



John B. Sanford Real Estate

For Sale—12.02 Acres

7300 Niederwald Strasse Unit A, Niederwald TX 78640

Price: \$850,000

Utilities: Water: Goforth SUD—3-inch
Sewer: Septic in place
Electricity: PEC 3-phase

Zoning: City of Niederwald
Frontage—LR Light Retail
Remainder—Agricultural

Notes: Excellent opportunity to own lightly restricted acreage in booming Hays County 15 miles from Austin. 8,489 VPD on Niederwald Strasse (TxDOT 2024). Ideal homesite that can also suit a small business. Partially complete single family home/office on site, utilities in place including aerobic septic. Portion of the property in 100 yr flood plain.



J.D. Sanford

512-924-1459

JDsanfordreal@gmail.com

www.johnbsanford.com

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512-922-5633

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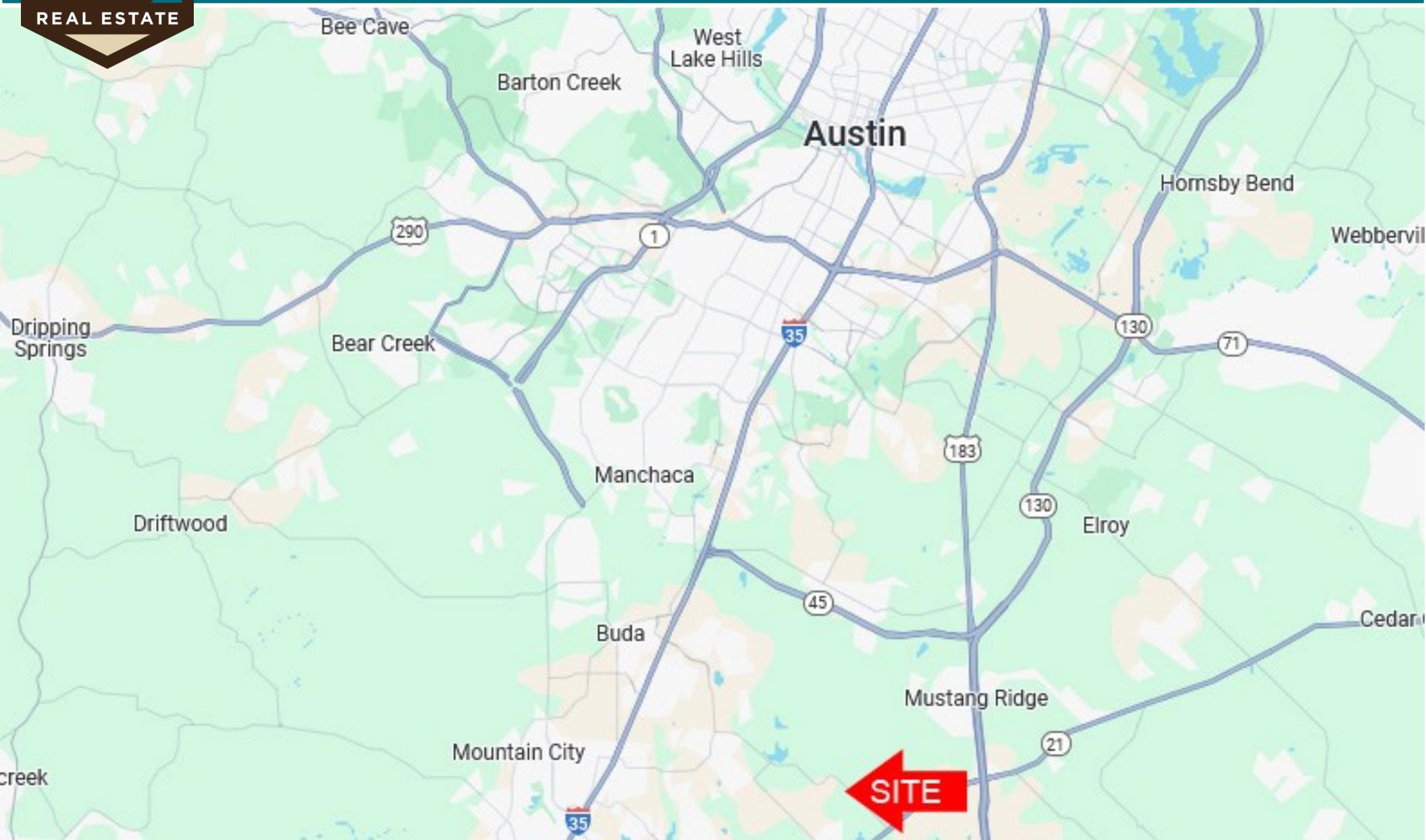
The information contained herein is from sources deemed reliable, however John B. Sanford, his employees and his agents have not made an independent confirmation of the information and no warranty or guarantee of accuracy is made. A prospective tenant or buyer should confirm any important information with the assistance of an engineer and/or attorney during a feasibility period prior to closing the sale or leasing the property.



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O.G. EELS SUR
ABSTRACT No. 16019922

REMAINDER OF 192.075 ACRES
LEISSNER RANCH JOINT VENTURE
DOC. No. 16019922
O.P.R.H.C.T.

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POINT OF BEGINNING

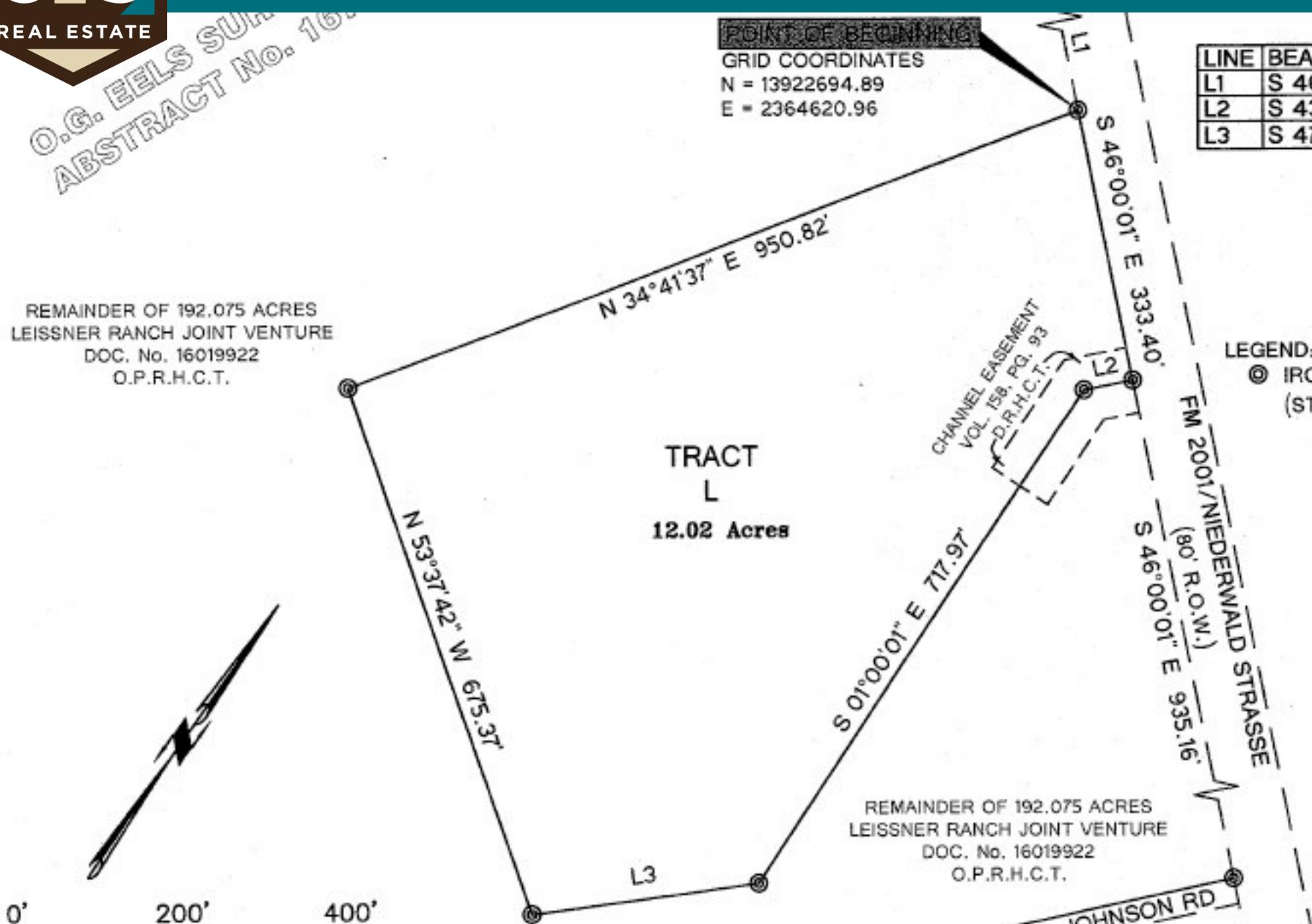
GRID COORDINATES

N = 13922694.89

E = 2364620.96

LINE	BEARING	DIS
L1	S 46°00'01" E	
L2	S 43°59'59" W	
L3	S 47°38'59" W	

LEGEND:
① IRON ROD SET W/C
(STAMPED 'GEOMAT')



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