

# \$1,399,000 - 2412 Jones Road, Austin

MLS® #1986347

**\$1,399,000**

4 Bedroom, 3.00 Bathroom, 3,280 sqft

Residential on 2.76 Acres

Lawrence Estates, Austin, TX

Investor Redevelopment Opportunity â€“ Positioned in one of Austinâ€™s fastest-growing corridors, this 2.75-acre unrestricted tract (zoned SF-3-NP) presents a rare chance for investors and developers to capitalize on the cityâ€™s continued growth. With Williamson Creek frontage and only 4 miles from Downtown Austin, the property offers natural appeal and unbeatable proximity to the urban core. The New Austin HOME Initiative allows up to three units per lot within SF-3-NP zoning, unlocking significant potential for increased density. Currently improved with a single-family home built in 1981, the siteâ€™s true value lies in its redevelopment possibilities, supported by no deed restrictions, flexible zoning, and favorable city initiativesâ€”subject to Buyerâ€™s due diligence and feasibility with the City of Austin. Strategically located in the Westgate submarket between Manchaca Road and Brodie Lane, with direct access to Highways 71 and 290, the property benefits from excellent connectivity, proximity to major retail, dining, and employment hubs, and strong demand for infill redevelopment. This rare large parcel in 78745 is an ideal canvas for creative residential or mixed-use projects.

Built in 1981

## Essential Information

MLS® # 1986347



Price	\$1,399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,280
Acres	2.76
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	2412 Jones Road
Area	10N
Subdivision	Lawrence Estates
City	Austin
County	Travis
State	TX
Zip Code	78745

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
Features	None
Parking	Driveway, Detached, Garage, Paved, See Remarks, Circular Driveway, Drive Through
Garage Spaces	2
View	Park/Greenbelt, Creek/Stream
Waterfront	Creek, Stream

### **Interior**

Interior	Carpet Free, Concrete, Tile, Wood
Appliances	Cooktop, Dishwasher, Free-Standing Electric Oven, Disposal, Oven, See Remarks
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter, Living Room, Stone, Glass Doors
# of Stories	2
Stories	Two

**Exterior**

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Trees Large Size
Roof	Composition
Construction	Masonry, Vinyl Siding
Foundation	Slab

**School Information**

District	Austin ISD
Elementary	Sunset Valley
Middle	Covington
High	Crockett

**Additional Information**

Date Listed	October 6th, 2025
Days on Market	8

**Listing Details**

Listing Office	Compass RE Texas, LLC
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