



12 Units
-
6 Lots

5227 Ledesma Rd - 7 Lot Subdivision
Austin, TX 78721



5227 Ledesma Rd

Austin, Texas 78721

Offering Summary

Price	\$1,795,000.00
Land	1.19 Acres
Area Zoning	SF-3

- **Prime Redevelopment Opportunity** The Property is located 14 minutes from downtown Austin and minutes away from east 6th street nightlife.
- **Houses:** The plans include twelve modern homes: three at 1,823 sq. ft., three at 1,477 sq. ft., three at 1,549 sq. ft., and three at 1,281 sq. ft.
- **Zoning:** The property is zoned as SF-3, with six developable lots, with one additional pond lot.

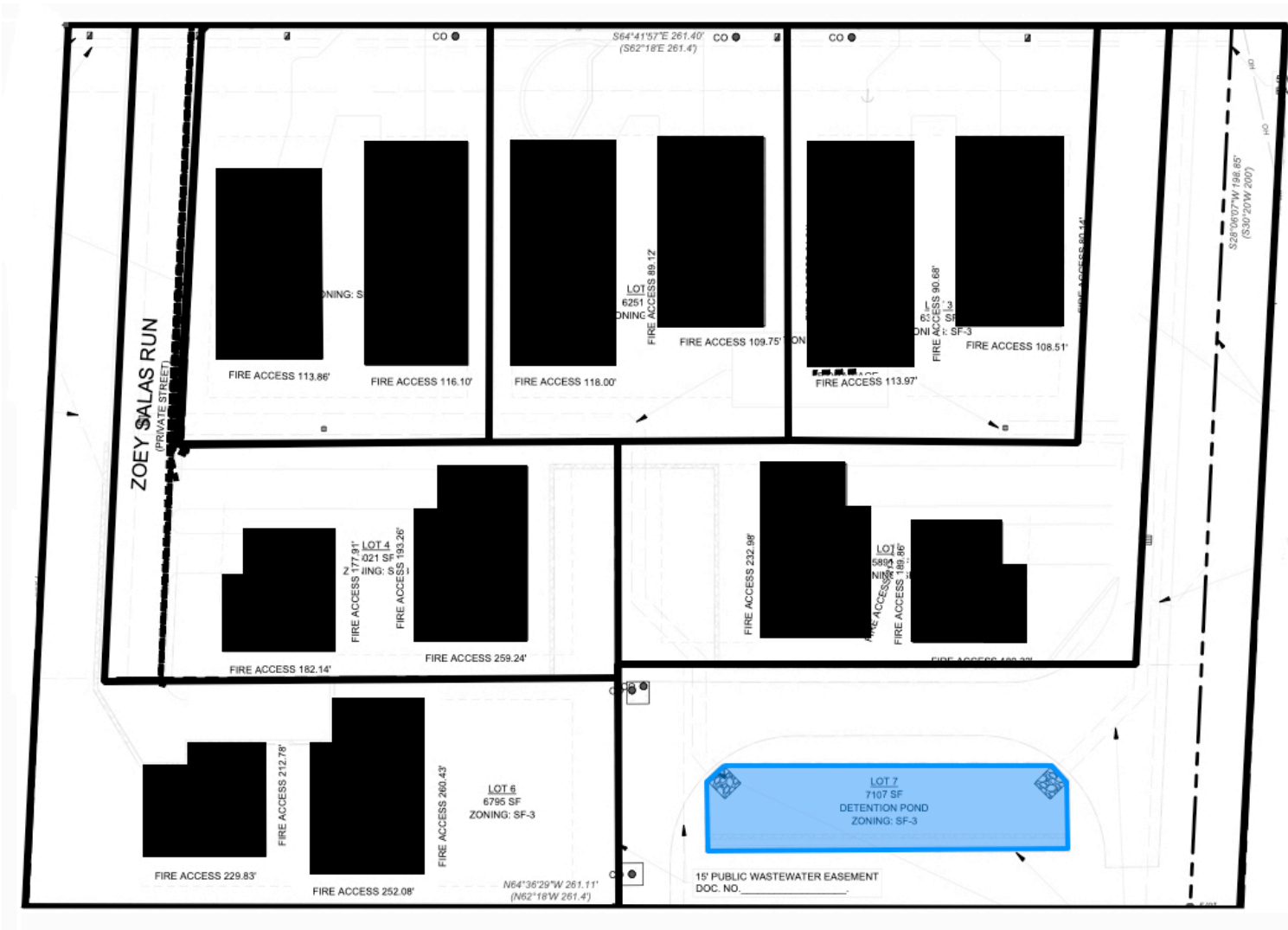


Site Summary

Prime development opportunity in East Austin, with site plans completed (awaiting payment for release) for six buildable lots and one pond lot. Just under a mile from Springdale Green and Springdale General, this project spans over 51,836 square feet and will be delivered shovel-ready with red-stamped plans approved by the City of Austin, including architectural plans from Kipp Flores.

Only a 14-minute drive to downtown, the location offers a mix of convenience and East Austin's thriving energy. The plans include twelve modern homes: three at 1,823 sq. ft., three at 1,477 sq. ft., three at 1,549 sq. ft., and three at 1,281 sq. ft. Each lot is set up for spacious layouts and quality aesthetics, ideal for residential development in a high-demand area. Broker/Owner







In close proximity to the new Springdale Green Office development, the creative office space Springdale General, 14 minutes from downtown Austin and 10 minutes from the active Mueller neighborhood.





Joshua Brunsmann Broker / Owner

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By accepting this Marketing Brochure, you agree to release 3rd Angle Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.



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