

\$1,799,000 - 500 North Bluff Drive, Austin

MLS® #7502012

\$1,799,000

5 Bedroom, 3.00 Bathroom, 3,136 sqft

Residential on 1.09 Acres

Sweetbriar, Austin, TX

See video here -

<https://www.youtube.com/watch?v=0bi9P2d-XKM> - Also listed as Commercial - see MLS

8491230 - A Rare Opportunity on Over an

Acre in Austin's High-Growth Corridor /

Discover a unique 1.09-acre property offering exceptional flexibility and potential in one of Austin's most dynamic areas. The home consists of 3 bedrooms & 1 bath in the front, with an entire separate living area in back with 2 separate entrances, the back consists of 1 1/2 baths, living room, and 4 other rooms which can serve as bedrooms or office space.

These bonus rooms at the rear of the home are tenant-occupied, generating additional monthly income presently. Listed both as a residential and commercial opportunity, this beautiful parcel is currently home to a well-maintained residence but is now zoned LR-MU-CO-NP allowing for a wide range of residential, mixed-use, and commercial developments. Perfect as a covered land play, the existing home can generate income while you plan and pursue future development. Whether you envision creating a boutique residential community, a mixed-use project, or a destination commercial space, the possibilities are truly abundant. Surrounded by exciting new development and increasing density, this property stands out as a rare find in a rapidly growing part of the city. With its strategic zoning, desirable location, and significant lot size, it's poised to deliver both immediate value and long-term upside for



investors, developers, or those seeking a unique live-work opportunity. Endless potential, a prime Austin address, and a canvas for your vision – this is the one you’ve been waiting for. All values are taken from public records and should be verified.

Built in 1947

Essential Information

MLS® #	7502012
Price	\$1,799,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,136
Acres	1.09
Year Built	1947
Type	Residential
Sub-Type	Other
Status	Active

Community Information

Address	500 North Bluff Drive
Area	10N
Subdivision	Sweetbriar
City	Austin
County	Travis
State	TX
Zip Code	78745

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Propane
Features	None
Parking	Direct Access, Driveway, Gated
View	Neighborhood

Waterfront	None
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Interior

Interior	Concrete, Tile, Wood
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Appliances	Dryer, Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator, Washer
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Heating	Central
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Exterior

Lot Description	See Remarks
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Construction	Stone, Stucco
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Foundation	Pillar/Post/Pier, Slab
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School Information

District	Austin ISD
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Elementary	Pleasant Hill
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Middle	Bedichek
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High	Crockett
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Additional Information

Date Listed	April 30th, 2025
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Days on Market	169
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Listing Details

Listing Office	Urbanspace
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