

OFFICE FOR SALE

2710 MANOR RD, AUSTIN, TX 78722

2710 MANOR ROAD, AUSTIN, TX 78722



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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617990, Texas

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PROPERTY SUMMARY

2710 MANOR ROAD



Property Summary

Building SF:	2,141
Lot Size:	+/- 0.37 Acres
Parking:	6 Parking Spaces

Property Overview

2710 Manor Rd offers a unique live/work and investment opportunity on approximately 0.37 acres in East Austin. The property features a single structure configured with 2 distinct sides, providing a combination of professional office and residential space. The Manor Rd side is configured for office use, while the residential side at 3200 Larry Ln features approximately 800 SF with 2 bedrooms and 1 bathroom.

This configuration creates flexibility for an owner user looking to operate a business while generating additional income, a live/work buyer, or an investor seeking multiple potential income streams from a single property. With prominent Manor Rd frontage, corner positioning, on site parking, and a flexible mixed use configuration, the property offers a distinctive opportunity in the 78722 submarket.

Location Overview

Located at the corner of Manor Rd and Larry Ln in Austin's 78722 ZIP code, the property sits along one of East Austin's most established and active corridors. The location provides convenient access to Downtown Austin, the University of Texas, Mueller, and I 35, while being surrounded by a growing mix of restaurants, retail, entertainment, multifamily development, and neighborhood amenities.

The combination of Manor Rd visibility and immediate access to surrounding residential neighborhoods makes the property particularly well positioned for professional, neighborhood serving, and live/work users.

AERIAL PHOTOS

2710 MANOR ROAD



EXTERIOR

2710 MANOR ROAD



INTERIOR

2710 MANOR ROAD



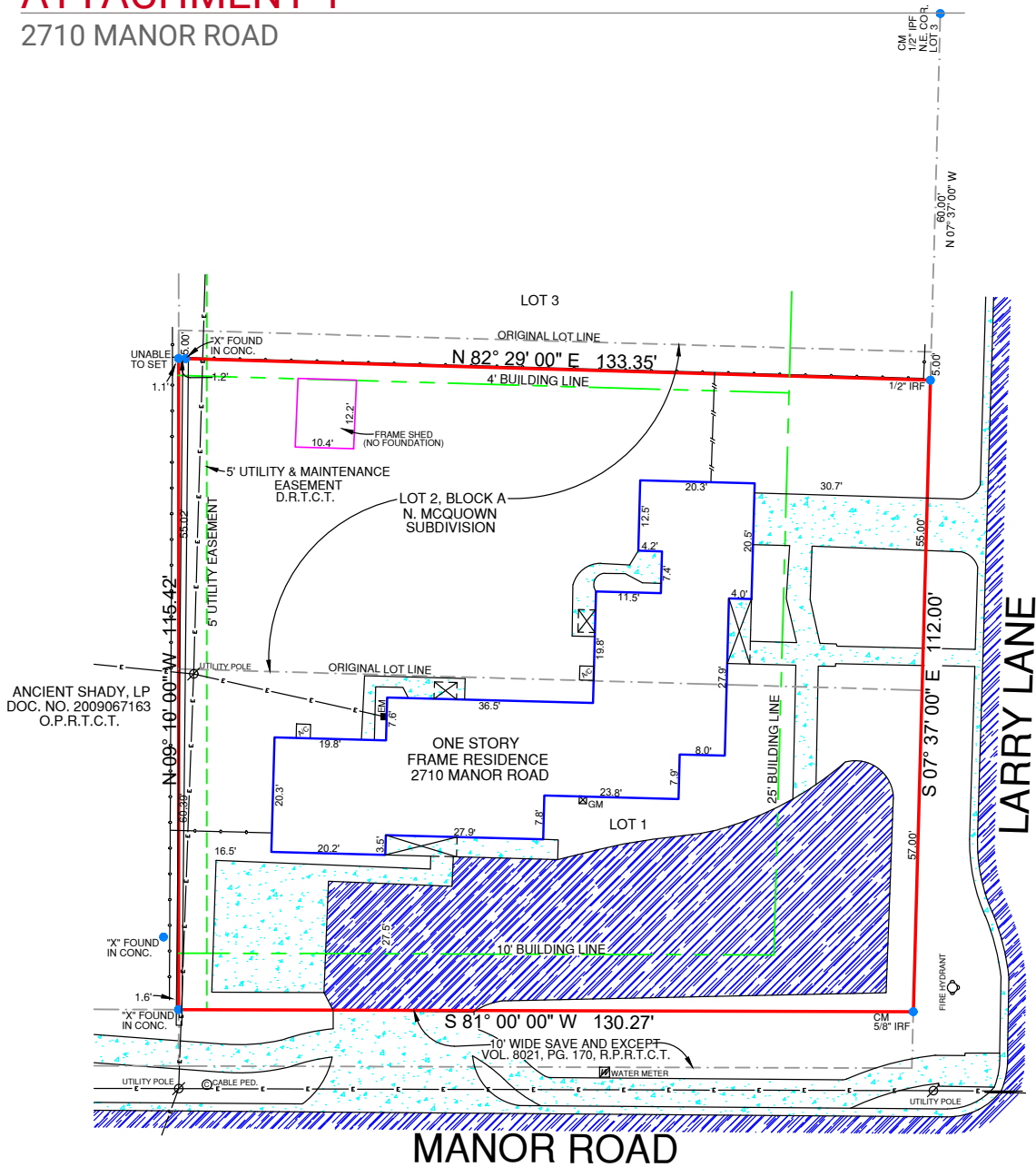
OFFICES

2710 MANOR ROAD



ATTACHMENT 1

2710 MANOR ROAD



LEGEND:

—●—	BARB WIRE FENCE	—●—	ASPHALT
—●—	CHAIN LINK FENCE	—●—	CONCRETE
—●—	WROUGHT IRON FENCE	—●—	GRAVEL
—●—	WOOD FENCE	—●—	TILE
—●—	VINYL FENCE	—●—	WOOD
—●—	ELECTRIC LINE	—●—	BRICK
—●—	GAS METER	—●—	STONE
—●—	ELECTRIC METER	—●—	WOOD RAILROAD TIE
—●—	IRON PIPE FOUND		
—●—	IRON ROD SET WITH "PREMIER" CAP		
—●—	IRON ROD FOUND		
—●—	CONTROLLING MONUMENT (WOOD) RAILROAD TIE		

NOTES:
 BEARINGS ARE BASED ON THE RECORDED PLAT.
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 PER VOL. 826, PG. 69, D.R.T.C.T., NO SEPARATE OR DETACHED GARAGE OR OTHER OUTBUILDING SHALL BE ERECTED ON ANY CORNER LOT NEARER THAN 35 FEET TO PROPERTY LINE OF THE SIDE STREET ADJOINING SAID LOT.

LEGAL DESCRIPTION:
 BEING LOT 1 AND THE SOUTH 55 FEET OF LOT 2, BLOCK A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 298, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THE SOUTH 10 FEET OF LOT 1, BLOCK A, CONVEYED TO THE CITY OF AUSTIN IN STREET DEED RECORDED IN VOLUME 8021, PAGE 170, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	T-184014
BORROWER	
TITLE CO.	TEXAS NATIONAL TITLE
TECH	MSP/AV
FIELD	RT

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0465 K, DATED JANUARY 22, 2020.

DATE: 05/23/2025
 FIELD: 05/21/2025

JOB NO.: 25-03458

2710 MANOR ROAD, AUSTIN, TX 78722



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 www.premiersurveying.com
 premierorders@premiersurveying.com

DATE: _____
 ACCEPTED BY: _____

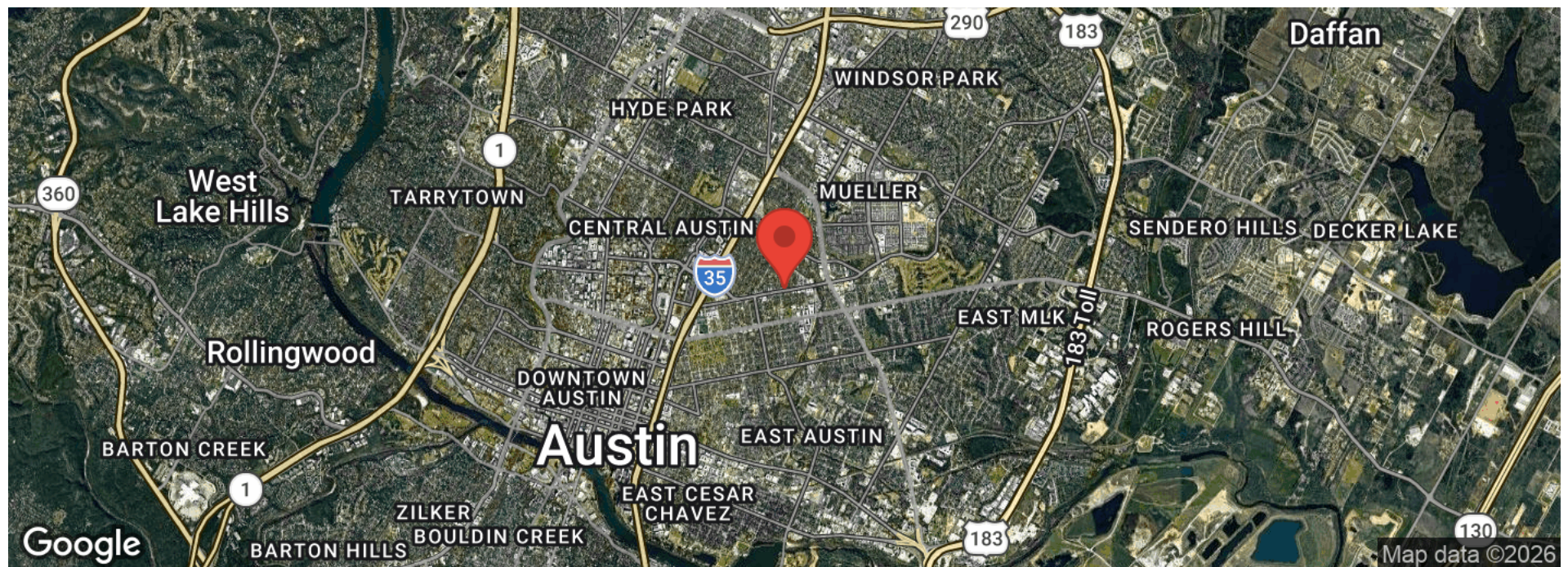
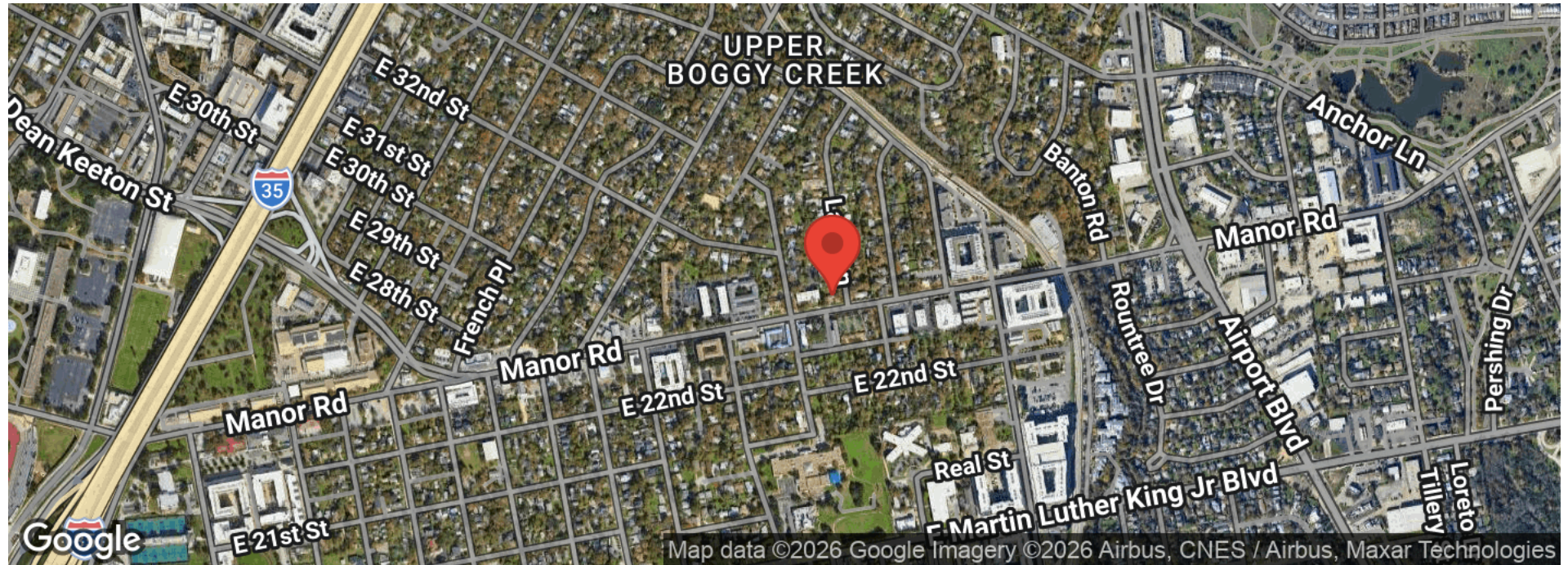


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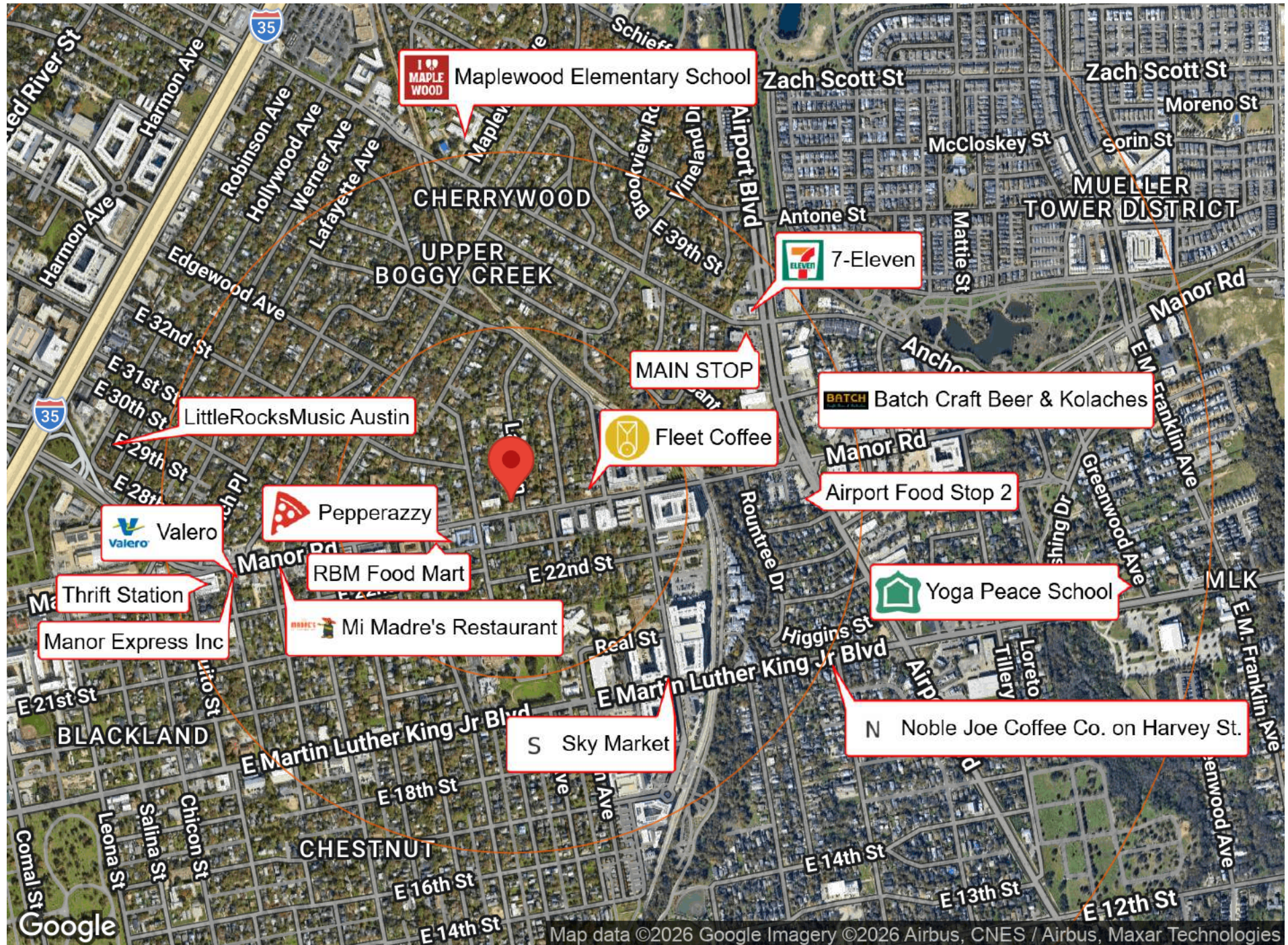
LOCATION MAPS

2710 MANOR ROAD



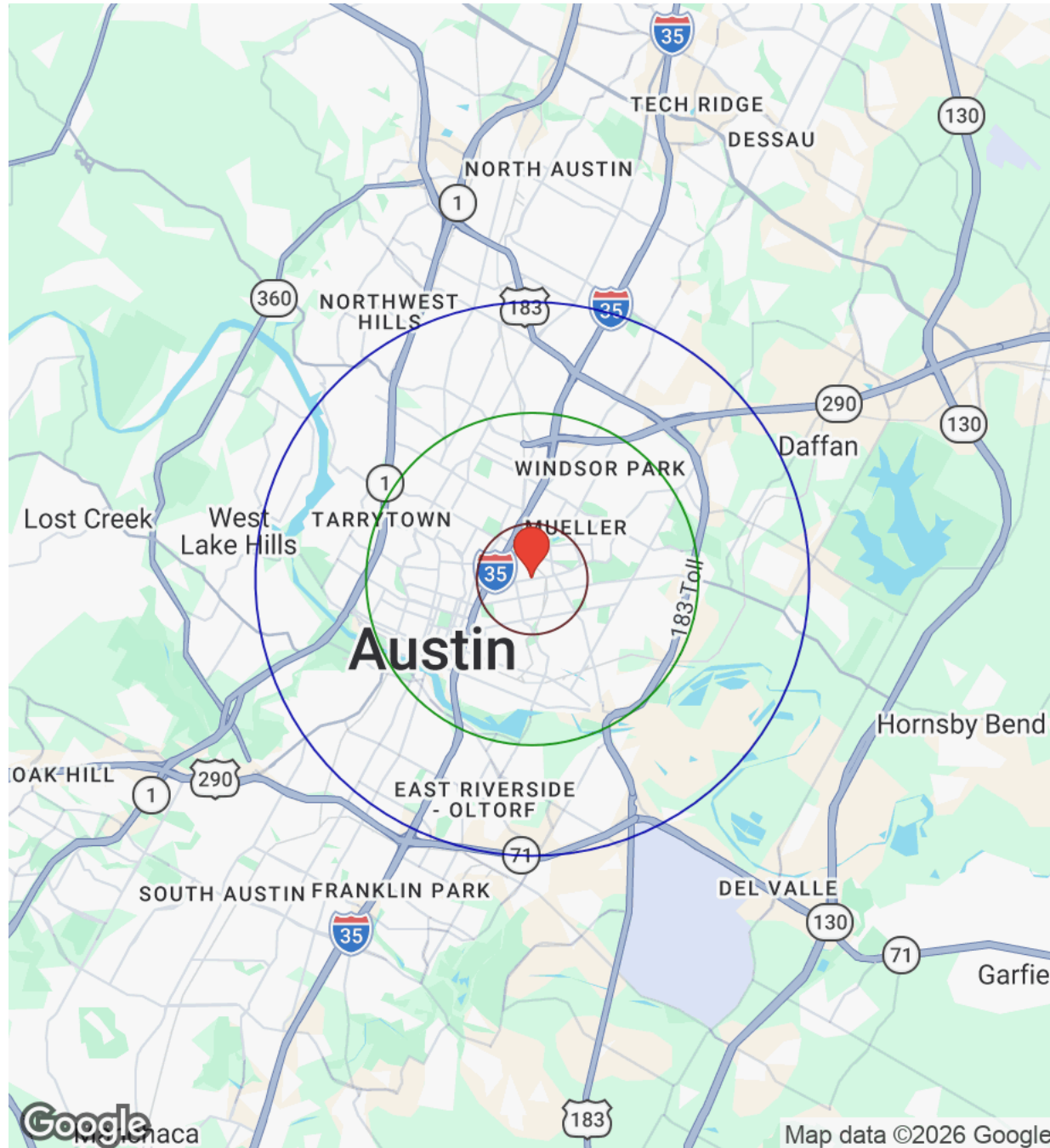
BUSINESS MAP

2710 MANOR ROAD



DEMOGRAPHICS

2710 MANOR ROAD



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	10,445	92,955	196,452
Female	10,259	89,804	186,522
Total Population	20,704	182,759	382,974

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,195	91,124	182,296
Black	2,298	18,002	37,646
Am In/AK Nat	29	256	574
Hawaiian	12	91	153
Hispanic	4,810	49,381	121,250
Asian	1,737	18,842	31,327
Multiracial	534	4,404	8,502
Other	89	658	1,226

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,719	108,085	218,612
Occupied	10,326	88,013	179,329
Owner Occupied	4,231	29,056	62,862
Renter Occupied	6,095	58,957	116,467
Vacant	2,393	20,072	39,283

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,408	21,825	52,874
Ages 15 - 24	2,363	36,870	62,391
Ages 25 - 54	12,128	91,075	196,289
Ages 55 - 64	1,563	14,616	32,559
Ages 65+	2,242	18,376	38,860

Income	1 Mile	3 Miles	5 Miles
Median	\$104,129	\$101,537	\$95,358
Under \$15k	881	10,320	18,120
\$15k - \$25k	425	4,323	8,348
\$25k - \$35k	391	3,996	9,227
\$35k - \$50k	739	6,803	15,108
\$50k - \$75k	1,533	10,553	24,201
\$75k - \$100k	987	7,523	18,002
\$100k - \$150k	1,936	14,122	27,864
\$150k - \$200k	1,142	10,201	18,458
Over \$200k	2,292	20,172	40,002

DISCLAIMER

2710 MANOR ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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