

# \$874,000 - 2209 S 1st Street 108, Austin

MLS® #5625932

**\$874,000**

1 Bedroom, 1.00 Bathroom, 1,502 sqft  
Residential on 0.03 Acres

One Oak, Austin, TX

Set along the eastern edge of South First Street in the heart of Bouldin Creek, One Oak brings a vibrant energy to the street level with thoughtfully designed live/work storefronts. Future residents will have boutique shops, local markets, wellness studios, and a signature cafe concept just steps from their front door—offering the rare convenience of shopping, working, and living in one dynamic location. The live/work residences at One Oak are designed for today's entrepreneurial spirit, blending modern living quarters with dedicated professional space. These versatile layouts respond directly to Austin's growing demand for flexible, self-owned business environments—ideal for creatives, consultants, makers, and small business owners alike. Rather than separating home and work, One Oak integrates them, creating an environment that fosters connection, productivity, and community. The ground-floor storefronts offer visibility and accessibility while giving residents control over their real estate—a compelling alternative to traditional commercial leasing and unpredictable rent increases. Located in the highly desirable 78704 zip code, this South First corridor is known for its mix of locally owned shops and walkable charm. One Oak complements this setting with a design that supports small business vitality and strengthens the fabric of the Bouldin Creek neighborhood. These live/work spaces not only reflect the character of the area—they enhance it, offering



entrepreneurs and professionals the chance to put down roots and thrive in one of Austin’s most beloved communities. Schedule a showing today!

Built in 2024

Essential Information

MLS® #	5625932
Price	\$874,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,502
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	2209 S 1st Street 108
Area	6
Subdivision	One Oak
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Barbecue, Business Center, Bicycle Storage, Community Mailbox, Conference/Meeting Room, Fitness Center, Pool
Parking	Additional Parking, Assigned, Covered, Underground
Garage Spaces	1
View	None
Waterfront	None

Interior

Interior	Carpet Free, Tile, Wood
Appliances	Gas Range, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s)
Heating	Central
# of Stories	1
Stories	One

## Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	See Remarks
Construction	Brick
Foundation	Concrete Perimeter

## School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis

## Additional Information

Date Listed	June 27th, 2025
Days on Market	109

## Listing Details

Listing Office	Compass RE Texas, LLC
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