



Will Withers  
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## **FOR SALE**

9112 Thaxton Road

Austin, Texas 78747

**Asking Price:** \$4,000,000.

### **Property Summary:**

**Gross acreage (per TCAD):** 9.85 acres

**Residence:** Approximately 1,600 sf (per TCAD) / built in 1985.

**Farming Infrastructure:** Active flower/plant operation. Storage buildings, greenhouses, growing beds, tools, irrigation systems, walk in cooler, farm stand, and fig orchard.

**Jurisdiction/Zoning:** City of Austin 2 Mile ETJ/No zoning.

**Water CCN:** Creedmoor Maha.

**Wastewater CCN:** City of Austin.

**Utilities:** City of Austin water/wastewater adjacent & west of the property. Creedmoor water line in Thaxton Road.

**Secondary access:** Bozeman Drive to the west.

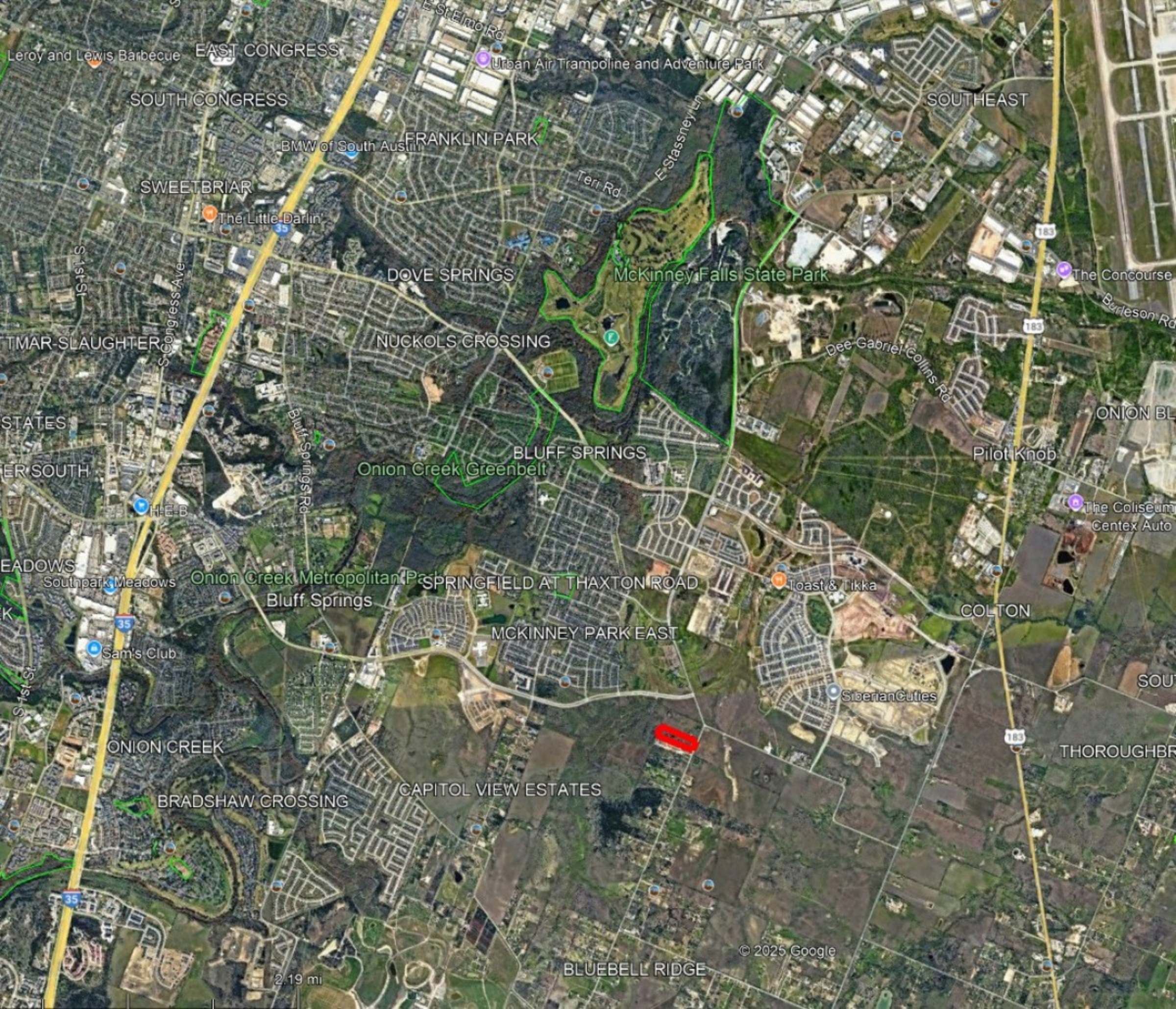
**Topography:** See City of Austin GIS exhibit.

**Views:** Downtown Austin.

**Visibility:** Road frontage of approximately 327 feet and approximately 450 feet from the Thaxton/Sassman intersection.

**Floodplain:** None.





Leroy and Lewis Barbecue  
EAST CONGRESS  
SOUTH CONGRESS  
FRANKLIN PARK  
BMW of South Austin  
SWEETBRIAR  
The Little Darlin'  
DOVE SPRINGS  
NUCKOLS CROSSING  
BLUFF SPRINGS  
Onion Creek Greenbelt  
Onion Creek Metropolitan Park  
Bluff Springs  
SPRINGFIELD AT THAXTON ROAD  
MCKINNEY PARK EAST  
CAPITOL VIEW ESTATES  
BRADSHAW CROSSING  
BLUEBELL RIDGE  
McKinney Falls State Park  
F Stassney Ln  
Teri Rd  
SOUTHEAST  
The Concourse  
Berleson Rd  
Dee Gabriel Collins Rd  
Pilot Knob  
The Coliseum  
Centex Auto  
COLTON  
THOROUGHBR  
SiberianCutties  
Toast & Tikka  
Sam's Club  
Southpark Meadows  
ONION CREEK  
ONION BL  
ER SOUTH  
STATES  
TMAR SLAUGHTER  
S1st St  
Congress Ave  
Bluff Springs Rd  
S1st St  
© 2025 Google

2.19 mi









TH

MF

**Goodnight  
Ranch MPC**

**900  
Apartments  
+ Retail**

**M/I  
Homes**

**Easton  
Park**





473 ft

Google Earth









































USGS, USDA, The National Map: Orthoimagery. January 09, 2025.

Powered by Esri

PIN

Selected FloodMap Boundary

Digital Data Available

No Digital Data Available

Unmapped

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Otherwise Protected Area

Coastal Barrier Resource System Area

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Otherwise Protected Area

Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)  
Zone A, V, A99

With BFE or Depth

Regulatory Floodway Zone AE, AO, AH, VE, AR

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

20.2

Cross Sections with 1% Annual Chance Water Surface Elevation

17.5

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

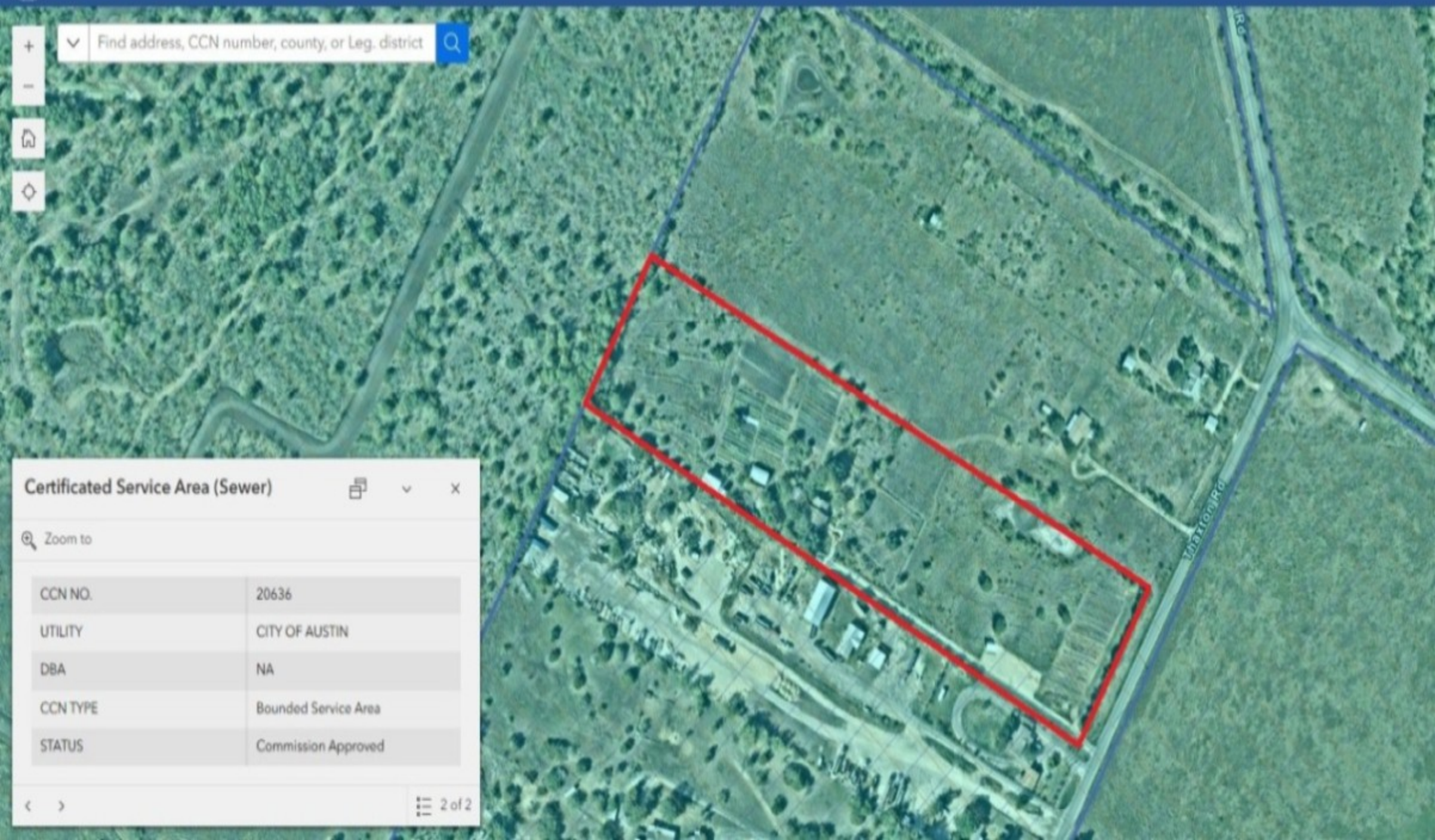
Profile Baseline

Hydrographic Feature

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall





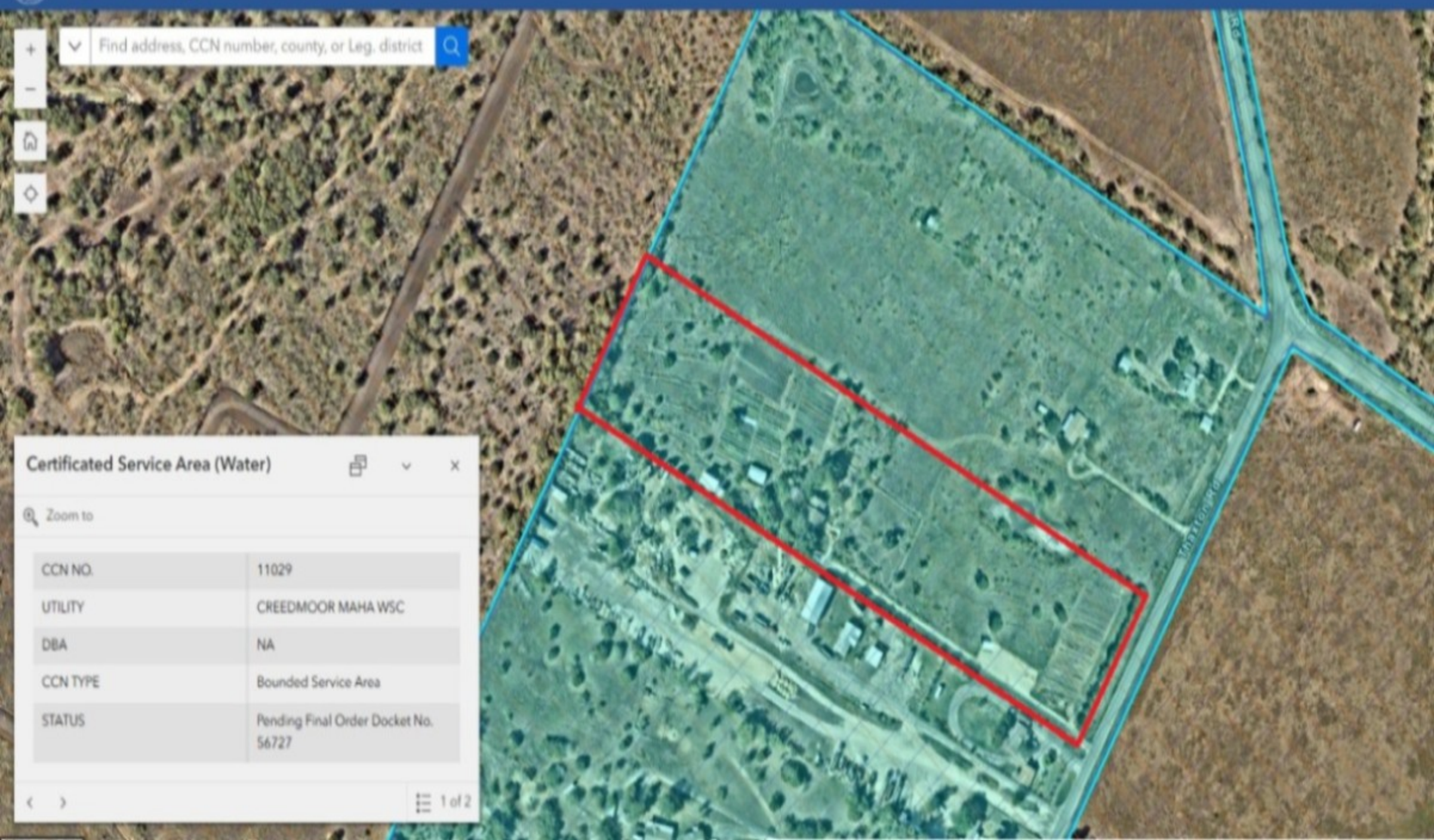
## Certificated Service Area (Sewer)



Zoom to

CCN NO.	20636
UTILITY	CITY OF AUSTIN
DBA	NA
CCN TYPE	Bounded Service Area
STATUS	Commission Approved





Find address, CCN number, county, or Leg. district



### Certificated Service Area (Water)



Zoom to

CCN NO.	11029
UTILITY	CREEDMOOR MAHA WSC
DBA	NA
CCN TYPE	Bounded Service Area
STATUS	Pending Final Order Docket No. 56727















































CONSTANCE A. GILLEN  
(1608/101)

N 28°34'30"E 326.76'  
(N 28°33'E 327.12')

7.5' P.U.E. (77/7)

BUYER: DANIEL S. POOLE

LEGAL DESCRIPTION: Lot Three (3), THAXTON ROAD SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 77, Page 7, Plat Records of Travis County, Texas, also locally known as 9112 Thaxton Road, Austin, Texas

LEGEND

● IRON ROD FOUND

LOT 4

LOT 2

*LOT 3*

*9.84 ACRES±*  
(9.85 ACRES)

NOTE: The 5' x 80' Electric and Telephone Easement granted to the City of Austin in (4575/651), Deed Records of Travis County, Texas, is located at the southeast corner of the parent tract, same being the southeast corner of Lot 4 and does not appear to directly affect this lot.

NOTE: The 15' Water Pipe Easement granted to Creedmoor-Maha Water Supply Corp. in (4619/2016), Deed Records of Travis County, Texas, appears to be located within the 20' strip of land dedicated for road widening by the plat of THAXTON ROAD SUBDIVISION and does not appear to directly affect this lot.

CMN  
**McMinn**  
Land Surveying Company  
4008 GREENMOUNTAIN LANE  
AUSTIN, TEXAS 78759  
(512) 343-1970  
FAX (512) 243-6439  
CMN

TO SCHMIDT MORTGAGE COMPANY, CAPITAL TITLE, TITLE RESOURCES GUARANTY COMPANY, AND DAVID S. POOLE, EXCLUSIVELY;

The undersigned does hereby state that this survey was this day made on the ground of the property legally described hereon and is correct to the best of my knowledge, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place except as shown or noted hereon, and that said property has access to and from a dedicated roadway, except as shown or noted hereon.

C. Michael McMinn, Jr., R.P.L.S.No. 4267

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE IN GREEN INK AND THE IMPRESSION SEAL OF THE ABOVE SURVEYOR.

Copyright 2011 McMinn Land Surveying Company

G.F. 11-119350-AM  
DATE August 10, 2011  
SCALE 1" = 50'  
FB/Pg 299/9-10  
J.O.# 080611

*9112 THAXTON ROAD*  
(70' R.O.W.)





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

William Edward Withers	539100	will@w3commercial.com	512-924-1074
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Edward Withers	539100	will@w3commercial.com	512-924-1074
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date