

\$649,000 - 2765 Lyons Road, Austin

MLS® #3506316

\$649,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.21 Acres

Jones I P, Austin, TX

A visible East Austin corner with flexibility today and opportunity for future development.

Located at 2765 Lyons Rd—just off N. Pleasant Valley Rd—this ±0.2149-acre site places you in the center of East Austin’s momentum. The property offers two-street exposure, quick connections to E 7th St and E Cesar Chavez, and convenient access to I-35 and US-183 via nearby arterials. The surrounding area blends established neighborhoods with new multifamily and townhome communities plus a growing lineup of caf s, studios, and creative offices—driving consistent neighborhood traffic and daytime activity.

On site, a 1,575 SF (1962) residence with 3 bed / 2 bath, a front porch, carport, and yard creates instant usability for creative office, boutique retail, studio/medical, or live-work concepts (as permitted).

The GR-MU-CO-NP zoning (buyer to verify specifics) provides a mixed-use framework and a path for adaptive reuse or future redevelopment. With Lady Bird Lake, downtown, and the East Side’s dining districts a short drive away, this address delivers the convenience clients, employees, and residents want—right where Austin’s growth continues to push east.

Shown by appointment. Contact broker for



pricing, tours, and detailed diligence materials.

Built in 1962

Essential Information

MLS® #	3506316
Price	\$649,000
Bathrooms	0.00
Acres	0.21
Year Built	1962
Type	Commercial Sale
Sub-Type	Other
Status	Active

Community Information

Address	2765 Lyons Road
Area	5
Subdivision	Jones I P
City	Austin
County	Travis
State	TX
Zip Code	78702

Amenities

Utilities	Electricity Available, Fiber Optic Available, Natural Gas Available, Sewer Available, Water Available
Parking	Attached Carport, Direct Access, Driveway

Additional Information

Date Listed	August 27th, 2025
Days on Market	85
Zoning	GR-MU-CO-NP

Listing Details

Listing Office	Sayers Real Estate Advisors
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