

5021 W FRANCES PL

Austin, Texas 78731 | VACANT RESIDENTIAL INFILL LOT



±6,887 SF
LOT SIZE

±0.158 AC
SITE AREA

SF-2
ZONING

904526
PARCEL ID

PROPERTY OVERVIEW

Rare vacant residential infill opportunity in Central Austin's Highland Village area. The property was created through a prior subdivision of two contiguous residential properties and is now a separate legal lot, offering an opportunity for a custom residence or speculative residential build.

INVESTMENT HIGHLIGHTS

- Separate legal residential lot
- Potential for multiple residential units under current SF-2 regulations, subject to site-specific requirements and Buyer verification
- Established Central Austin residential setting
- Infill development opportunity
- Convenient access to MoPac and Burnet Road
- Close to The Grove and Downtown Austin

DEVELOPMENT OPPORTUNITY

The SF-2 zoning may allow development of multiple residential units, potentially up to three units under current City of Austin regulations, subject to site-specific development standards, permitting and Buyer verification.

PROPERTY DETAILS

Address: 5021 W Frances Pl, Austin, TX 78731

Property Type: Vacant / unimproved residential land

Subdivision: Highland Village

Zoning: SF-2 – Single-Family Residence Standard Lot

Lot Size: ±6,887 SF / ±0.158 AC

School District: Austin ISD

LOCATION

Central Austin location with convenient access to MoPac, Burnet Road, Downtown Austin, The Grove, retail, dining and major employment centers.

UTILITY & DUE DILIGENCE

Utility availability, capacity, locations, and connection requirements are subject to verification with the applicable utility providers and should be independently confirmed by Buyer. Buyer should also independently verify zoning, development standards, setbacks, access, easements, trees, drainage, title and all other site conditions. Any conceptual rendering or site plan is for illustrative purposes only and is not an entitlement.