



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

FOR SALE

9112 Thaxton Road

Austin, Texas 78747

Asking Price: \$3,875,000.

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.

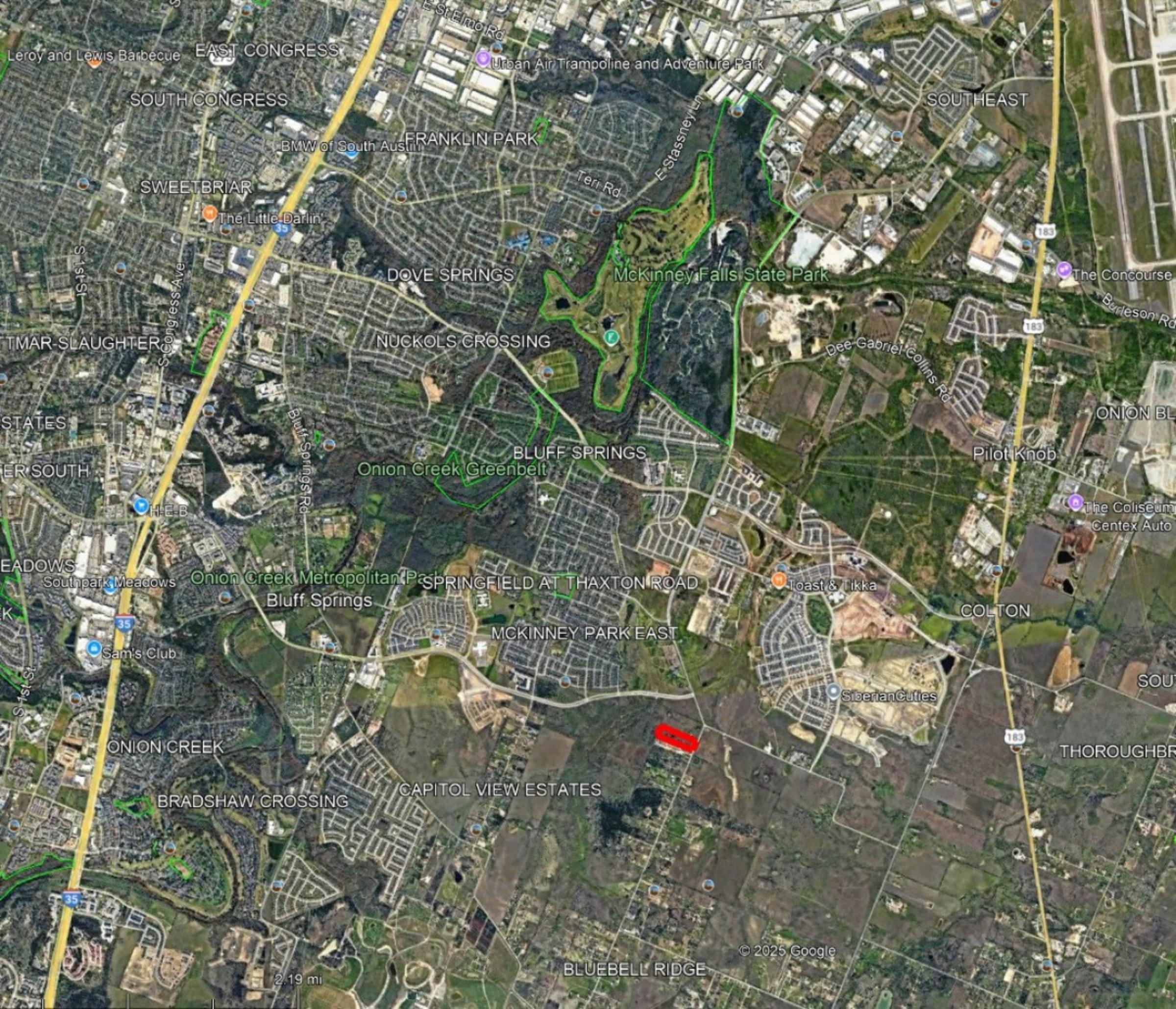
Secondary access: Bozeman Drive to the west.

Topography: See City of Austin GIS exhibit.

Views: Downtown Austin.

Visibility: Road frontage on Thaxton approximately 327 feet. Property is approximately 550 feet south of the Thaxton/Sassman intersection.

Floodplain: None.





Easton Park

Goodnight
Ranch
MPC

MF

SF

H-E-B

MF

TH

MF















BOZEMAN DR

CORVALUS DR

FURMAN DR

CORVALUS DR

CORVALUS DR

OPEN SPACE/URBAN SURFACE WATER QUALITY EASEMENT











Zone AE

Marble Creek

518.5

577

578

Travis County
Unincorporated Areas
481026

48453C0613K
etd. 1/22/2020

LIMIT OF STUDY

Zone
AE

606

607



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

Powered by Esri

PIN		Approximate location based on user input and does not represent an authoritative property location	SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		Selected FloodMap Boundary			With BFE or Depth
MAP PANELS		Digital Data Available	OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway Zone AE, AO, AH, VE, AR
		No Digital Data Available			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
OTHER AREAS		Unmapped			Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area of Minimal Flood Hazard Zone X			Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Effective LOMRs			Area with Flood Risk due to Levee Zone D
		Area of Undetermined Flood Hazard Zone D			
		Otherwise Protected Area			
		Coastal Barrier Resource System Area			
OTHER FEATURES			20.2	Cross Sections with 1% Annual Chance	
		17.5	Water Surface Elevation		
			Coastal Transect		
			Base Flood Elevation Line (BFE)		
			Limit of Study		
			Jurisdiction Boundary		
			Coastal Transect Baseline		
			Profile Baseline		
			Hydrographic Feature		
GENERAL STRUCTURES			—	Channel, Culvert, or Storm Sewer	
		—	Levee, Dike, or Floodwall		



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



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Certificated Service Area (Sewer)

Zoom to

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

« »

2 of 2





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

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Home

Search

Certified 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

1 of 2



















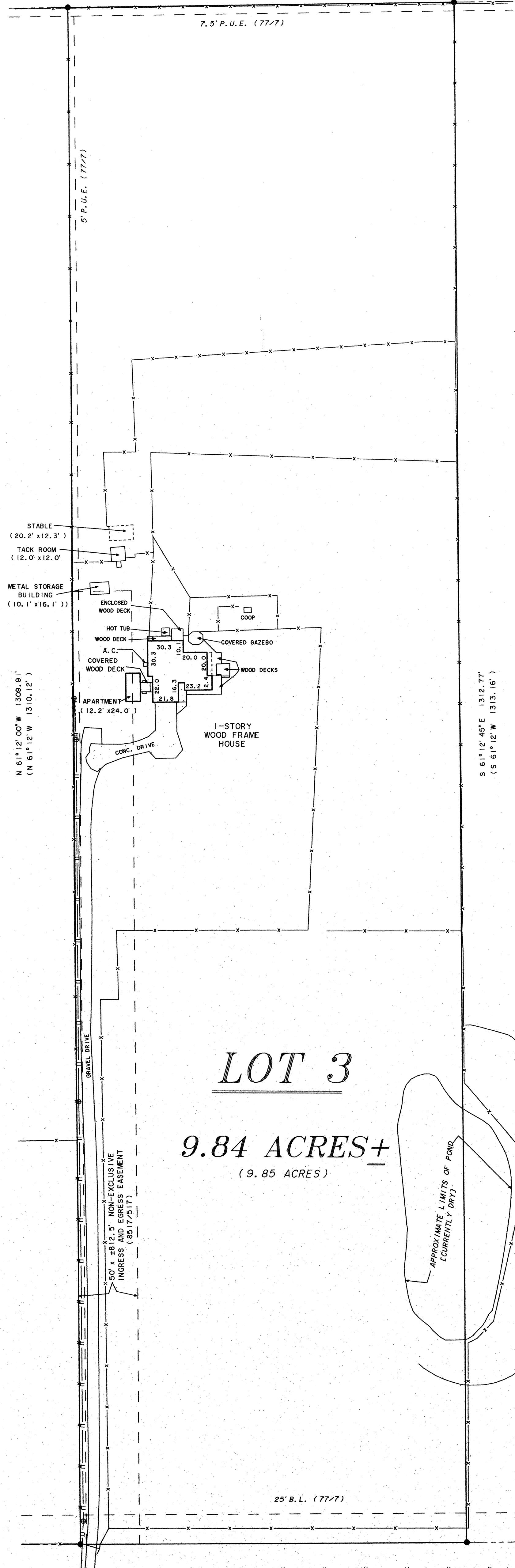




CONSTANCE A. GILLEN

(1608/101)

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



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 2

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.

LOT 3

9.84 ACRES+
(9.85 ACRES)

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

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.

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