

\$1,300,000 - 12306 Wirth Drive, Manchaca

MLS® #9154370

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 3.70 Acres

Walker Wilson One-League Grant, Manchaca,
TX

Sales Opportunity: Building 1 is a tenant-occupied industrial & office property, offering a strong investment opportunity with immediate income potential. Additionally, five 5,000 SF industrial buildings are available for sale—ideal for businesses or investors seeking versatile space with excellent access. Ready for occupancy in September 2025.



Built in 2025

Essential Information

MLS® #	9154370
Price	\$1,300,000
Bathrooms	0.00
Acres	3.70
Year Built	2025
Type	Commercial Sale
Sub-Type	Warehouse
Status	Active

Community Information

Address	12306 Wirth Drive
Area	SWE
Subdivision	Walker Wilson One-League Grant
City	Manchaca
County	Travis
State	TX
Zip Code	78652

Amenities

Utilities	See Remarks
Parking	Outside, Open
View	None

Interior

Interior	Concrete
Heating	See Remarks

Exterior

Lot Description	Flat
Construction	Metal Siding, See Remarks, Glass, Spray Foam Insulation, Stone Veneer
Foundation	Slab

Additional Information

Date Listed	April 24th, 2025
Days on Market	194
Zoning	ETJ

Listing Details

Listing Office	Lezlie Tram Realty, LLC
----------------	-------------------------

Property Listed by: Lezlie Tram Realty, LLCListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of November 4th, 2025 at 8:17am. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: [INSERT BROKER NAME]The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 4th, 2025 at 8:17am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.