



Will Withers
W3 Commercial
512.924.1074 (M)
PO Box 26682
Austin, Texas 78755
will@w3commercial.com

FOR SALE

2400 Rohde Road, Kyle, Texas 78640

Asking Price: \$1,295,910 (\$4.25/sf).

Property Summary:

Location: West of Hwy 21 (Camino Road). Next to Camino Real Elementary School.

Acreage: 7 acres.

Existing Improvements: Well Maintained Home/2-Stall Shade Structure/Shop/Stables/Pool/3 Car Garage with 4 attached horse stalls/Work Room/Equipment Shed.

Floodplain: None.

Zoning: Niederwald ETJ.

Utilities: Water: Goforth SUD. Septic onsite to serve current residence. Spectrum Internet. Propane onsite. Electric: Pedernales Electric Coop (PEC).

Opportunity to rent out the well-maintained residence and develop once subdivisions are under construction.

Surrounded by Planned Single Family Developments:

- Camino Real MUD/Parklands MUD 1/Wayside MUD 1.
- Two single family developments west on Rohde Rd.

Other Planned Developments:

- 85 ac Hays CISD planned campus to the east.
- Tract Data Centers purchased 1,500 acres to build a massive data center campus approximately 7 miles Southeast which is across the road from another data center campus planned by Prime Data Centers.



Rahde Rd

126

Rahde Rd

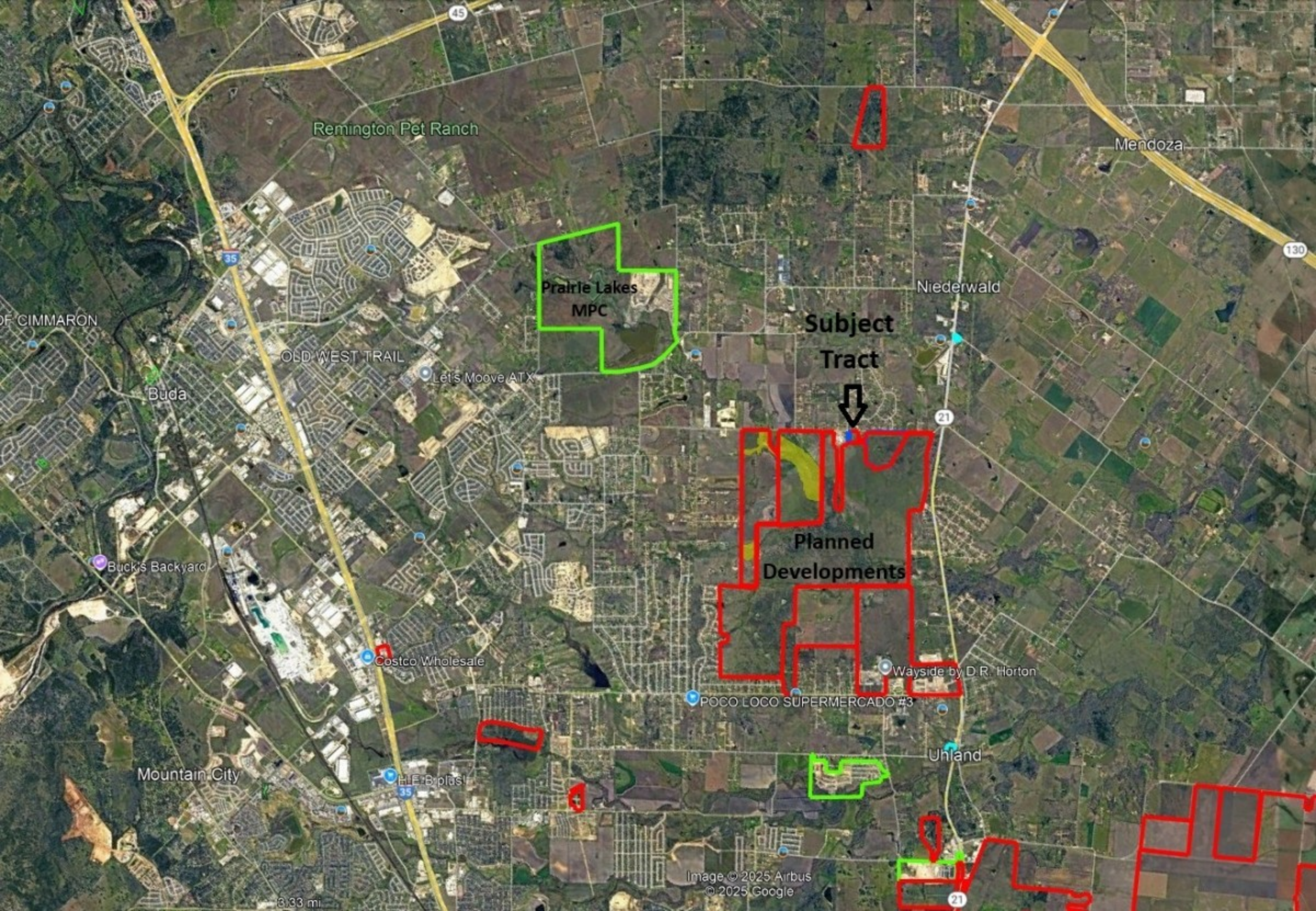
Camino Real Elementary School

Las Brisas Blvd

Bulfinch Pass

451 ft

Google Earth





Rahde Rd

126

Rahde Rd

Las Brisas Blvd

Camino Real Elementary School

Walton Planned
Development

Walton Planned
Development

451 ft

Google Earth



Hays County
480321

s County
480321

565.4

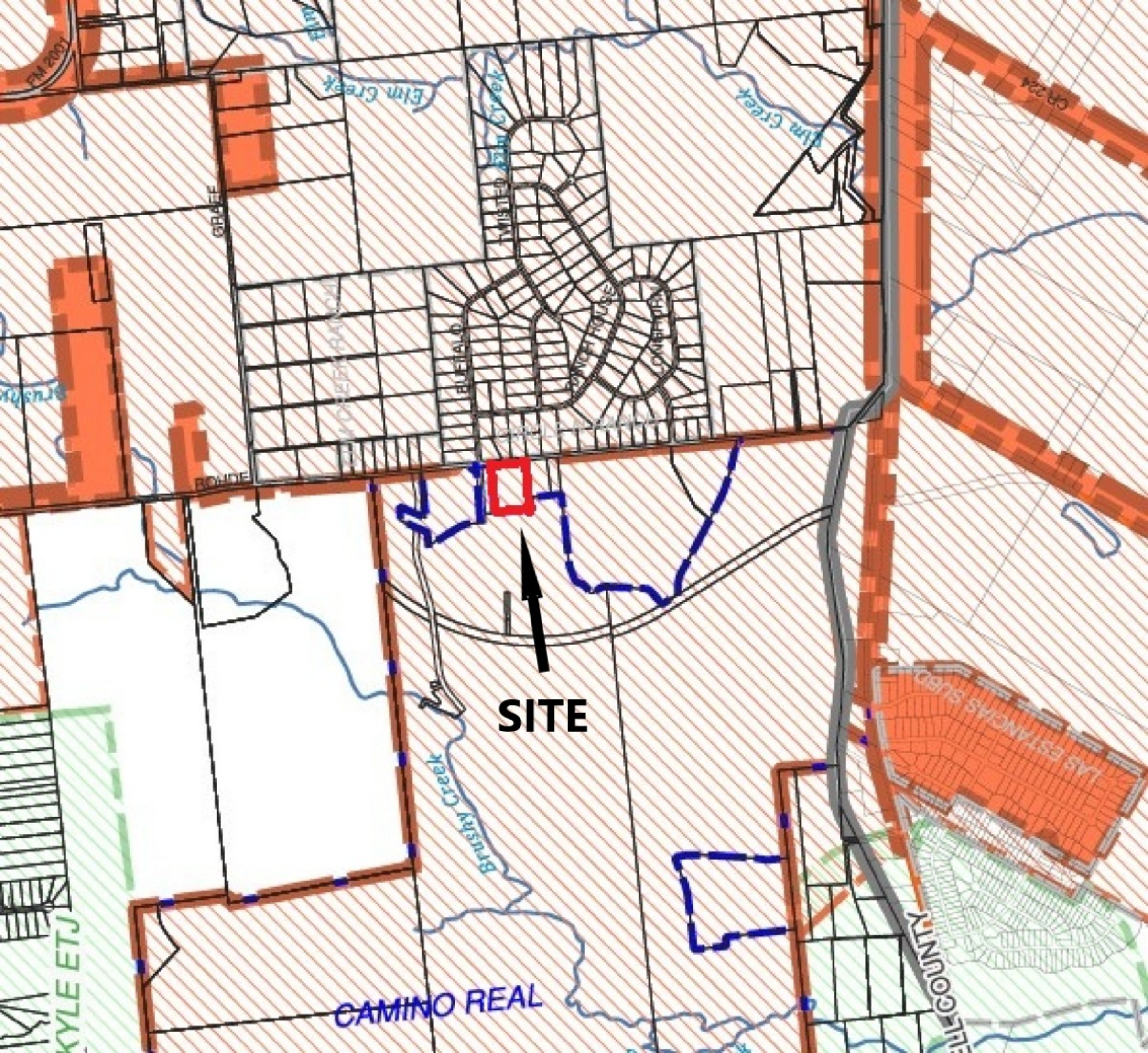
City of Niederwald
481670

E

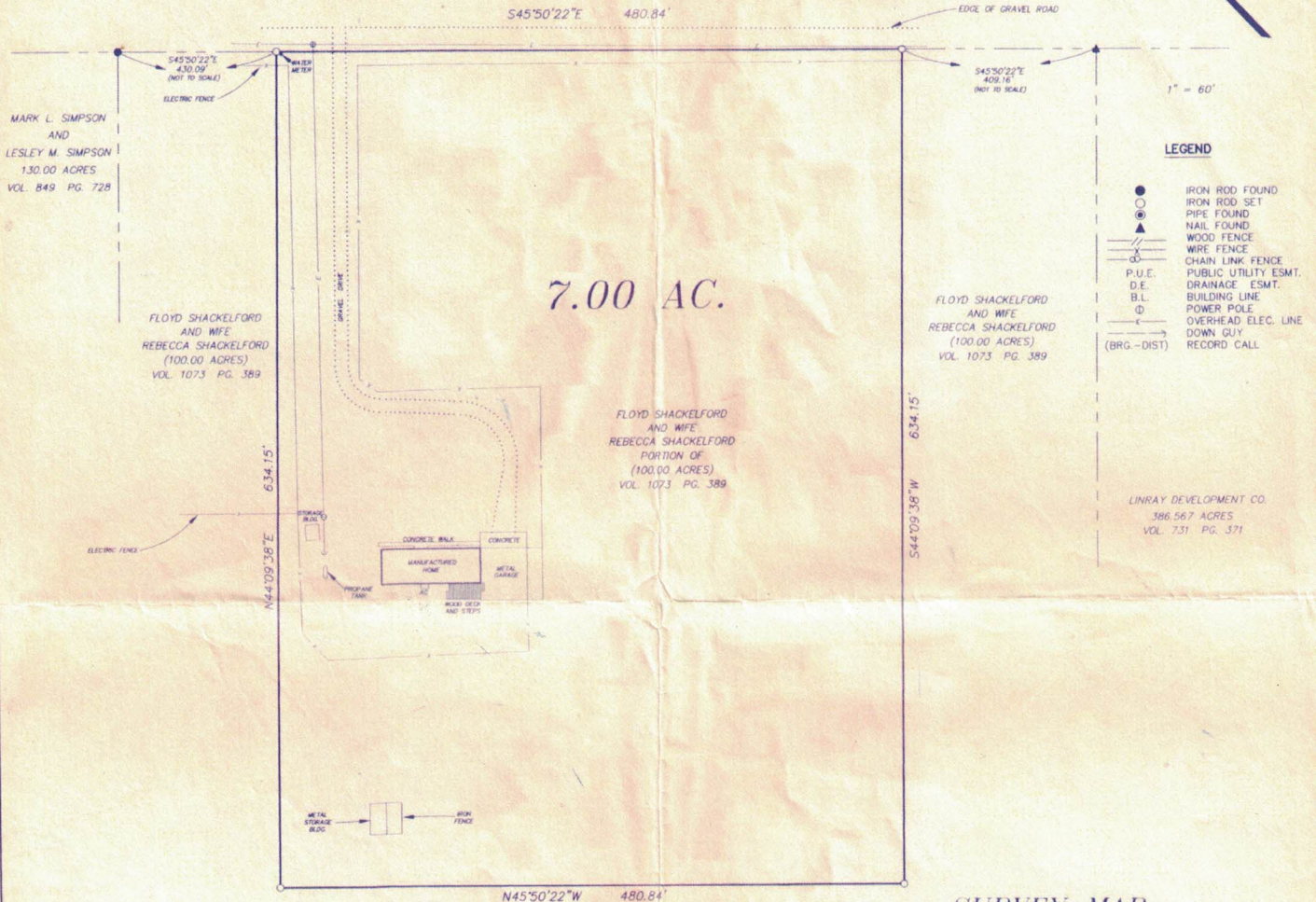
63.7

1

Hays County
480321



COUNTY ROAD NO. 126



SURVEY MAP
OF
A 7.00 ACRE TRACT
OF LAND
OUT OF
THE ARMAND WELCH SURVEY
SITUATED IN
HAYS COUNTY, TEXAS

TO THE OWNERS, LIENHOLDERS AND AUSTIN TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48209C0205 E EFFECTIVE 2-18-98



PROFESSIONAL LAND SURVEYOR

DATE

4-6-99

REFERENCE: GEORGIA K. RONDARIS
CASE NO.: 99 HO 196714-F (00014)
JOB NO.: 99030418

George K. Rondaris

WIMBERLEY SURVEY COMPANY
PROFESSIONAL LAND SURVEYORS

301 Eagles Nest Drive
Wimberley, Texas 78676
(512) 847-5322
Fax (512) 847-6426

METES & BOUNDS DESCRIPTION
EXHIBIT "A"

A 7.00 ACRE TRACT OF LAND OUT OF THE ARMAND WELCH SURVEY NO. 168, ABSTRACT NO. 494, HAYS COUNTY, TEXAS, BEING THE SAME PROPERTY AS DESCRIBED IN A DEED TO GEORGIA K. RONDARIS IN DOCUMENT NO. 9909010, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½" iron rod in the southeasterly R.O.W. line of Rohde Road (A/K/A County Road 126, a variable Width R.O.W.) for the east corner of the herein described tract, same being the north corner of a called 3.00 acre tract as described in a deed to Joe J. Davis, an unmarried man, and Carl Davis, a married man, in Vol. 3673, Pg. 322, Official Public Records of Hays County, Texas;

THENCE leaving said R.O.W., along the northwesterly line of said Davis Tract, same being the southeasterly line of the herein described tract, South 43°57'39" West, at a distance of 630.23 feet passing a found ½" iron rod, and continuing for a total distance of 634.11 feet (called South 44°09'38" West, a distance of 634.15 feet) to a point of reference, for the south corner of the herein described tract, same being an interior ell corner of a tract known as the remaining portion of a called 532.84 acre tract as described in a deed to Walton Texas, LP, a Texas Limited Partnership, in Vol. 3410, Pg. 275, Official Public Records of Hays County, Texas;

THENCE along a northeasterly line of said Walton Tract, same being the southwesterly line of the herein described tract, North 45°50'22" West, a distance of 480.89 feet (called North 45°50'22" West, a distance of 480.84 feet) to a found ½" iron rod, for the west corner of the herein described tract, same being the south corner of Lot 20, Block N, Trails of Camino Real Subdivision, Unit 1A, as recorded in Vol. 14, Pgs. 323-325, Plat Records of Hays County, Texas;

THENCE along the southeasterly line of said Lot 20, same being the northwesterly line of the herein described tract, North 44°01'03" East, a distance of 634.11 feet (called North 44°09'38" East, a distance of 634.15 feet) to a found ½" iron rod, for the north corner of the herein described tract, same being the east corner of said Lot 20, and being a point in the southeasterly R.O.W. line of said Rohde Road;

THENCE along said R.O.W., same being the northeasterly line of the herein described tract, South 45°50'22" East, a distance of 480.27 feet (called South 45°50'22" East, a distance of 480.84 feet) to the **POINT OF BEGINNING** and containing 7.00 acres, more or less.

STATE OF TEXAS §

December 1, 2015

COUNTY OF BASTROP §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Rachel Lynn Hansen,
Registered Professional Land Surveyor
Registration No. 6358



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