

205, 207, 209 WOODWARD ST.  
AUSTIN, TX 78704

205  
207  
209

Woodward Street



Townhome Development Site

±31,364 SF of Land w/ Three (3) Existing Homes | For Sale

For More Information:  
**Anthony Kuri**  
E: Anthony@matexas.com  
P: 512.903.1960

**McALLISTER**  
**& ASSOCIATES**  
REAL ESTATE SERVICES

205,207,209  
Woodward Street

205, 207, 209 WOODWARD ST. AUSTIN, TX 78704

McALLISTER  
& ASSOCIATES  
REAL ESTATE SERVICES



## **±0.72 Acres Available for Development**

**+/- 31,364 SF of Land**

**Three (3) existing homes**

**SF-3 Zoning**

**Potential for up to 9 total units**

**Directly across from St.  
Edward's University**

**Minutes from Austin's  
most vibrant destinations**

**205, 207, 209 Woodward Street** offers a rare townhome development opportunity in 78704, with approximately 0.72 acres directly across from St. Edward's University. Currently three (3) adjacent lots, with three (3) single family homes, the property generates utility as-is while providing exceptional redevelopment potential. Its excellent location - just 0.1 miles off of South Congress Avenue, delivers immediate connectivity to Downtown Austin, the St. Elmo Art's District, and immediate connectivity to the I-35, and 290 arteries.



205,207,209  
Woodward Street

## Property Improvements



---

### 205 Woodward Street

- ±9,842 SF Lot
- ±1,599 SF Home

---

### 207 Woodward Street

- ±11,614 SF Lot
- ±1,580 SF Home

---

### 209 Woodward Street





- ±9,912 SF Lot
  - ±1,085 SF Home
- 



205, 207, 209 WOODWARD ST. AUSTIN, TX 78704

**MCALLISTER**  
**& ASSOCIATES**  
REAL ESTATE SERVICES

## Per Lot *Estimated Zoning Allowance*

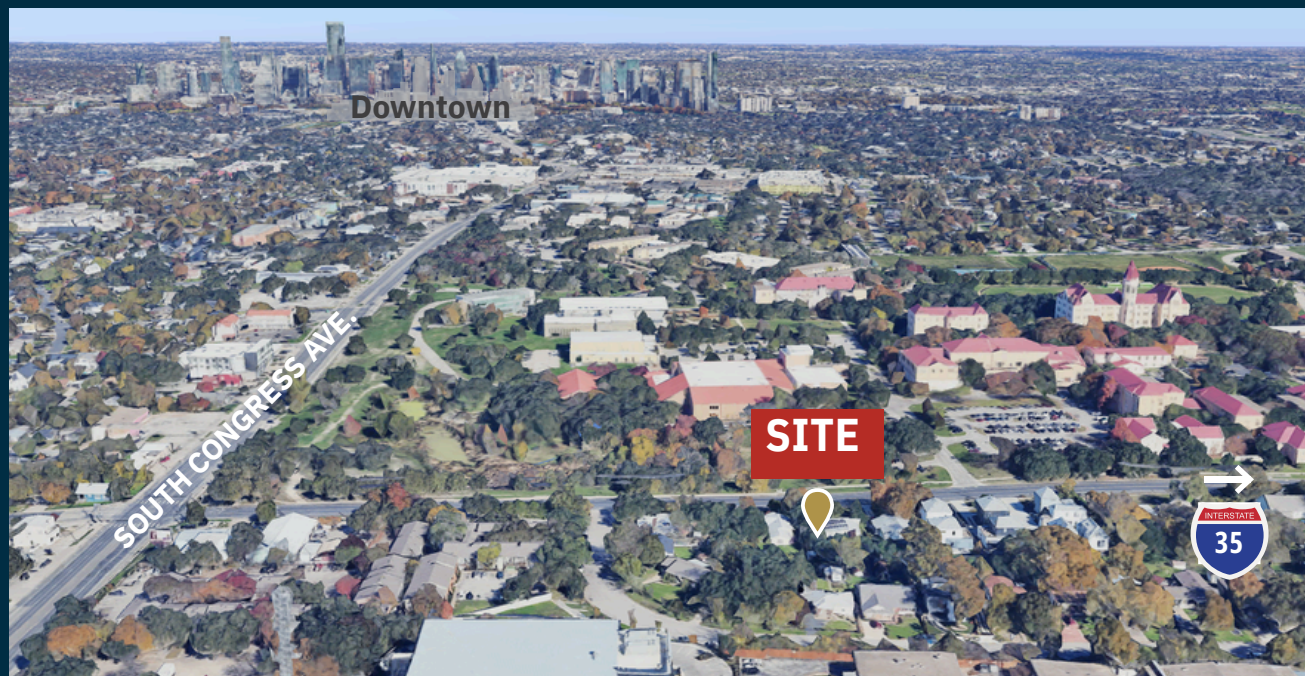
<div style="background-color: #8e44ad; color: white; padding: 5px; display: inline-block;"><b>SF-3</b></div> Family Residence	
<b>Height</b>	35 feet
<b>Improvements</b>	Varies by use. Maximums are set by number of units: 3-unit building is 4,350 sf, 2-unit is 3,200 sf while a single family home (when used as part of 2-units or 3-units or possibly to the new reduced lot size) is limited to a maximum size of 2,300 sf. The original rules for a use-case of "only" one single family home on a 10,000 sf lot still apply and show: a maximum lot coverage is 40%; impervious coverage ratio of 45%. Small Lot use caps hoe size at 1,650 sf. Preservation bonus allows adding two new dwelling units to same lot using greater of either .65 floor area ratio (FAR) or 4,350 sf (existing house must be preserved).
<b>Setbacks</b>	<p>Varies by use: 15 feet for 2 or 3 units. 25 feet for single family house (1 unit). Small Lot optional use requires 5-10 feet. Preservation bonus may alter.</p> <p>Varies by street type. 10 feet approximately for 2 and 3 units. 5 feet to 15 feet (corner) for a a single family house (1 unit). Small Lot optional use requires 5 feet. Preservation bonus may alter.</p> <p>Varies by adjacent use. 5 feet approximately for 2 and 3 units. 10 feet for single family house (1 unit). Small Lot optional use requires 0-5 feet. Preservation bonus may alter.</p>
<b>Density</b>	not found
<b>Lot requirements</b>	Varies by use; City of Austin has changed its zoning and subdividing requirements to allow Small Lot Single Family Use (Small Lot) as an option on 1,800 sf lots for SF1 , SF2 and SF3 zoning districts. For 2 or 3 units, the lot size of 5,750 sf still applies. For a non Small Lot, original zoning district rules apply. 5,750 sf (50' lot width).
<b>Estimated Uses</b>	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  House         </div> <div style="text-align: center;">  Duplex         </div> <div style="text-align: center;">  Pre-fab         </div> <div style="text-align: center;">  3 units         </div> </div>

205,207,209  
Woodward Street

205, 207, 209 WOODWARD ST. AUSTIN, TX 78704

## Core *Austin* Location

Situated in the 78704 zip code, just 0.1 miles off of South Congress Avenue, 205, 207, 209 Woodward Street offers unmatched access in a core infill location. The property sits 0.6 miles from US-290 and 0.7 miles from I-35, providing direct routes to Downtown Austin, Austin-Bergstrom International Airport, and central access to Austin as a whole. Situated right on the doorstep of St. Edward's University- making this an ideal site for student or teacher housing.



0.1 Miles / 1 Minute  
S. Congress Ave

0.6 Miles / 2 Minutes  
US -290

0.5 Miles / 3 Minutes  
South 1<sup>st</sup> Street

0.7 Miles / 2 Minutes  
IH-35

285 Feet / 1 Minute  
St. Edward's

3.7 Miles / 12 Minutes  
Downtown Austin

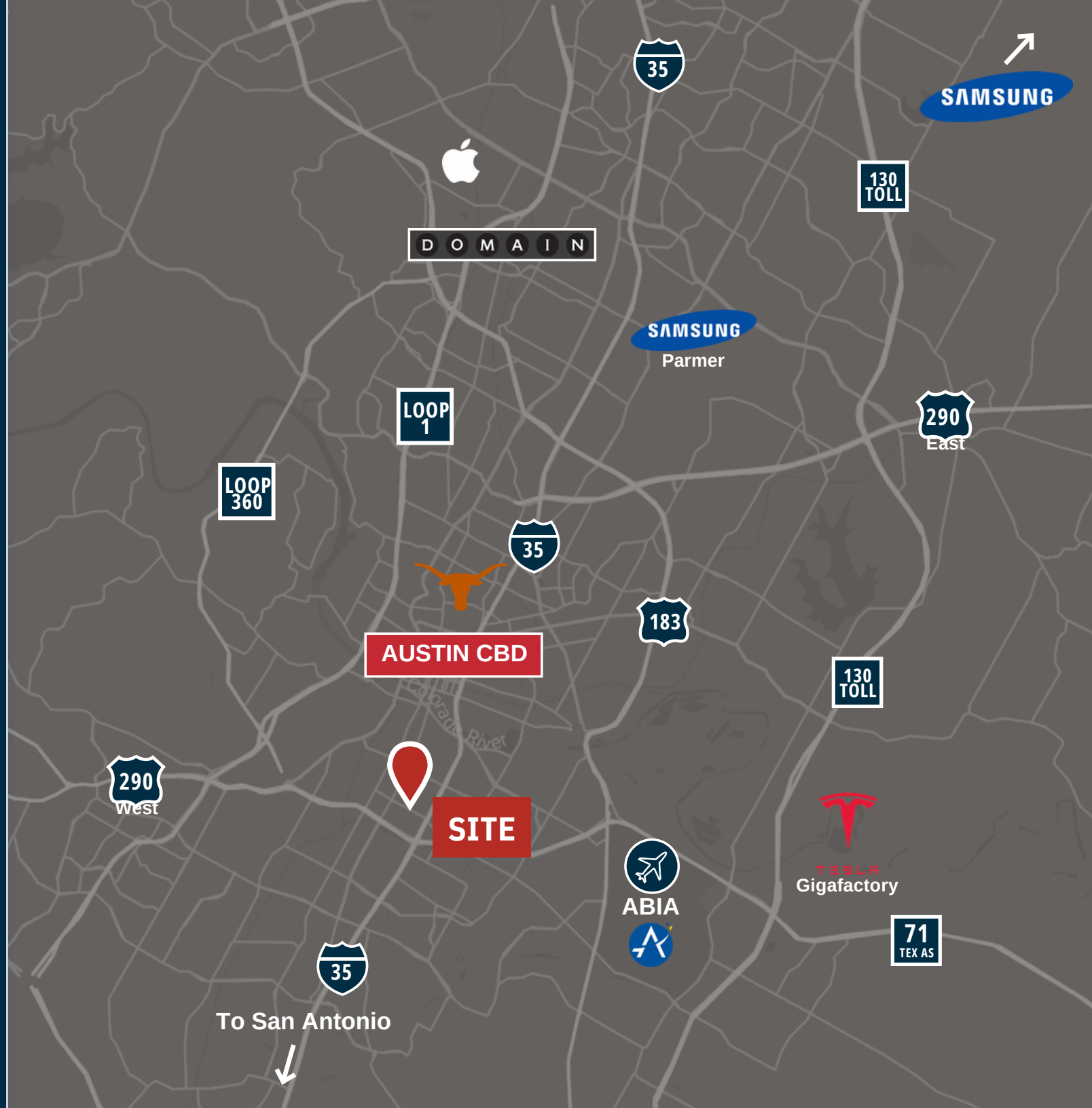
5.3 Miles / 9 Minutes  
UT Austin

7.8 Miles / 12 Minutes  
Austin-Bergstrom  
International Airport

205,207,209  
Woodward Street

205, 207, 209 WOODWARD ST. AUSTIN, TX 78704

# Core Austin Location



205,207,209  
Woodward Street

205, 207, 209 WOODWARD ST. AUSTIN, TX 78704

MCALLISTER  
& ASSOCIATES  
REAL ESTATE SERVICES



205,207,209  
Woodward Street

205, 207, 209 WOODWARD ST. AUSTIN, TX 78704

# RECENT 2026 SURVEY AVAILABLE



205  
207  
209

Woodward Street



205, 207, 209 WOODWARD ST. AUSTIN, TX 78704

**LISTED BY:**

**Anthony Kuri**

**P: 512.903.1960**

**E: Anthony@matexas.com**

**McALLISTER  
& ASSOCIATES**  
REAL ESTATE SERVICES

The property referenced in this information is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure and in any other materials is completely without warranty by McAllister & Associates, the owner of the property, or any other party. Interested persons are encouraged to retain legal and technical consultants to advise them concerning any and all aspects of the property and any related diligence. Property information is subject to all confidentiality agreements with the owner of the property. Under no circumstances is any property information to be reproduced, copied or in any way duplicated or distributed without the express written consent of the owner of the property.