

\$1,700,000 - 1505 & 1509 Oreilly Court, Austin

MLS® #3960497

\$1,700,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 2.54 Acres

CARDINAL HILLS ESTATES, Austin, TX

Investment Opportunity in Austin, Texas -
Cash Flow Real Estate with Value-Add
Potential

Welcome, investors! This property in Austin, Texas offers excellent cash flow and value-add potential. Spanning 2.6 acres across 2 lots, it includes a 4-plex, duplex, commercial shop, tiny house, and yurt near highway 620.

The tiny house and yurt generated \$88k as short-term rentals last year, offering an oasis with hot tubs, a sauna, and a creek. The 4-plex has two 2/1 units and two 1/1 units, unit d was recently updated and is renting for \$1,300.

The duplex consists of two 2-bedroom/1-bathroom units. Unit B has undergone a complete remodel, featuring new paint inside and outside, new flooring, cabinets, countertops, appliances, shower, vanities, toilet, interior doors, plugs and switches, and light fixtures. This unit can be rented on a long-term basis for \$1,695 per month or can be a valuable addition to the short-term rental market, projected to generate \$3,000 to \$4,000 monthly due to its serene wooded surroundings.

The commercial shop spans 2,112 square feet and offers a full kitchen, bathroom, and loft room. Equipped with two large garage doors, it is currently leased for \$2,200 per month. The



property includes two septic tanks and a water well with multiple storage tanks, ensuring ample resources. Additionally, the property has access to Water District 17 water.

Situated just outside of Lakeway and within the ETJ of Austin, this property presents numerous possibilities. With no HOA or restrictions, and surrounded by commercial businesses, you have the freedom to explore various potential uses. One of the owners is a licensed Real Estate Broker in the state of Texas

2022 financials: Gross revenue \$180k (Two vacancy remodels). 2023 projected gross: \$205k. NOI: \$110k. Cap rate: 6.47%.

Don't miss this cash flowing value-add opportunity in Austin, Texas. Contact us to learn more.

Built in 1965

Essential Information

ListingFeed	abor_vow
MLS® #	3960497
List Price	\$1,700,000
Sale Price	\$1,611,750
Sale Date	October 10th, 2023
Bathrooms	0.00
Acres	2.54
Year Built	1965
Type	Commercial Sale
Sub-Type	Warehouse
Status	Closed

Community Information

Address	1505 & 1509 Oreilly Court
Subdivision	CARDINAL HILLS ESTATES
City	Austin

County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking	Additional Parking, Parking Lot
View	Trees/Woods

Interior

Interior	Carpet, Vinyl, Wood
Heating	Central, Electric, Propane
Cooling	Central Air

Exterior

Construction	Wood Siding
Foundation	Pillar/Post/Pier, Slab

Additional Information

Zoning	In ETJ of Austin.
--------	-------------------