

Rancho Fresnillo

12101 New Sweden Church Rd, Manor, TX 78653
75 Acres | Travis County



Property Features

- Commercial potential
- Large pond & seasonal creek
- Multiple homes & storage buildings
- Excellent hunting opportunities



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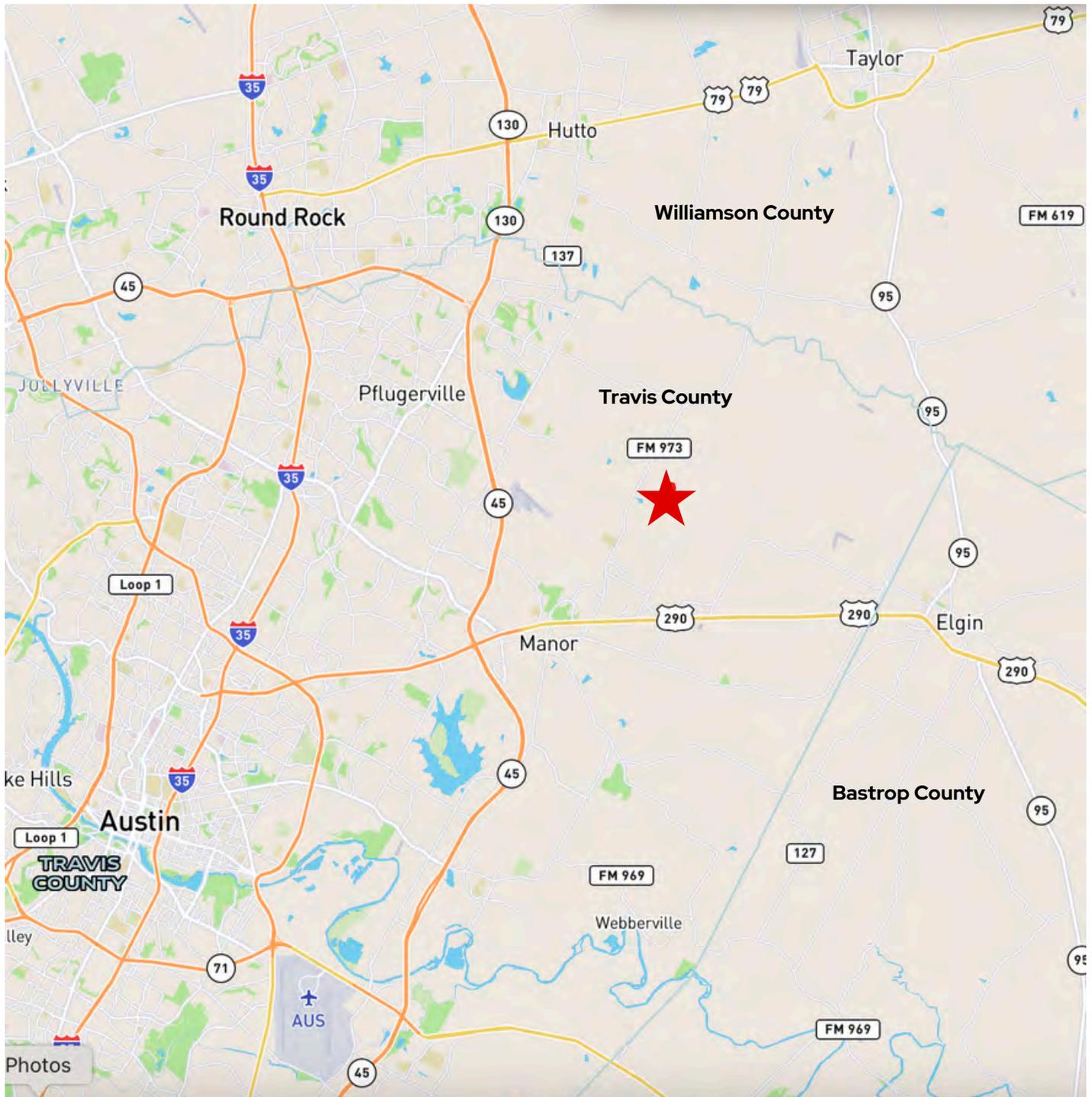
Description

Rancho Fresnillo is approximately 75 acres with endless possibilities just 5 miles north of Manor. With electricity, water, and septic already in place, you can renovate the existing homes or build new. The land features open hay pastures perfect for cattle or horses, a two-acre pond when full, and excellent hunting—big bucks have recently been spotted. Improvements include a 1,276 sf home built in 1944, and a 2,016 sf manufactured home from 1999. Multiple barns, sheds, and a quonset hut with a slab floor provide ample storage and workspace. Whether for residential, commercial, or farm and ranch use, this unrestricted property is a rare find in a rapidly growing area near Hwy 29 and major developments like Samsung, Tesla, and Applied Materials. Enjoy the beauty of rural living with future development potential!

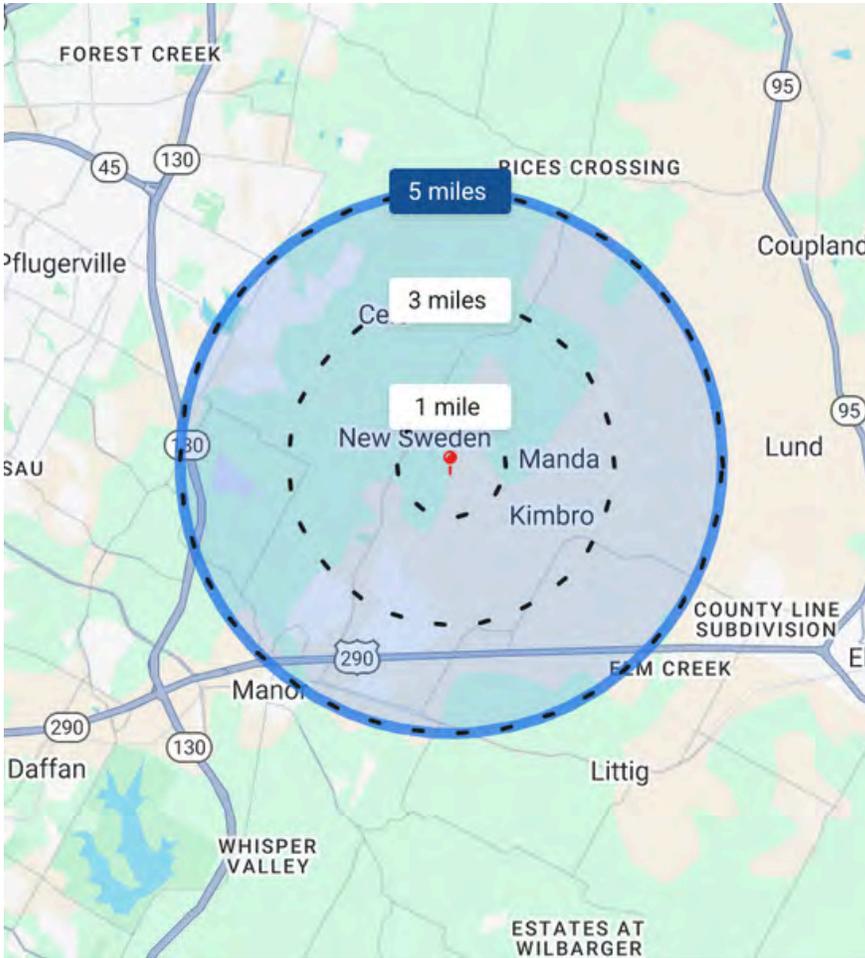


Location

- 5.2 miles to Hwy 290 in Manor
- 11 miles to Samsung in Taylor
- 20 miles to downtown Austin
- 23 miles to Austin-Bergstrom International Airport



Demographics



Age Demographics

34

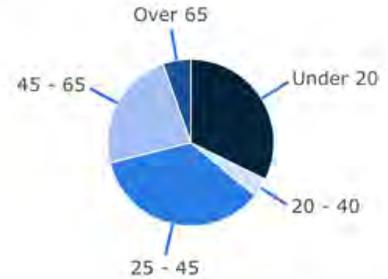
Median Age

35

2028 Estimate

↑ 4%

Growth Rate



Household Income

\$110.6k

Median Income

\$118.6k

2028 Estimate

↑ 7%

Growth Rate



Population

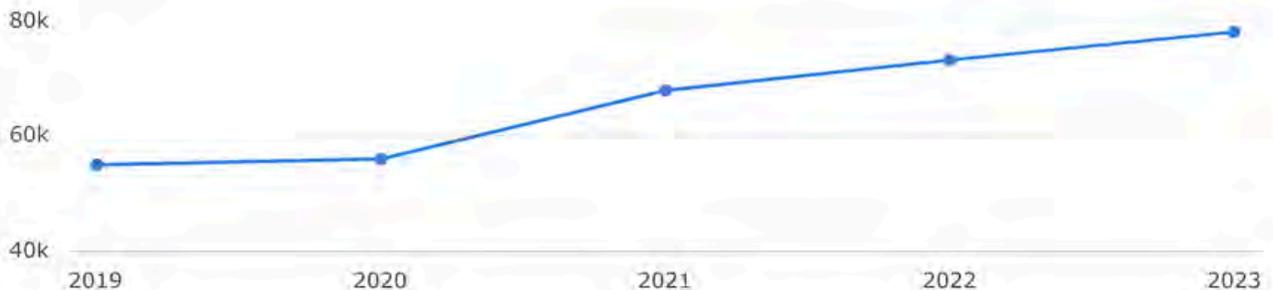
78.2k

↑ 6%

Compared to 73.3k in 2022

↑ 42%

Compared to 55k in 2019



Soil Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TW	Tinn clay, 0 to 1 percent slopes, frequently flooded	31.36	40.69	0	46	5w
HnC2	Houston Black clay, 3 to 5 percent slopes, moderately eroded	17.22	22.34	0	38	3e
HnB	Houston Black clay, 1 to 3 percent slopes	15.51	20.12	0	46	2e
Tv	Tinn clay, 0 to 1 percent slopes, occasionally flooded	6.96	9.03	0	46	3s
HnA	Houston Black clay, 0 to 1 percent slopes	6.02	7.81	0	44	2w
TOTALS		77.07(*)	100%	-	44.06	3.53

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
 (s) soil limitations within the rooting zone (w) excess of water

Photos



12101 New Sweden Church, Manor, TX
Travis County, Texas, 75 AC +/-



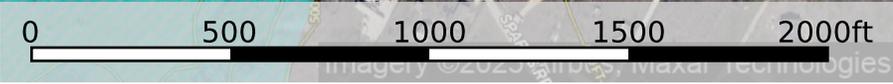
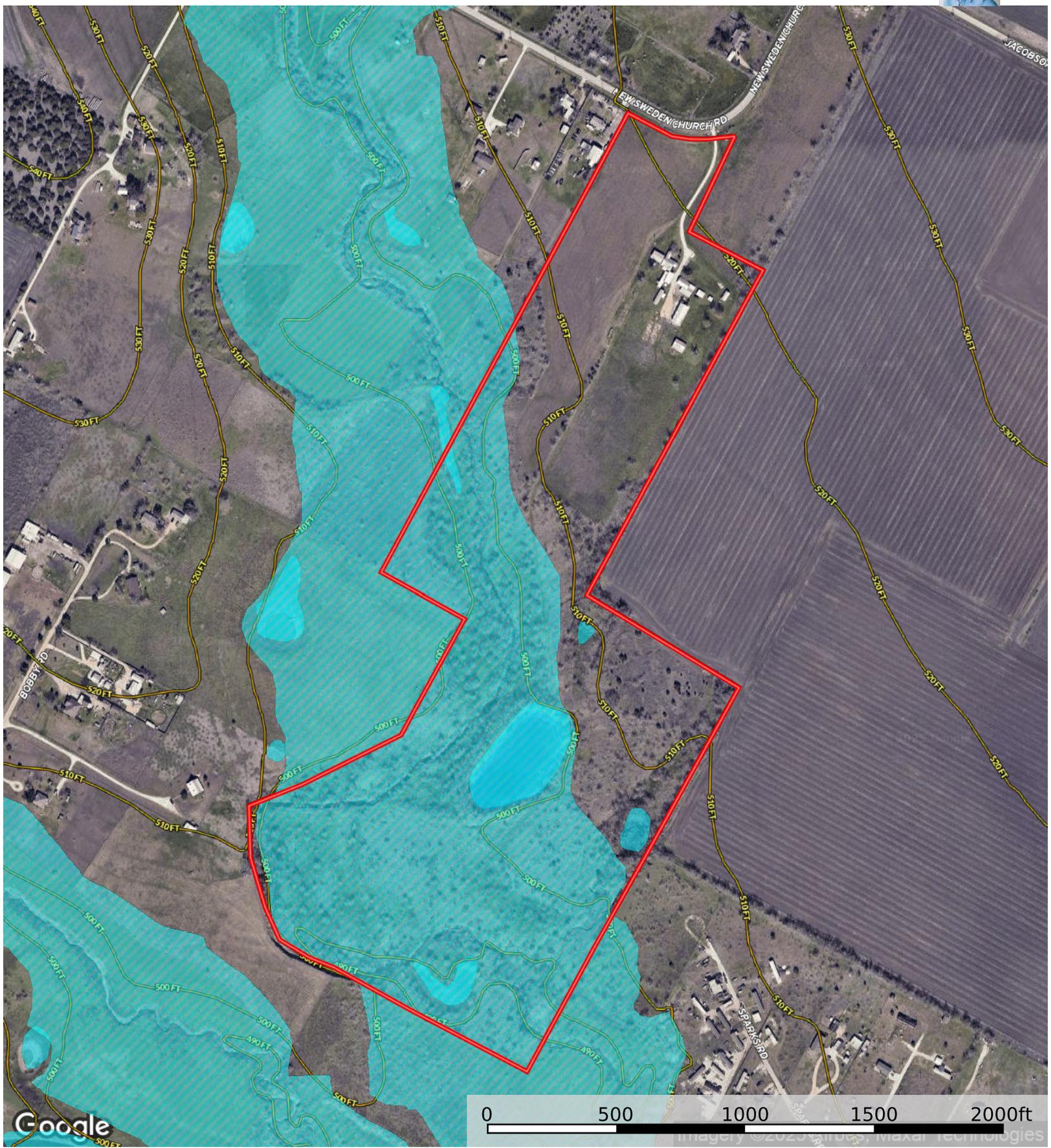
Google

0 500 1000 1500 2000ft

Boundary

12101 New Sweden Church, Manor, TX

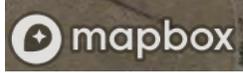
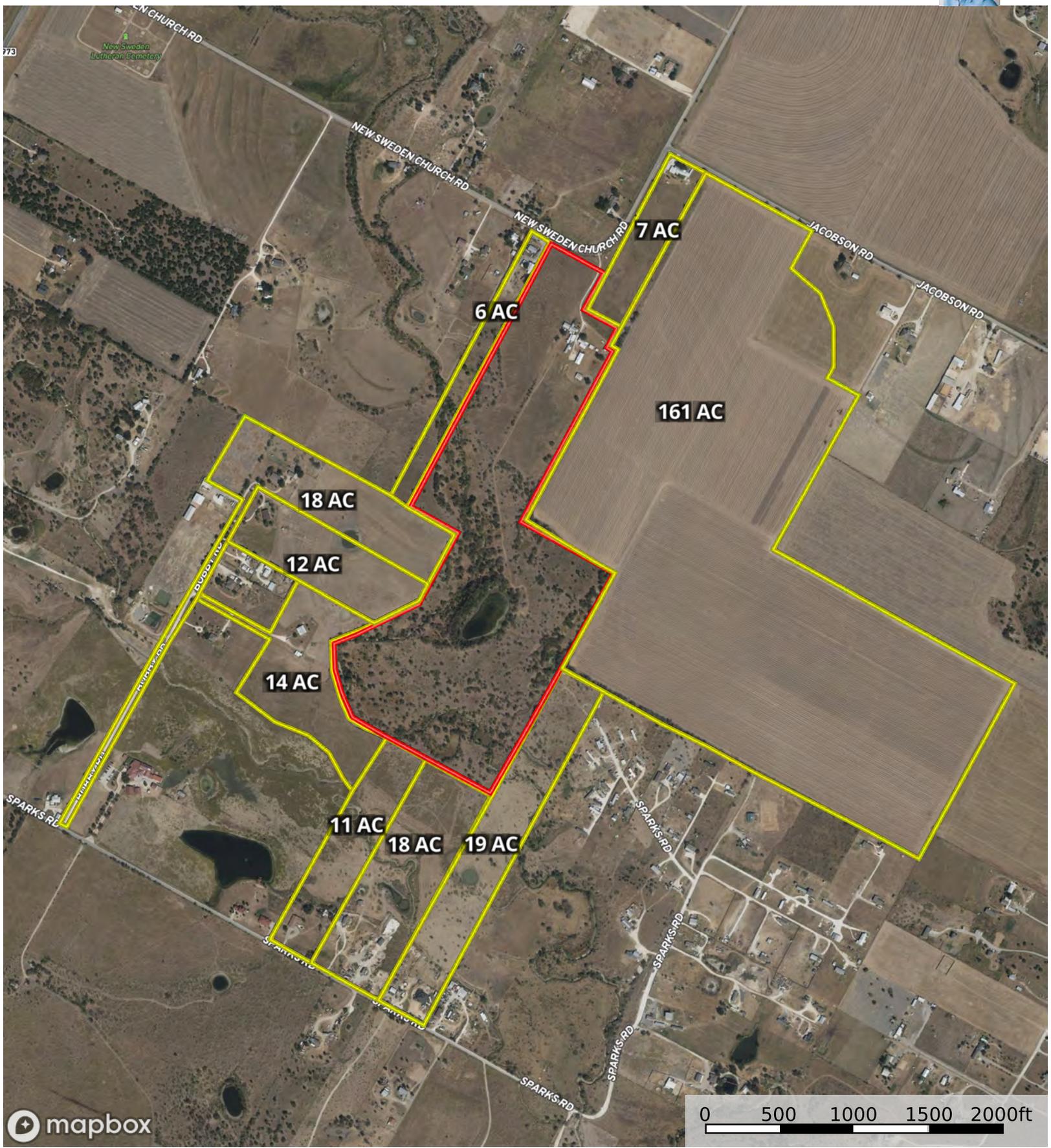
Travis County, Texas, 75 AC +/-



- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

12101 New Sweden Church, Manor, TX

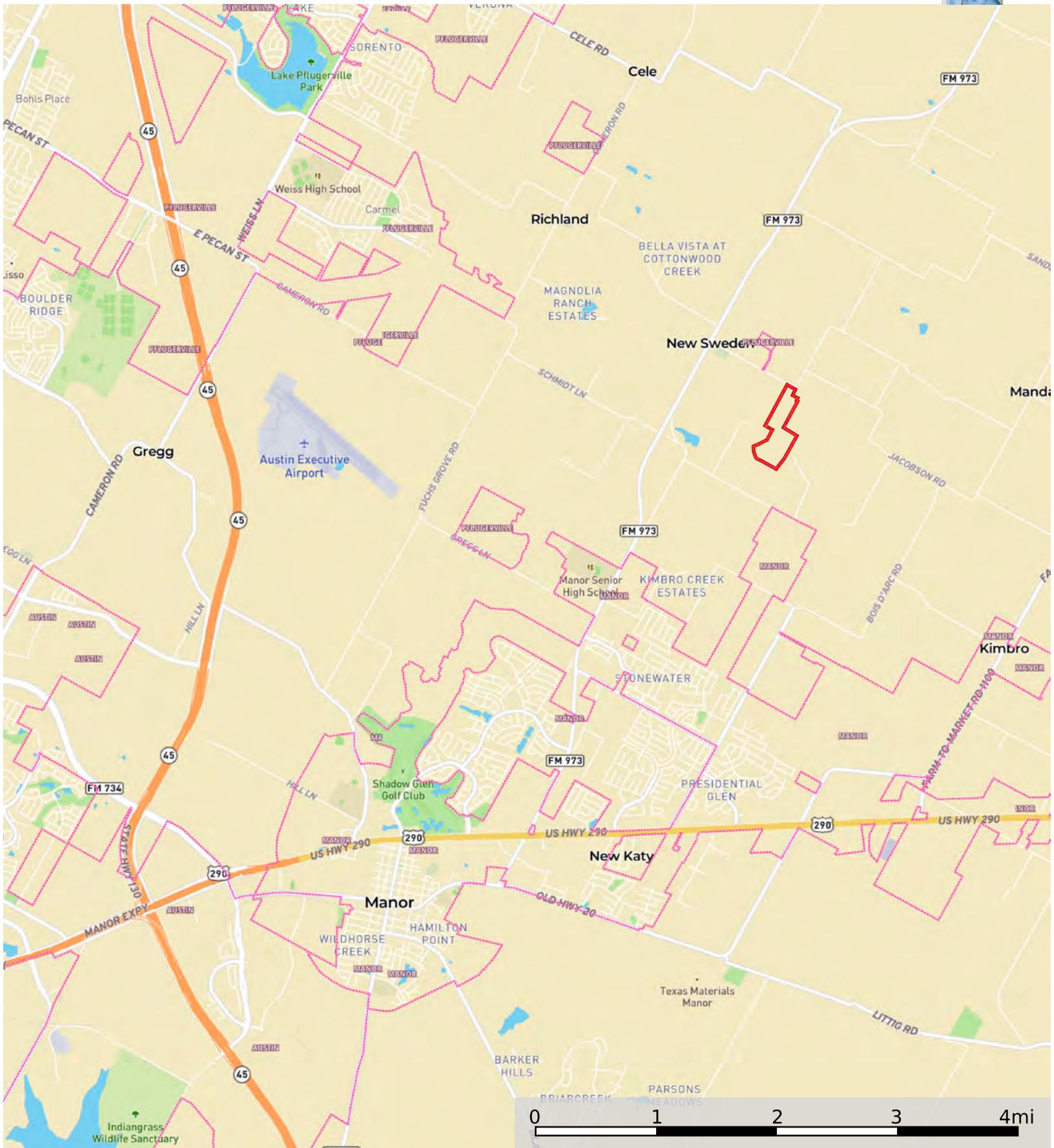
Travis County, Texas, 75 AC +/-



Boundary Neighbor

12101 New Sweden Church, Manor, TX

Travis County, Texas, 77 AC +/-



Boundary