

\$1,299,999 - 3303 Neal Street, Austin

MLS® #3682159

\$1,299,999

2 Bedroom, 2.00 Bathroom, 933 sqft
Residential on 0.79 Acres

Cherico 01, Austin, TX

Introducing a Developer's Dream and
Investor's Golden Opportunity!

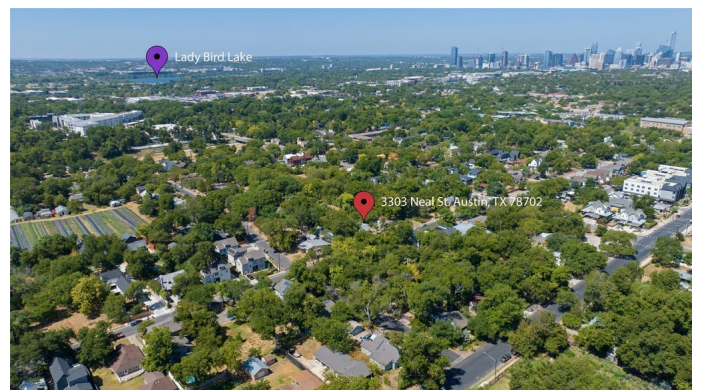
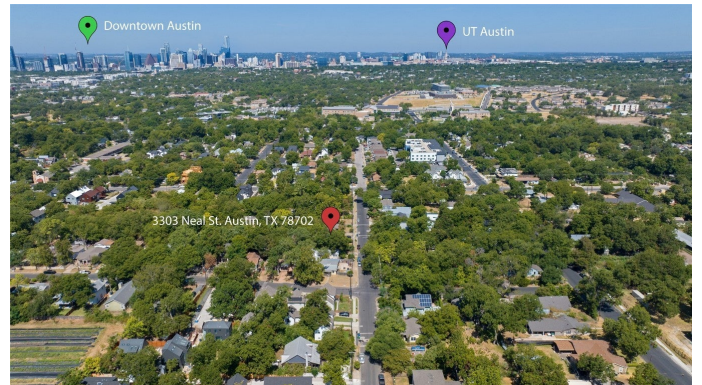
Unveiling an expansive flat .78+ acre lot, zoned SF3 for up to 3 structures, nestled in the heart of East Austin. Its strategic proximity to UT, Downtown Austin, and the Airport positions it as a prime location for your next project.

This exceptional property is a blank canvas awaiting your vision. The flat terrain, adorned with a charming tree-lined border, offers both privacy and natural beauty. With a recent survey detailing quarter, half, and full tree root zones, you have all the essential information for planning your build.

The fully fenced land ensures a secluded haven for your new development, with utilities readily available at the street, simplifying the construction process.

But that's not all; this property comes with a one-story home built in 1952, offering 2 bedrooms and 2 full bathrooms. Additionally, a storage shed adds convenience to the property. The current home is tenanted, presenting an opportunity for immediate rental income.

Intrigued yet? All showings are by Appointment Only, allowing you to explore this remarkable piece of real estate at your



convenience. With its generous size and strategic location, the possibilities for your SF3 building project await. Donâ€™t let this rare opportunity slip through your fingers â€“ invest in your future with this prime piece of real estate today!

Built in 1952

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 3682159 |
| Price | \$1,299,999 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 933 |
| Acres | 0.79 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 3303 Neal Street |
| Area | 5 |
| Subdivision | Cherico 01 |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78702 |

Amenities

| | |
|------------|--|
| Utilities | Electricity Connected, Sewer Connected |
| Features | Park, Sidewalks |
| Parking | Driveway, Off Street |
| View | Trees/Woods |
| Waterfront | None |

Interior

| | |
|--------------|-------------------------------------|
| Interior | Wood |
| Appliances | Disposal, Electric Range, Microwave |
| Heating | Electric |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Level, Many Trees, Private, Trees Large Size |
| Roof | Asphalt |
| Construction | Clapboard, Concrete |
| Foundation | Pillar/Post/Pier |

School Information

| | |
|------------|------------------------|
| District | Austin ISD |
| Elementary | Govalle |
| Middle | Martin |
| High | Eastside Early College |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 14th, 2023 |
| Days on Market | 270 |

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