



Under Contract - Pending on Market

# \$355,000

Call 7138840322 Today!

## 6911 COOPER LN, AUSTIN, TX 78745

\$30K discount when purchasing both duplexes • Side-by-side investment opportunity • 3 min to Hwy 290 • 5 min to I-35 • 7 min to HEB • South Austin investment opportunity • 15 min away from Downtown Austin Seller offering a \$30K discount when purchasing both duplexes at 6911 and 7001 Cooper Ln together — a rare opportunity to acquire two side-by-side income-producing properties in South Austin with strong rental demand and long-term upside. Purchase individually or maximize value with the discounted package deal designed for investors looking to scale efficiently. 6911 Cooper Ln features a well-maintained duplex with two 2-bedroom, 1-bath units totaling approximately 1,761 sq ft on a 0.1617-acre lot. Both units are currently vacant, providing immediate flexibility to lease at market rates or implement value-add improvements. Each unit offers a functional layout with a comfortable living area flowing into dining and kitchen spaces, creating an efficient setup for tenant occupancy. Kitchens include essential appliances, and interiors feature ceiling fans, natural light, and practical finishes. Exterior highlights include covered parking, private entrances, and fenced outdoor areas that add convenience and usability. A recently installed roof reduces near-term maintenance considerations. The layout and site configuration make this property well-suited for consistent leasing and long-term hold strategies. Located with quick access to Hwy 290 and I-35, the property is positioned for strong tenant appeal with easy connectivity to major employment and retail

### GENERAL DESCRIPTION

- Subdivision:** Buckingham Estates Sec 02
- Property Type:** Residential Income - Duplex
- Stories:** 1
- Year Built:** 1972
- Building Sqft:** 1,761 / Public Records
- Lotsize:** 7,044
- MLS# / Area:** ABORTX-2657282



Presented By  
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Visit <https://www.har.com/ABORTX-2657282> for more information