

SITE PLAN

Northeast Corner

2nd & Pleasant Valley

±12,650 SF · 0.29 acres

138' frontage — N Pleasant Valley Rd

92' frontage — E 2nd St

BUILDABLE ENVELOPE

±9,490 SF
maximum footprint at 75% coverage

±11,385 SF
maximum impervious at 90%

10 ft
front and street-side setback

None
interior side yard, rear yard or parking

FOR SALE · REDEVELOPMENT OPPORTUNITY



0 50 100 FT

2nd & Pleasant Valley

Northeast Corner · East Austin

205 N PLEASANT VALLEY ROAD, AUSTIN, TEXAS 78702 · GOVALLE

OFFERING PRICE

Unpriced
Contact Broker

±12,650 SF	GR-MU-NP	90%	75%	60 FT
SITE / 0.29 AC	ZONING IN PLACE	IMPERVIOUS COVER	BUILDING COVERAGE	HEIGHT BY RIGHT

A **±12,650 SF hard corner** wrapping the northeast corner of N Pleasant Valley Road and E 2nd Street, with **138 feet of frontage on Pleasant Valley and 92 feet on E 2nd** — one block north of the signalized Cesar Chavez intersection, 2.1 miles from downtown Austin, on a CapMetro Rapid BRT corridor.

The ±3,650 SF tire-service building dates to 1978 and is effectively fully depreciated. The value here is the dirt and the entitlement, not the structure.

Zoning is **GR-MU-NP**, which already permits residential. Since **September 1, 2025, Texas SB 840** has required Austin to allow multifamily and mixed use in GR by right — **administratively approved, no FAR cap, no Council or Commission action**. Austin's Citywide Density Bonus (June 2026) opens a rezoning path to 90 or 120 feet.

The **existing tire-service tenant has expressed interest in a new long-term lease**, so a buyer can carry income through design and permitting instead of holding a vacant building.

HIGHLIGHTS

- **Residential already permitted** — no use rezoning needed to build housing
- **By-right multifamily under SB 840** — no FAR cap, no discretionary approval, no protest-petition exposure
- **Improvements fully depreciated** — a land-basis acquisition
- **Interim income** — existing tenant wants a new long-term lease
- **No parking minimums** anywhere in Austin since Nov 2023
- **Rapid 800 BRT** at the corner, service since Feb 2025 · Walk Score 79 · Bike Score 98
- **Corridor precedent** — 518 N Pleasant Valley approved at 90 ft, two blocks north

PROPERTY

Address	205 N Pleasant Valley Rd
City / County	Austin, TX 78702 / Travis
Neighborhood	Govalle, East Austin
Corner & frontage	NE corner · 138 ft PV, 92 ft E 2nd
Land area	±12,650 SF / 0.2904 AC
Building area	±3,650 SF
Year built	1978
Current use	Tire sales & auto service
Tenancy	Single tenant, may renew

ZONING & SITE STANDARDS

Zoning	GR-MU-NP
Max impervious cover	90%
Max building coverage	75%
Max height, by right	60 ft
Max FAR — residential	No cap (SB 840)
Front / street side setback	10 ft / 10 ft
Minimum parking	None
Height with density bonus	90–120 ft (rezoning)

Zoning and site standards per City of Austin Land Development Code. Buyer to verify by survey and zoning verification letter.

Location



Mile rings measured from the subject. Straight-line distances; buyer to verify drive times.

TRAFFIC COUNTS

STREET	AADT
N Pleasant Valley Rd at the subject	8,590
E Cesar Chavez St east of Pleasant Valley	15,302
E Cesar Chavez St west of Pleasant Valley	13,084
E 7th St west of Pleasant Valley	21,943
Combined at the corner	±23,900

TxDOT 5-Year Statewide AADT Traffic Counts, 2025. Two-way average annual daily traffic. Stations 227HP68, 227HP5509, 227U814, 227U841.

AREA INCOME & DEMOGRAPHICS

2020–2024 ACS	TRACT 9.02	78702
Median HH income	\$80,692	\$102,171
Per capita income	\$68,168	\$68,001
Population	7,103	25,985
Households	4,513	13,759
Median age	35.2	35.6

U.S. Census Bureau, American Community Survey 2020–2024 five-year estimates. Census Tract 9.02 contains the subject. One-, three- and five-mile ring estimates available on request.

DRIVE DISTANCES

DESTINATION	MILES
E Cesar Chavez signal	0.1
Lady Bird Lake	0.5
Plaza Saltillo	1.0
Oracle campus	1.2
Interstate 35	1.2
Downtown Austin	2.1
Texas Capitol	2.2
UT Austin	3.0
AUS airport	4.8

For More Information



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