

\$1,800,000 - 15601-b Decker Lake Rd., Manor

MLS® #4136028

\$1,800,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 30.00 Acres

N/A, Manor, TX

Seller Finance this unique opportunity to create a 30+ acre Venue concept, a BFR/STR Community product, Brewery, Luxury RV Park, or a private Ranch Estate/Horse Farm right on the edge of Austin, in a buzzing area of the Travis County ETJ. Being located just off the TX-130 Toll road and around the corner from the growth corridor of FM 973, it's only 18 miles from Downtown Austin, 12 miles to the Tesla Gigafactory, and 22 miles up to the new Samsung Complex. For developers, take advantage of the Manville 12" water line that runs along Decker Lake Rd., along with the Ag Exemption in place. This sanctuary is home to an abundance of turkey, dove, ducks flying through to Walter Long Lake, and the occasional Whitetail drawn to the 850' of the beautiful Decker Creek. Welcomed by the rolling pasture area up front, you are led back to the meticulously cleared Live and Pin Oak tree-covered area that Decker Creek winds through. As you traverse through, rays of light sneak through the towering Oaks and various Elms, and passing over the creek crossing to the pastured area in the back, you can't help but be overcome with a sense of calm. Carved out of the larger parcel, there is the opportunity for additional acreage and/or adjustment of the lot lines to accommodate a diversity of land utility options. Whether you want to establish a beautiful private or commercial horse property, own a private city estate featuring a year-round Creek loaded with bass to fish out of in your backyard or even develop into a



unique product....the possibilities are endless.
There is partial floodplain purely based on modeling that could be mitigated easily through a LOMA or LOMR. You simply have to see it for yourself to appreciate a property with this much character so close to town! This property is perfect for anyone looking to develop a unique product in a thriving area or just looking to have the country life in the city!!

** Additional Land is Available up to 75 Acres
**

Essential Information

ListingFeed	abor_vow
MLS® #	4136028
List Price	\$1,800,000
Sale Price	\$1,700,000
Sale Date	February 16th, 2024
Bathrooms	0.00
Acres	30.00
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	15601-b Decker Lake Rd.
Subdivision	N/A
City	Manor
County	Travis
State	TX
Zip Code	78653

Amenities

Utilities	Above Ground Utilities, Electricity Available, Water Available
Features	None
View	Panoramic, Pasture, Rural, Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Exterior

Lot Description Agricultural, Farm, Gentle Sloping, Rolling Slope, Many Trees, Split Possible, Trees Large Size, Trees Medium Size, Views

School Information

District Del Valle ISD
Elementary Gilbert
Middle Dailey
High Del Valle

Additional Information

Zoning Agriculture - ETJ