

\$980,000 - 1215 W Mary St, Austin

MLS® #9800507

\$980,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.21 Acres

Fredericksburg Road Acres, Austin, TX

Prime Location, spectacular opportunity to be in the center of it all! This property was formally zoned SF3, CS, prior to 2023 when the current owner removed the CS zoning, but it can be reinstated according to City of Austin. Currently this large lot can have up to 3 dwellings built, the current building is a beautiful Austin original 1947 home that is bursting with charm. It has functioned both as a residence and a law office in the past and is waiting for it's new owner to bring their vision and unlock the potential of this lot. Just steps away from bustling South Lamar, you're moments away from downtown, South Congress and Zilker Park. It is an unbeatable location. Owner had previously had plans drawn up for an additional dwelling, available in the documents. As it stands lot is able to have 3 dwellings per CoA. If Commercial Zoning is reinstated, more possibilities. Buyer responsible for due diligence with the city to confirm use and zoning.

Built in 1947

Essential Information

MLS® #	9800507
Price	\$980,000
Bathrooms	0.00
Acres	0.21
Year Built	1947
Type	Commercial



Sub-Type	Other
Status	Active

Water Feature/View

View	City,Neighborhood
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Community Information

Address	1215 W Mary St
Area	6
Subdivision	Fredericksburg Road Acres
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Parking	Gravel, Gated, Private

Interior

Interior	Tile, Wood
Heating	Central

Exterior

Lot Description	Flat
Construction	Frame
Foundation	Pillar/Post/Pier

Additional Information

Date Listed	July 31st, 2025
Days on Website	81
Days on Market	42
Zoning	The property is currently

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