

201, 203, 205, 207, 209
WOODWARD ST. AUSTIN, TX 78704

201
203
205
207
209

Woodward Street

±1.09 Acre Townhome Development Site



±47,590 SF of Land w/ Four (4) Existing Homes | For Sale

For More Information:

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& ASSOCIATES**
REAL ESTATE SERVICES

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±1.09 Acres Available for Development

+/- 47,590 SF of Land

Four (4) existing homes

SF-3 Zoning

Potential for up to 15 total units

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

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

201, 203, 205, 207, 209 Woodward Street offers a rare townhome development opportunity in 78704, with approximately 1.09 acres directly across from St. Edward's University. Currently five (5) adjacent lots, with four (4) 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.



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Property Improvements

201/203 Woodward Street

- ±16,225 SF Lot
- ±1,680 SF Home



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
-



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Per Lot *Estimated Zoning Allowance*

<div style="background-color: #8e44ad; color: white; padding: 5px; display: inline-block;">SF-3</div> Family Residence	
Height	35 feet
Improvements	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).
Setbacks	<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>
Density	not found
Lot requirements	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).
Estimated Uses	<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>

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Core *Austin* Location

Situated in the 78704 zip code, just 0.1 miles off of South Congress Avenue, 201, 203, 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 1st 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

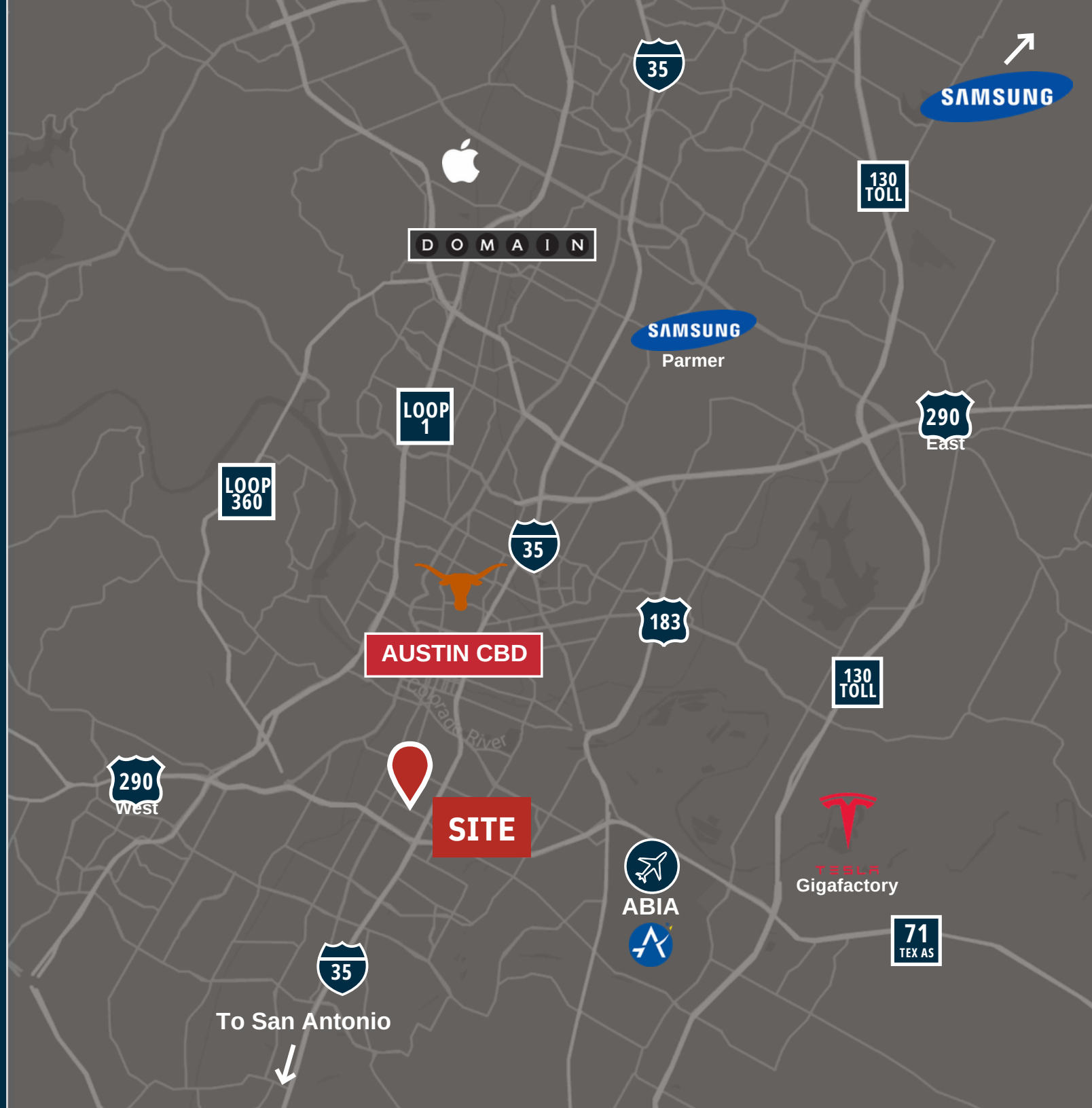
7.8 Miles / 12 Minutes
Austin-Bergstrom
International Airport

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Core Austin Location



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RECENT 2026 SURVEY AVAILABLE

**survey is of 205, 207, 209 Woodward St.*





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LISTED BY:

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