

\$900,000 - 3506 Tom Green Street 1, Austin

MLS® #7328973

\$900,000

3 Bedroom, 3.00 Bathroom, 1,670 sqft
Residential on 0.14 Acres

No, Austin, TX

Redevelopment opportunity in North University/Hyde Park neighborhood near UT. City allows single stair five story multifamily. Total lot is 6.048 SF and air rights are 51% of the total area of Unit 1 and Unit 2 per condo documents. Density Bonus allowing up to 70 feet in height, factoring compatibility and NCCD. Rare infill opportunity with no FAR, more forgiving compatibility setbacks, generous building coverage, and fewer setback requirements under the DB-ETOD zoning overlay recently approved. All information to be confirmed through the City of Austin. NCCD elements will apply, including one parking space per bedroom based on recent consultation with the City of Austin. Solid home with concrete walls, double paned windows added, and membrane roof replaced. Listing includes Unit 1 only totaling 6,048 SF.

Built in 1928

Essential Information

MLS® #	7328973
Price	\$900,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,670
Acres	0.14
Year Built	1928



Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3506 Tom Green Street 1
Area	4
Subdivision	No
City	Austin
County	Travis
State	TX
Zip Code	78705

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Alley Access, Driveway
View	City
Waterfront	None

Interior

Interior	Concrete, Tile
Appliances	Gas Range
Heating	Fireplace(s), Wood Stove
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning, Den
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Alley
Roof	Membrane
Construction	Frame, Concrete, Stucco, Block
Foundation	Slab

School Information

District	Austin ISD
Elementary	Lee
Middle	Lamar (Austin ISD)
High	McCallum

Additional Information

Date Listed	October 7th, 2025
Days on Market	7

Listing Details

Listing Office	Texas Realty Partners, LLC
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