



For Sale

1.18 Acres



4 BUILDINGS



1.18 ACRES



51,401 SF LOT



CS-1-V, CS, LR-CO ZONING

STREAM[®]

2420 S 1st St

Redevelopment Opportunity





S 1st St

 Birds Eye View 

Property Highlights



Highly visible 1.18 acre corner lot on South 1st Street



15,800 cars per day (per TXDOT)



Premier infill location



Massing study available upon request on behalf of [Market Square Architects](#)

Redevelopment Potential

Zoning Overlays

SB 840: State Legislative Authority

A Texas state law that supersedes local zoning regulations on commercially zoned properties statewide, establishing a higher legal framework than municipal codes and overlays. Under SB 840, multifamily residential development is permitted on eligible commercial sites, regardless of local zoning limitations, subject to compliance with the statute's requirements.

DB90: Density Bonus Equitable Transit-Oriented Dev. Overlay

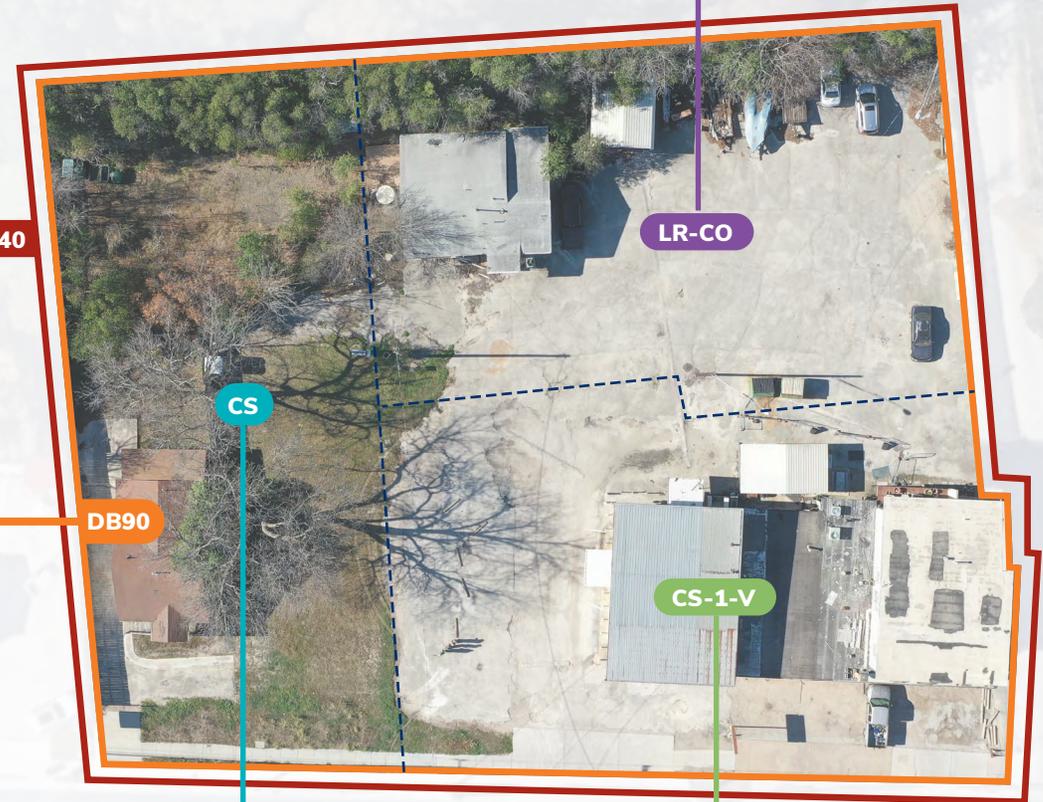
Allows projects to exceed base zoning limits on height, density, and FAR in exchange for providing affordability, transit-oriented design, and community benefits. When utilized, this overlay can materially expand development capacity beyond what is otherwise permitted by base zoning alone.

CS: Commercial Services

A high-intensity commercial zoning district in Austin that permits a wide range of retail, office, service, and commercial uses intended to serve citywide and regional markets. It allows larger-scale development and higher traffic-generating uses than neighborhood commercial districts, with fewer compatibility constraints and greater development flexibility.

LR-CO: Neighborhood Commercial – Conditional Overlay

Intended for small-scale commercial uses that serve nearby residential areas, allowing limited retail, office, and service uses with development standards designed to maintain neighborhood compatibility.



S 1st St

CS-1-V: Commercial Services, Vertical Mixed Use

Permits vertical mixed-use development, allowing residential uses above ground-floor commercial space. This designation enables a more urban, higher-intensity development form while maintaining compatibility with surrounding commercial corridors.



S 1st St



Redevelopment Opportunity

Located at the signalized corner of South 1st Street and Oltorf Street—less than 0.5 miles from South Congress, 1 mile from South Lamar, and just 2 miles from Downtown—2420 S 1st Street represents a truly rare redevelopment opportunity in one of Austin’s most supply-constrained and fastest-growing urban corridors.

As one of the last remaining large blocks in the area with meaningful assemblage potential, the site benefits from exceptionally favorable zoning, including SB 840 and Austin’s new DBETOD overlay. These entitlements allow developers to build significantly higher and denser than base zoning typically permits.

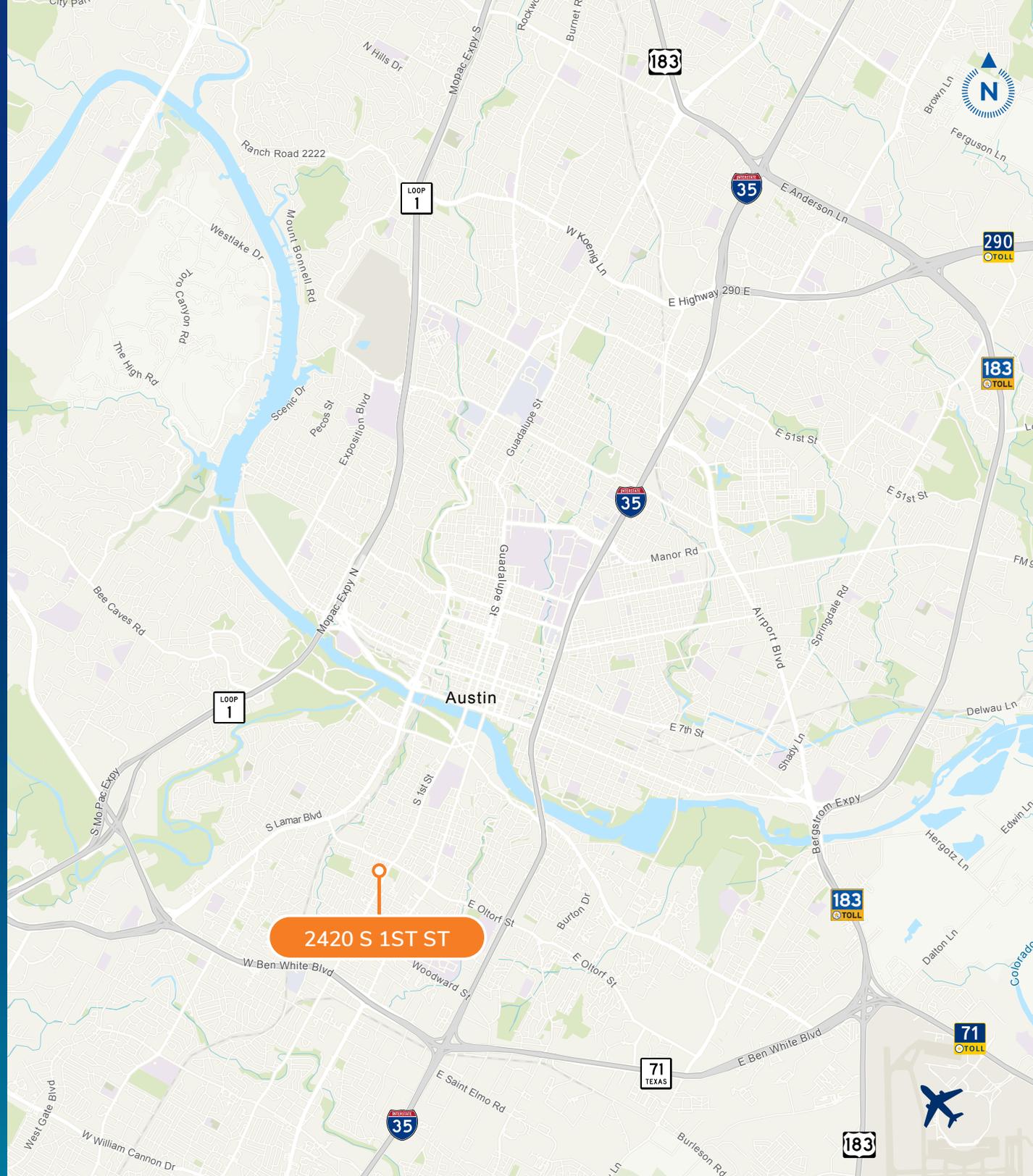
This combination of premier infill location, limited competing supply, and one of the city’s most powerful density bonus programs positions 2420 S 1st Street for a wide range of high-value redevelopment outcomes—making it compelling for both developers and long-term investors seeking scale and flexibility.

Importantly, the site lies on the south side of Oltorf Street, immediately outside the Bouldin Creek neighborhood. While adjacent Bouldin Creek is subject to stricter compatibility standards—requiring any portion of a structure over 35 feet to step back at a 60-degree angle from the front and rear property lines—2420 S 1st benefits from its position just beyond those constraints. This unique combination of development flexibility, neighborhood adjacency, and authentic South Austin character makes the site one of the most compelling infill opportunities in the submarket.

Unparalleled Location on South 1st Austin, TX

2420 S 1st Street occupies a truly unmatched crossroads in South Austin, located at the hard corner of South 1st Street and Oltorf Street—one of the area’s most visible and dynamic intersections. The site sits just 2 miles from Downtown Austin, ½ mile from South Congress, and 1 mile from South Lamar, placing it squarely between the city’s most active lifestyle corridors. Very few locations offer this level of proximity to Austin’s employment base, cultural core, and established neighborhoods while also benefiting from strong daily traffic counts and exceptional accessibility.

-  **ABIA AIRPORT** · 8.7 Miles · 11 Minutes
-  **DOWNTOWN AUSTIN** · 2 miles · 7 minutes
-  **SOUTH CONGRESS** · 0.9 Miles · 4 Minutes
-  **SOUTH LAMAR** · 1 Mile · 5 Minutes
-  **HWY 290** · 1.4 Miles · 6 Minutes
-  **UT CAMPUS** · 3.5 Miles · 15 Minutes



AMENITIES





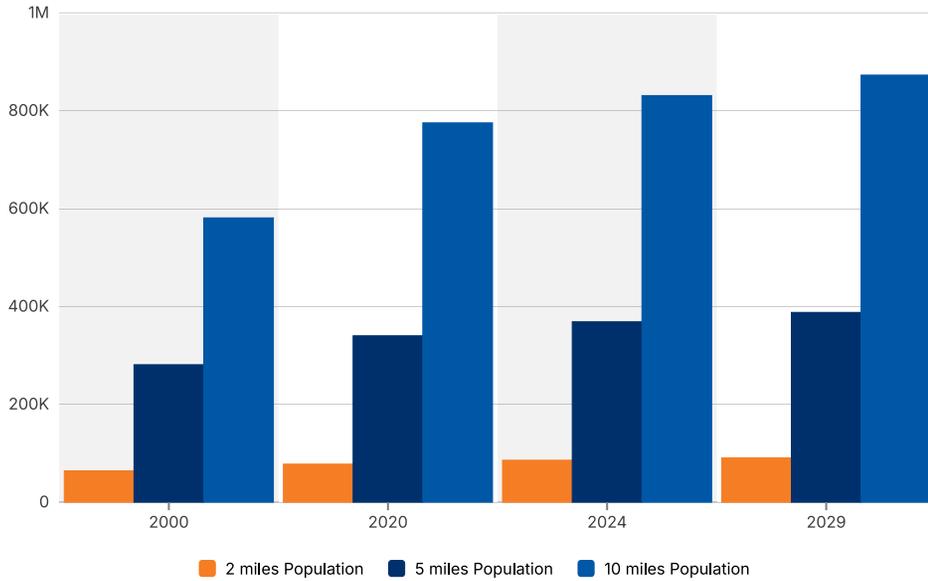
SURROUNDED BY AUSTIN'S BEST

The immediate area is rich with food-and-beverage energy that continues to deepen each year. The property is surrounded by beloved neighborhood institutions and nationally recognized brands alike, including Kelly's Irish Pub, a long-standing South Austin staple, as well as El Tacorrido and Starbucks directly across the street. Just a few blocks north are additional destinations such as Swedish Hill, Fresa's, De Nada, and Elizabeth Street Café, reinforcing the site's position within one of Austin's most concentrated and proven dining clusters. Further strengthening the location, the new South Congress H-E-B recently delivered just down the road, cementing the area as a highly walkable, amenity-rich destination for residents, retail users, and visitors.

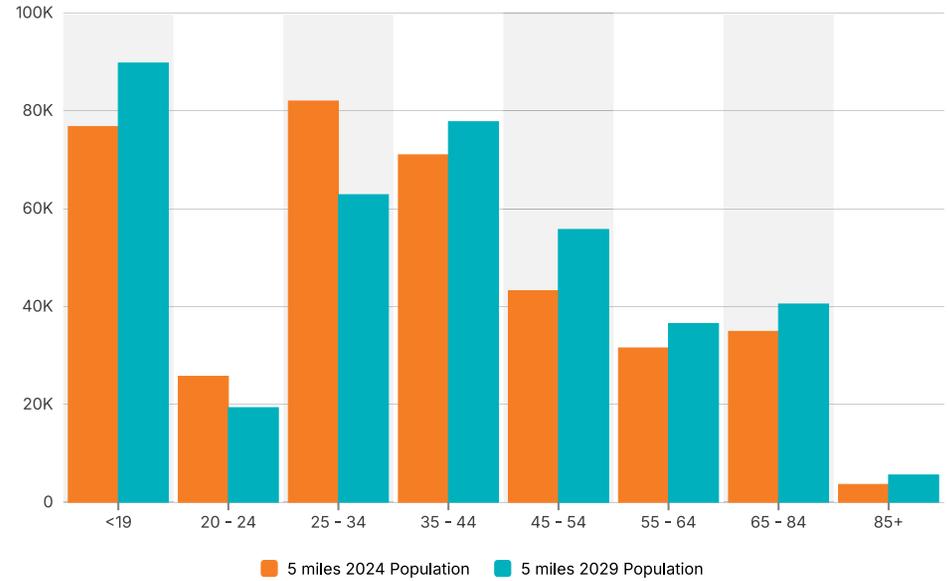


DEMOGRAPHICS

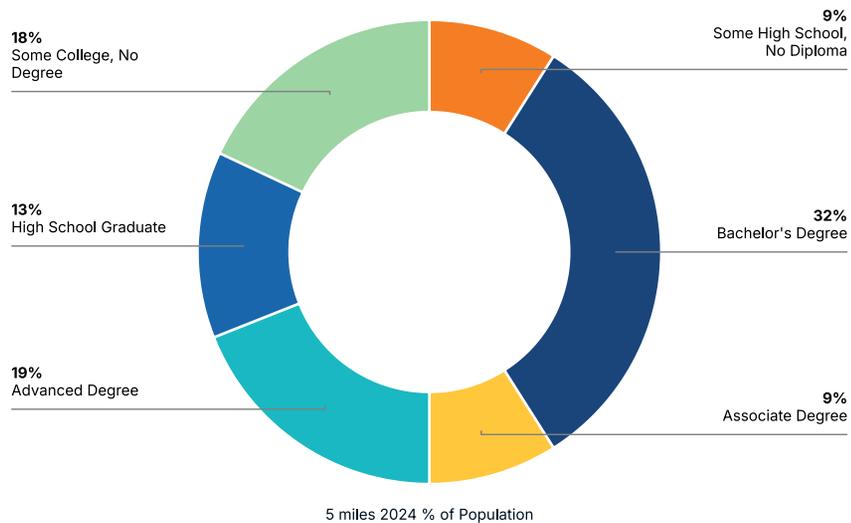
Population



Population By Age

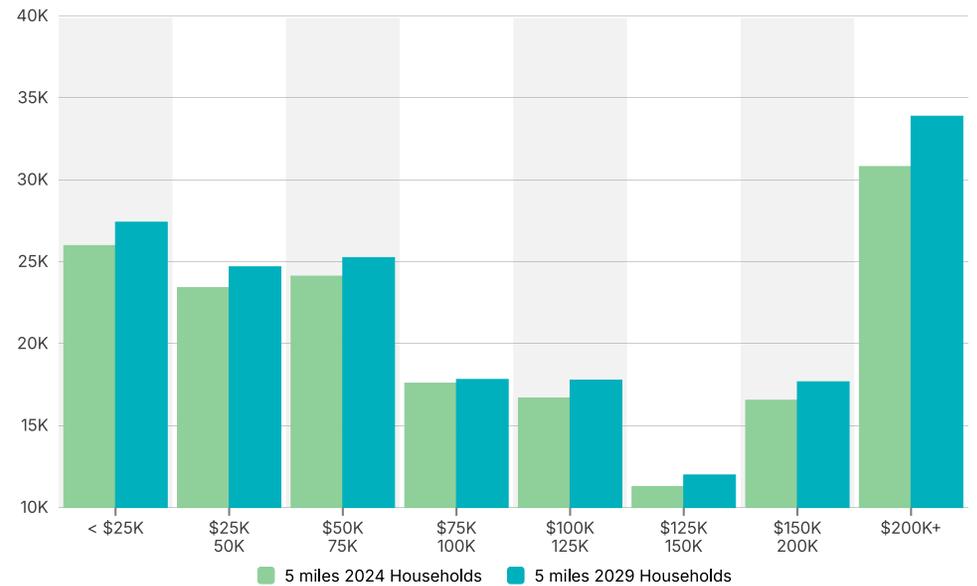


Educational Attainment



Household Income

Currency: USD (\$)



Contacts



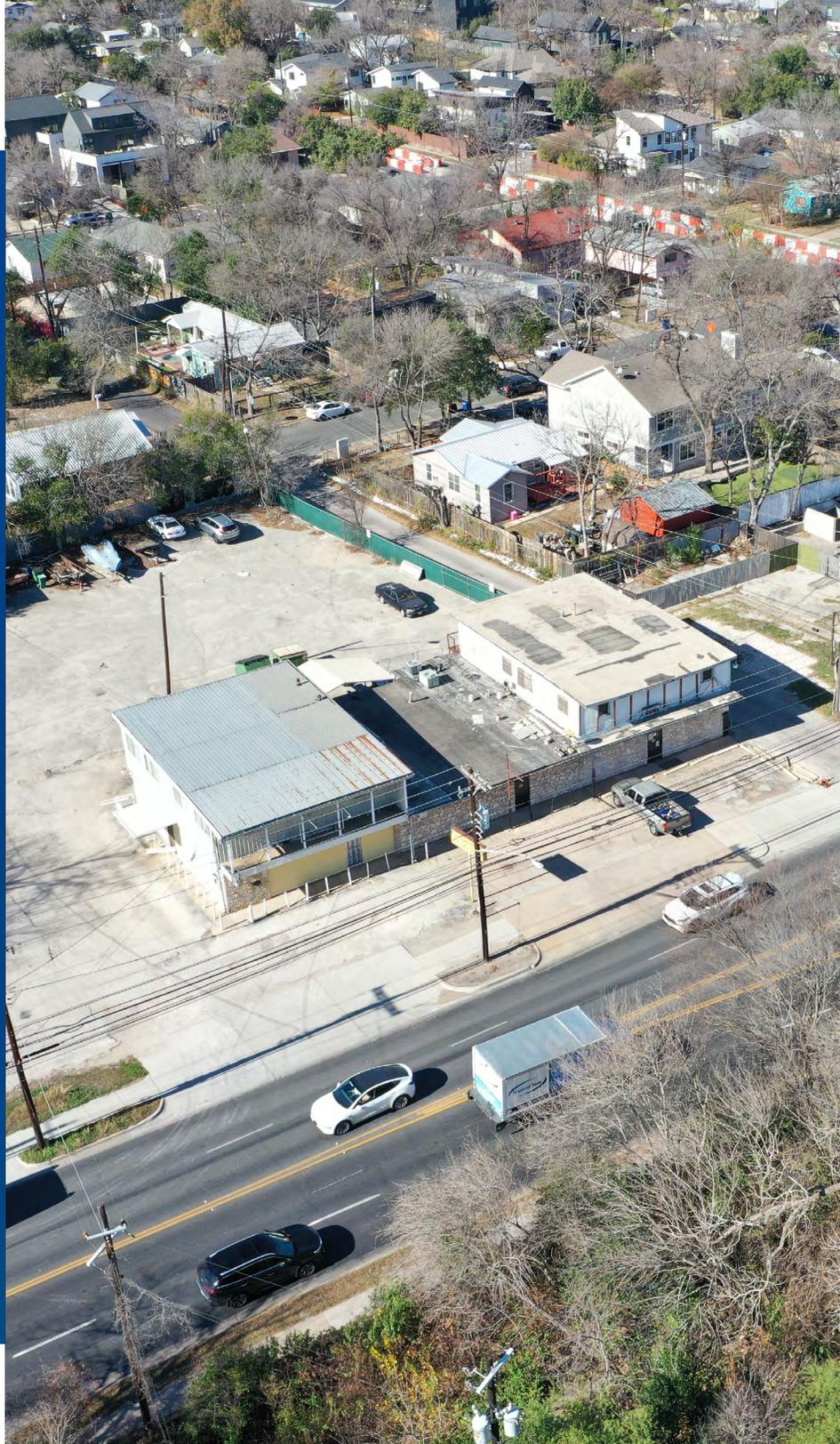
Ralph Coppola

Vice President - Investment Sales
914.403.6122
ralph.coppola@streamrealty.com



Cameron Grier

Senior Associate
512.481.3006
cameron.grier@streamrealty.com



Stream Locations:

Atlanta

Austin

Carolinas

Chicago

Dallas

Denver

Fort Worth

Greater Los Angeles

Houston

South Florida

Nashville

Northern Virginia

Phoenix

San Antonio

San Diego

Washington, DC