and Conditional Overlay. Multiple uses possible: Multifamily, Restaurant, Hotel/Motel, Office Building, Private Schools, Community Recreation, Medical Offices, General Retail, Indoor or Outdoor Sports and Recreation, Hospital Services, Theater, Personal Services, Religious Assembly, and more. Convenient close-in location.

Under SB840, new height limitations increase from 28 to 45 feet and possibly more, so likely greater square footage is achievable.

Approved City of Austin Site Development Permit finalized for 110,000+ square feet of build-able space. If a different site plan is preferred by Buyer, it is far easier to amend an existing site plan than to start from scratch.

Price negotiable.

Buyer may pursue their preferred Architectural Design and Builder to fit the attractive, gently sloping site with stunning views of the valley and Bull Creek.

TxDOT driveway cut permit approved.



Prior settlement agreement with City of Austin waives most City of Austin development fees and grandfathers earlier development rules.

The attached floor plan is for conceptual display purposes only. Two of the three owners are State of Texas licensed real estate brokers. Preferred Title Company: Capstone Title “ Foskitt.

Contact listing broker for site visit. See the link below for drone Footage of the site and proposed building placement.

Essential Information

MLS® #	9056292
Price	\$7,900,000
Bathrooms	0.00
Acres	10.11
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Canyon,CreekStream,TreesWoods
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Community Information

Address	6601 N Capital Of Texas Highway
Area	1A
Subdivision	Champion 360 Subd
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	See Remarks, Electricity Available, Water Available
Features	None

Exterior

Lot Description	Gentle Sloping, Many Trees, Open Lot, Rock Outcropping, Sloped Down, Steep Slope, Views
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School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson

Additional Information

Date Listed	February 28th, 2025
Days on Website	233
Days on Market	209
Zoning	Gr-Co

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