

LAND FOR SALE

EAST AUSTIN RESIDENTIAL LOTS FOR SALE

AUSTIN, TEXAS 78702

AQUILA 



EAST AUSTIN FACING DOWNTOWN AUSTIN

RESIDENTIAL LOTS FOR SALE

THE OPPORTUNITY

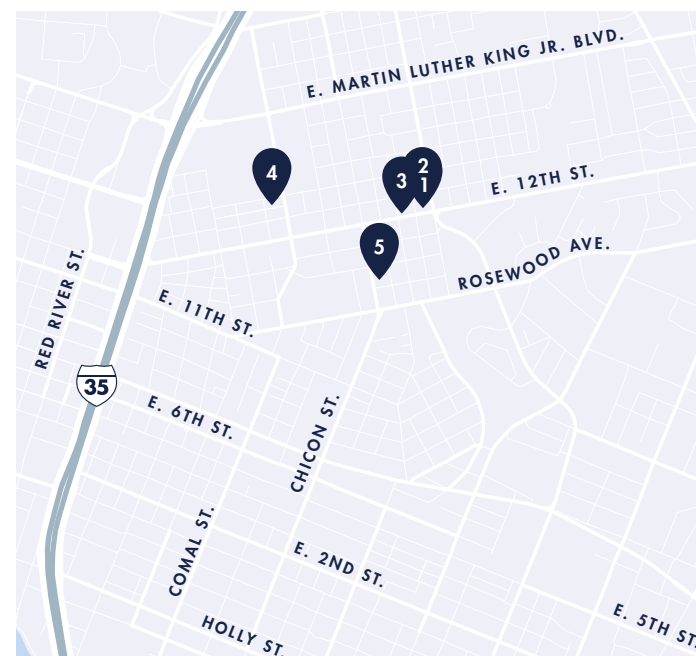
Prime East Austin Lots Positioned for Redevelopment and Investment

Located less than one mile from IH-35 and Downtown Austin, these residential lots offer a compelling redevelopment opportunity in one of Austin's most dynamic and evolving areas. Recent city code changes allow up to three homes to be built on a single SF-1, SF-2, or SF-3 lot, creating flexibility for investors and developers. Lots may be purchased individually, in groups, or as a portfolio, providing an opportunity to capitalize on East Austin's continued growth, accessibility, vibrant culture, and proximity to Downtown Austin.

LOT INFORMATION

	ADDRESS	SQUARE FOOTAGE
LOT 1	2204 E. 12th St.	6,496 SF (contiguous)
LOT 2	2206 E. 12th St.	6,495 SF (contiguous)
LOT 3	2100 E. 12th St.	5,850 SF
LOT 4	1402 Bob Harrison St.	5,981 SF
LOT 5	1900 S L Davis Ave.	7,963 SF

*Can purchase one, multiple, or all of the lots



RESIDENTIAL LOTS FOR SALE

2204 E. 12TH ST.

LOT SIZE	6,496 SF
ZONING	SF-3-NP
ACCESS	12th St. frontage + alleyway access
NOTES	Contiguous with 2206 E. 12th St. for a total of 12,991 SF

2206 E. 12TH ST.

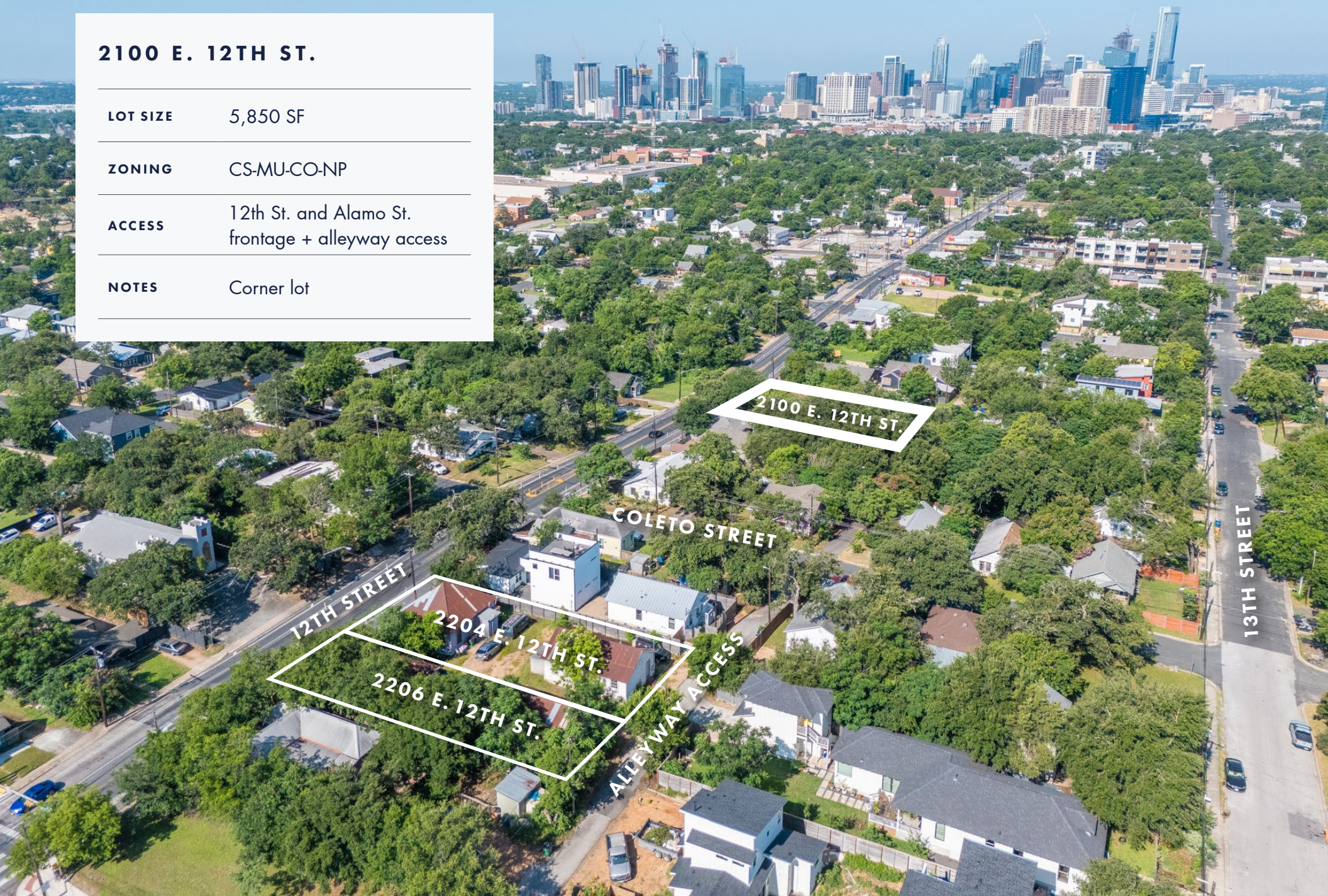
LOT SIZE	6,495 SF
ZONING	SF-3-NP
ACCESS	12th St. frontage + alleyway access
NOTES	Contiguous with 2204 E. 12th St. for a total of 12,991 SF



RESIDENTIAL LOTS FOR SALE

2100 E. 12TH ST.

LOT SIZE	5,850 SF
ZONING	CS-MU-CO-NP
ACCESS	12th St. and Alamo St. frontage + alleyway access
NOTES	Corner lot



RESIDENTIAL LOTS FOR SALE

1402 BOB HARRISON ST.

LOT SIZE 5,981 SF

ZONING SF-3-NP

ACCESS Bob Harrison St. and 14th St.



RESIDENTIAL LOTS FOR SALE

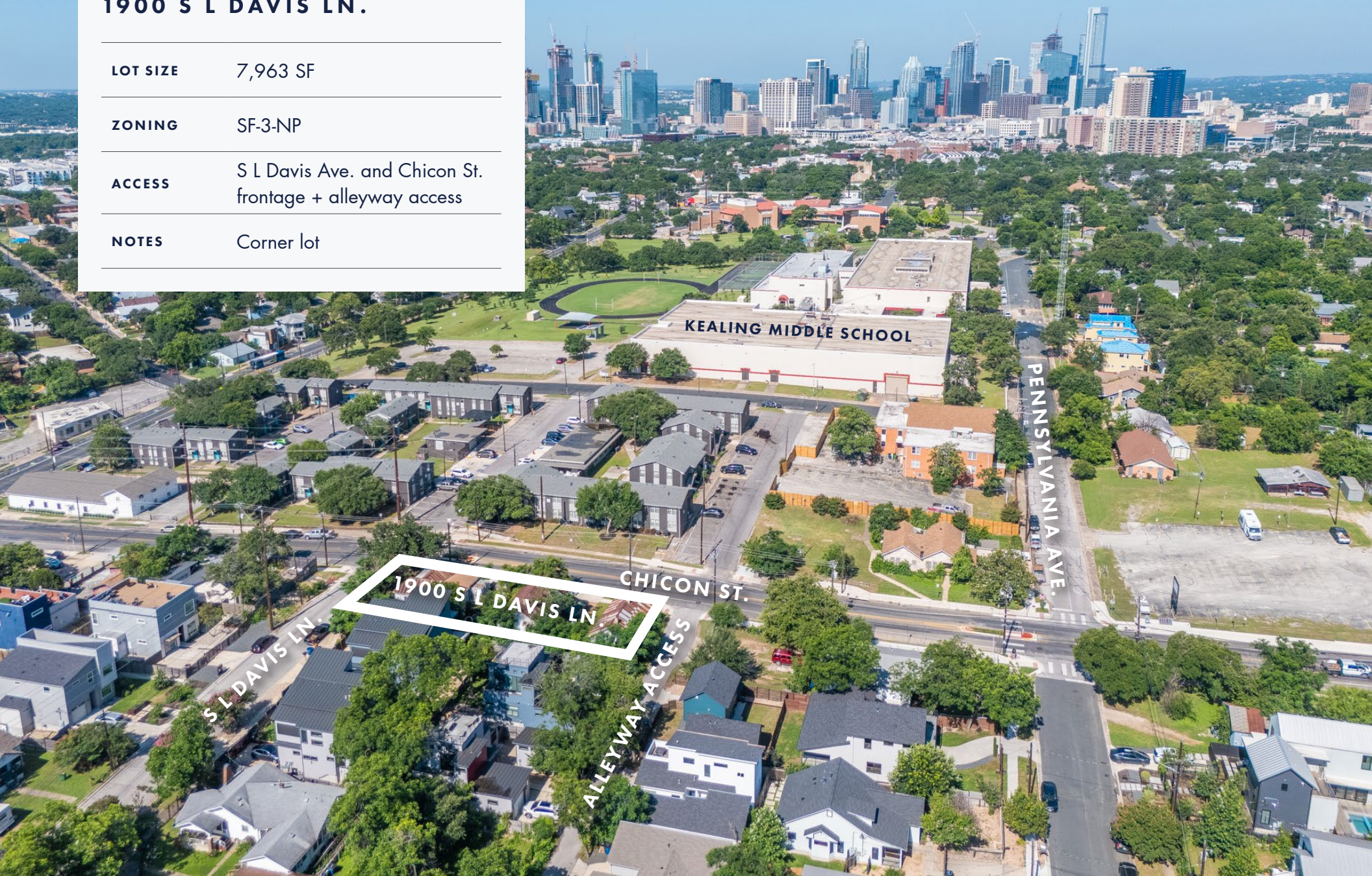
1900 S L DAVIS LN.

LOT SIZE 7,963 SF

ZONING SF-3-NP

ACCESS S L Davis Ave. and Chicon St.
frontage + alleyway access

NOTES Corner lot



EAST AUSTIN INSIGHTS

WHY EAST AUSTIN?

GROWTH & DEVELOPMENT

East Austin has experienced substantial investment and transformation in recent years, with continued residential, retail, and commercial development enhancing the area's appeal and amenities.

PROXIMITY TO DOWNTOWN

Located minutes from Downtown Austin, East Austin offers convenient access to major employment centers, dining, entertainment, and the city's urban core.

FUTURE APPRECIATION

Continued investment, development, and demand have positioned East Austin for long-term growth, creating potential for continued property value appreciation.

ART + MUSIC SCENE

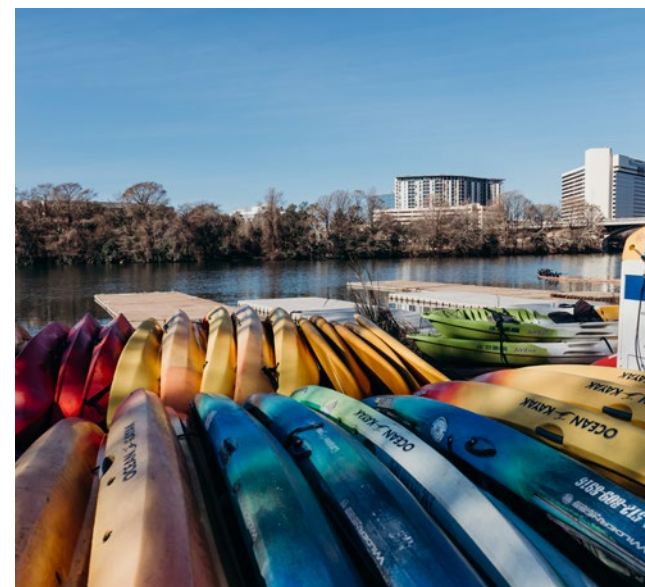
A vibrant concentration of galleries, creative spaces, live music venues, and local events reinforces East Austin's reputation as one of Austin's most culturally dynamic neighborhoods.

CULTURAL DIVERSITY

East Austin's rich cultural heritage and diverse community contribute to the area's distinctive character, strong identity, and enduring appeal.

ACCESSIBILITY

East Austin is well-served by public transportation, making it easy to get around. Ongoing infrastructure improvements are likely to enhance accessibility further.



NEIGHBORHOOD AMENITIES

Explore Area Favorites
on Google Maps



SANCHEZ
ELEMENTARY



UT ELEMENTARY
CHARTER SCHOOL

ROCKMAN

Desnudo

KEALING
MIDDLE
SCHOOL

BLACKSHEAR
ELEMENTARY

EAST SIDE
EARLY COLLEGE
HIGH SCHOOL

GARZA
HIGH SCHOOL

LEE LEWIS
CAMPBELL
ELEMENTARY

ACTON
ACADEMY

CrossFit

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For Inquiries

SETH STUART

stuart@aquilacommercial.com

512.684.3817