

\$2,250,000 - 7901 Peaceful Hill Lane, Austin

MLS® #8938592

\$2,250,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 2.73 Acres

Marx Hattie M, Austin, TX

This is an outstanding potential development site on Peaceful Hill Lane that is 2.73 acres that is currently zoned DR. It is block and half from Williams Elementary School. Property is adjacent to high end houses on Verrando, Vivid Sky Lane, and Virtus Bend. The north fence line is adjacent to the land owned by Agape Christian Ministries Austin Inc. and is being rezoned and permitted at city for 300 residential units on 11.844 acres that is at 7809 Peaceful Hill Lane, 7713/7715 Byrdhill Lane down to the property owned by City of Austin (drainage creek) on W Dittmar Rd. The property to the east and south are high end residential units. This tract based on permitting next door could have 77-85 units on this tract or more depending on lot size and type of zoning. If it is zoned to GR-MU-V-CO (mid-rise, multifamily use) like the adjacent tract it would be very attractive development. HEB super store and retail center are just blocks away on S Congress that has retail, grocery, restaurants, and many other Retail uses. Outstanding site for couples with elementary age kids that can walk to school one block west. This property is in the Bedicek Middle school and Crockett ECHS along with the Williams elementary school. The property is leased on a month-to-month tenancy. There are multiple uses at the site and numerous small buildings, cars, trailers and other on the site. The site will be vacated and cleaned up prior to close. See aerial drone shots for area developments and proximity to school, retail



and other.

Built in 1983

Essential Information

ListingFeed	abor_vow
MLS® #	8938592
List Price	\$2,250,000
Sale Price	\$2,200,000
Sale Date	January 3rd, 2023
Bathrooms	0.00
Acres	2.73
Year Built	1983
Type	Commercial Sale
Sub-Type	Other
Status	Closed

Community Information

Address	7901 Peaceful Hill Lane
Subdivision	Marx Hattie M
City	Austin
County	Travis
State	TX
Zip Code	78748

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available
Parking	See Remarks

Exterior

Construction	See Remarks
--------------	-------------