

\$1,460,500 - 15601 Decker Lake Rd., Manor

MLS® #7172819

\$1,460,500

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

N/A, Manor, TX

Unique opportunity to create a 20+ acre RV Park, Venue, STR/BFR Community, or just an amazing ranch estate right on the edge of Austin in the Travis County ETJ, and around the corner from Whisper Valley. Located just off the 130 Toll road in the massive growth corridor of FM 973, only 18 miles from Downtown Austin, 2 miles as the crow flies to the Tesla Gigafactory, and 22 miles up to the new Samsung Complex, there is convenient access to all parts of Austin! Carved out of the larger parcel, there is the opportunity for additional acreage and/or adjustment of the lot lines to accommodate additional land plays and take advantage of the 12-inch water line along Decker Lake Rd. The Ag Exempt property is adjacent to the beautiful Decker Estates area of East Austin and set back along a tranquil part of Decker Lake Rd., which provides a secure sense of privacy within a metro area. This sanctuary is littered with Live Oaks and Post Oaks throughout the rolling pasture area up front, which leads back to the meticulously cleared tree-covered area that the beautiful Decker Creek winds through. Traversing through the rays of light that sneak through the Oaks and various Elms, over the creek crossing to the pastured area in the back, you can't help but be overcome with a sense of calm. Whether you want to establish a beautiful private or commercial horse property, own a private city estate featuring a creek loaded with bass to fish out of in your backyard, create a venue or corporate retreat,



or even develop into a residential community....the possibilities are endless. There is a partial floodplain purely based on modeling that could be mitigated fairly 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 have the country life in the city!!
Additional Land is Available

Essential Information

ListingFeed	abor_vow
MLS® #	7172819
List Price	\$1,460,500
Sale Price	\$1,600,000
Sale Date	January 24th, 2024
Bathrooms	0.00
Acres	30.00
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	15601 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