

\$4,750,000 - 7901 Rm 2222, Austin

MLS® #9445682

\$4,750,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 4.72 Acres

Swain W L, Austin, TX

7901 RR 2222 presents a rare 4.72-acre MU-LO-CO zoned property along the prestigious 2222 corridor. After six years of entitlements and approvals with the City of Austin, every permitting challenge has been resolved—delivering a shovel-ready site with full utility connections, approved site plan, and transferable building permits. Building permit to be received in the next month.

Key Highlights

- * Flexible Mixed-Use Zoning: Residential, commercial, or both—including up to 8 multi-family units.
- * Time-to-Market Advantage: Save 3–5 years of permitting—approvals and entitlements already secured.
- * Infrastructure Complete: Utilities in place—water, storm water protection, fire hydrant, and temp power.
- * High-Value Improvements: Below-grade parking for 22 cars, executive offices, residential suites, and a 260-seat auditorium included in approved plan.
- * Strategic Location: 365 linear feet of frontage on FM 2222 with direct turn-lane access, minutes from downtown Austin, Arboretum, Lake Austin, and Austin-Bergstrom International Airport.

The Bottom Line

This is Austin's rarest commodity: a build-ready property with entitlements, utilities, and infrastructure already complete in a corridor where approvals are nearly impossible



to secure. Ideal for developers seeking a fast-track path to ROI in one of the nation’s strongest real estate markets.

Essential Information

MLS® #	9445682
Price	\$4,750,000
Bathrooms	0.00
Acres	4.72
Type	Commercial Sale
Sub-Type	Other
Status	Active

Community Information

Address	7901 Rm 2222
Area	RN
Subdivision	Swain W L
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected
Parking	Underground
View	Hills, Panoramic

Additional Information

Date Listed	September 15th, 2025
Days on Market	66
Zoning	LO-MU-CO

Listing Details

Listing Office	Bramlett Partners
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