

\$1,700,000 - 700 & 604 Corral Ln, Austin

MLS® #9528461

\$1,700,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.01 Acres

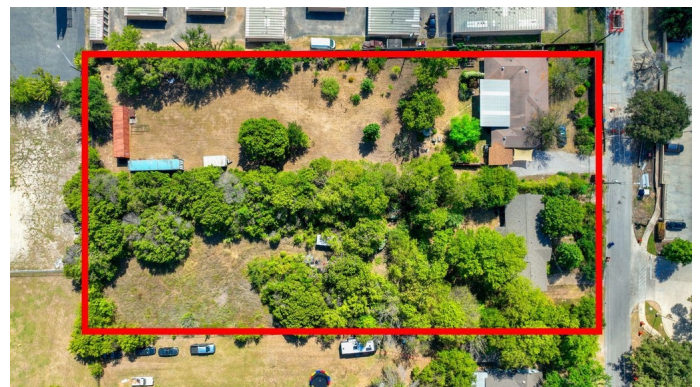
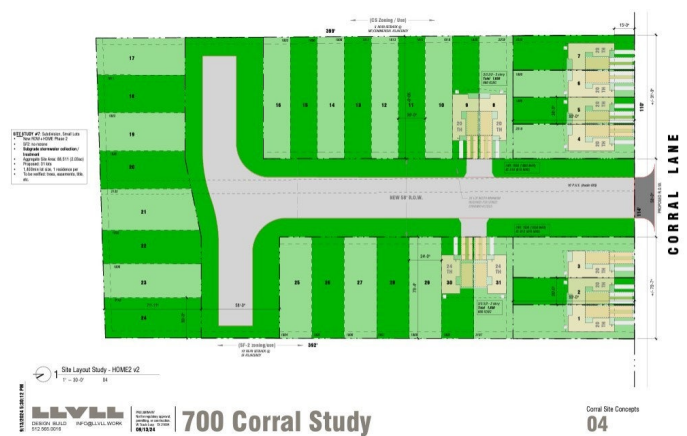
Circle S Ridge Sec 01, Austin, TX

Ideal HOME / HOME2 development site.
2.01+/- acre assemblage of two 1 ac city lots,
ideal for entry level build for sale or build for
rent HOME 2 development. Feasibility study
by LLVLL Design / Build projects 31 units @
1650 sqft / ea under the new code for over
51,000 buildable sqft, or around \$35/sqft land
cost. Arborist indicates all existing trees can be
removed. By leveraging the small site & 1650
sqft min/ unit provision of HOME 2 you can
extract over 90% FAR per site based on
preliminary site plan. At 31 sites land cost is
less than \$60,000 per unit. One of both of the
existing homes could be saved / renovated/
flipped to substantially lower the cost basis of
the land \$/ unit land cost, or leveraged as
interim income. Other uses possible under
SF2 to leverage improved access and traffic
counts related to the ongoing TXDOT I-35
Capital Express South project with easy
access from both directions and a 2023 daily
traffic count of over 190,000. Buyers to do all
their own due diligence. Properties to be sold
together. Contact LA for more information.

Built in 1959

Essential Information

MLS® #	9528461
Price	\$1,700,000
Bathrooms	0.00
Acres	2.01



Year Built	1959
Type	Commercial
Sub-Type	Other
Status	Active

Water Feature/View

View	None
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Community Information

Address	700 & 604 Corral Ln
Area	10S
Subdivision	Circle S Ridge Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking	None

Exterior

Lot Description	Flat
Construction	Brick, Frame

Additional Information

Date Listed	July 2nd, 2025
Days on Website	125
Zoning	SF-2, HOME & HOME2 compat

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