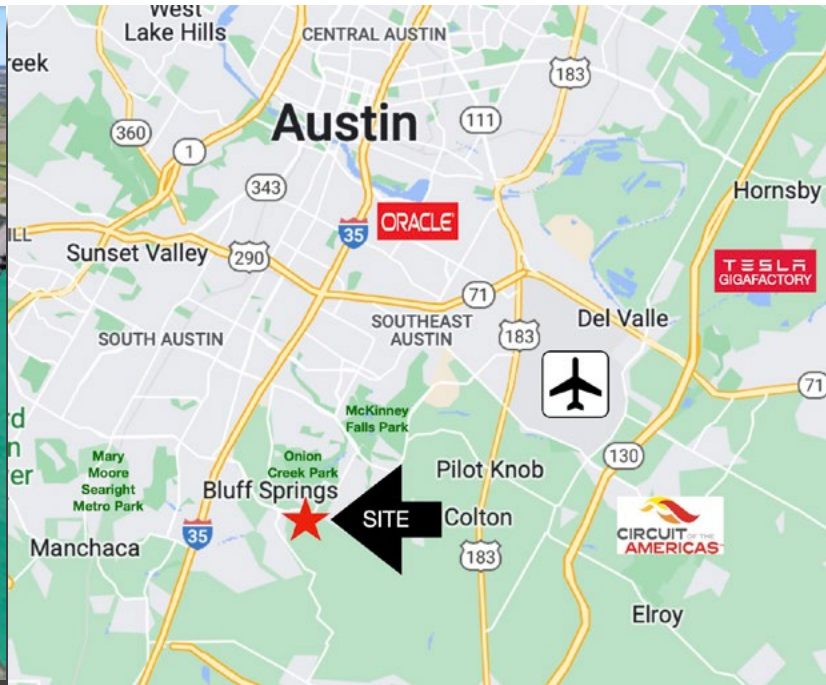


FOR SALE ±8.37 ACRES

9004 Thaxton Rd. Austin, TX 78747



LOCATION Located on the west side of Thaxton Rd; 900 feet south of the Slaughter Ln and Thaxton Rd intersection, and where Sassman Rd "tees" into the Property.

SIZE Approximately 2,445 sf house on approximately 8.37 Acres (TCAD)

FRONTAGE ±250 feet on Thaxton Rd.

UTILITIES
Water - Creedmoor Maha WSC
Wastewater - Present improvements being serviced by an OSSF. City of Austin - 8" and 18" lines nearby
Electricity - Austin Energy

ZONING The property is in Austin's 2 mile ETJ and is not zoned.

FLOOD HAZARD No portion of the Property is in the FEMA 100-year floodplain.

SCHOOL DISTRICT
Del Valle ISD
Creedmoor Elementary
Ojeda Middle School
Del Valle High School

JURISDICTION Travis County

PRICE \$7.00 psf

COMMENTS Located in South Austin and across from Easton Park, this approximately 8-acre tract is ideal for multi-family, single-family, or industrial development, just minutes from downtown Austin, the Tesla Gigafactory, and Austin-Bergstrom International Airport.

[Slideshow](#) | [Drone Video](#)

CONTACT Spence Collins
Office: (512) 789-0909
Spence@matexas.com

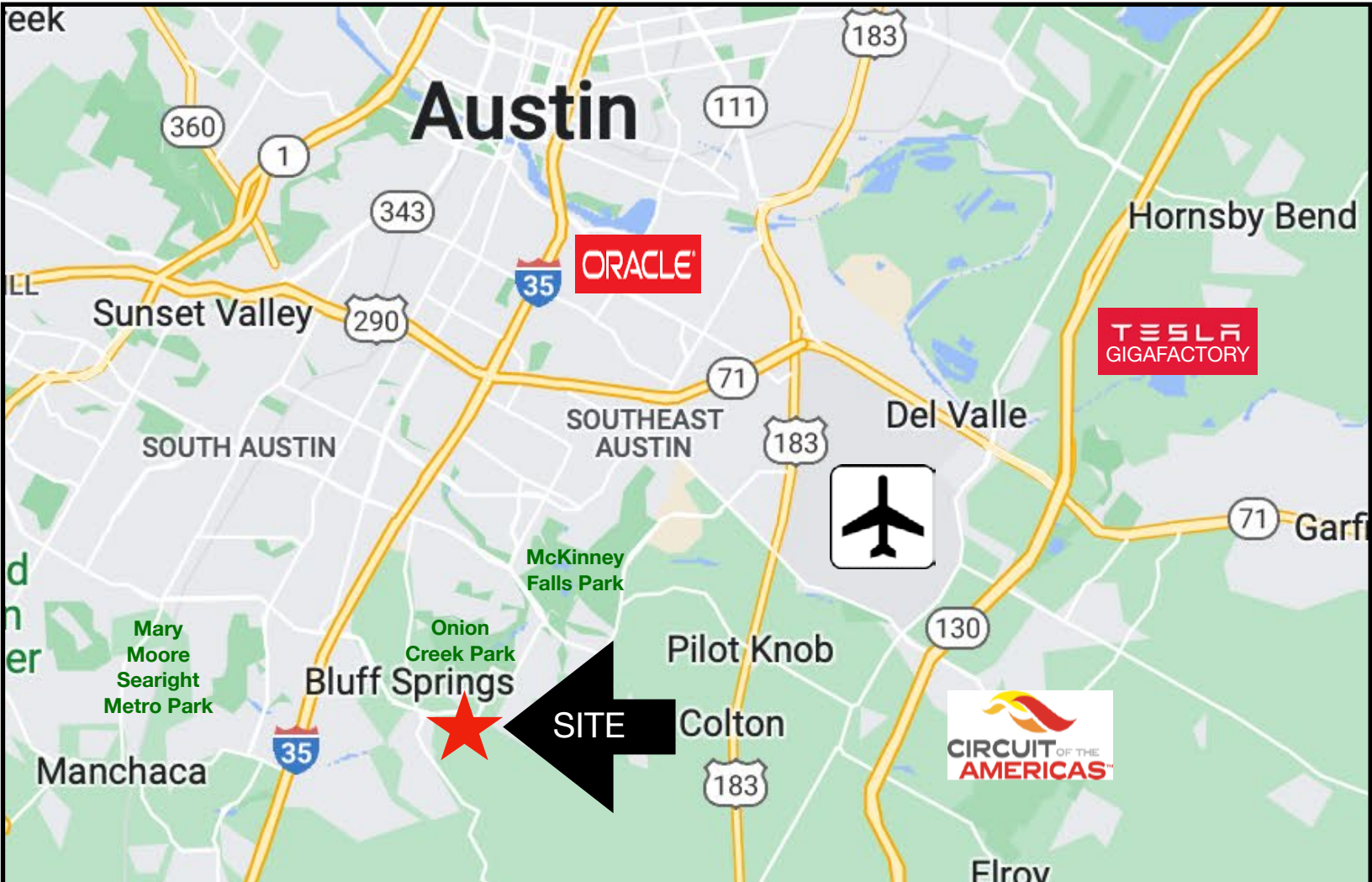
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

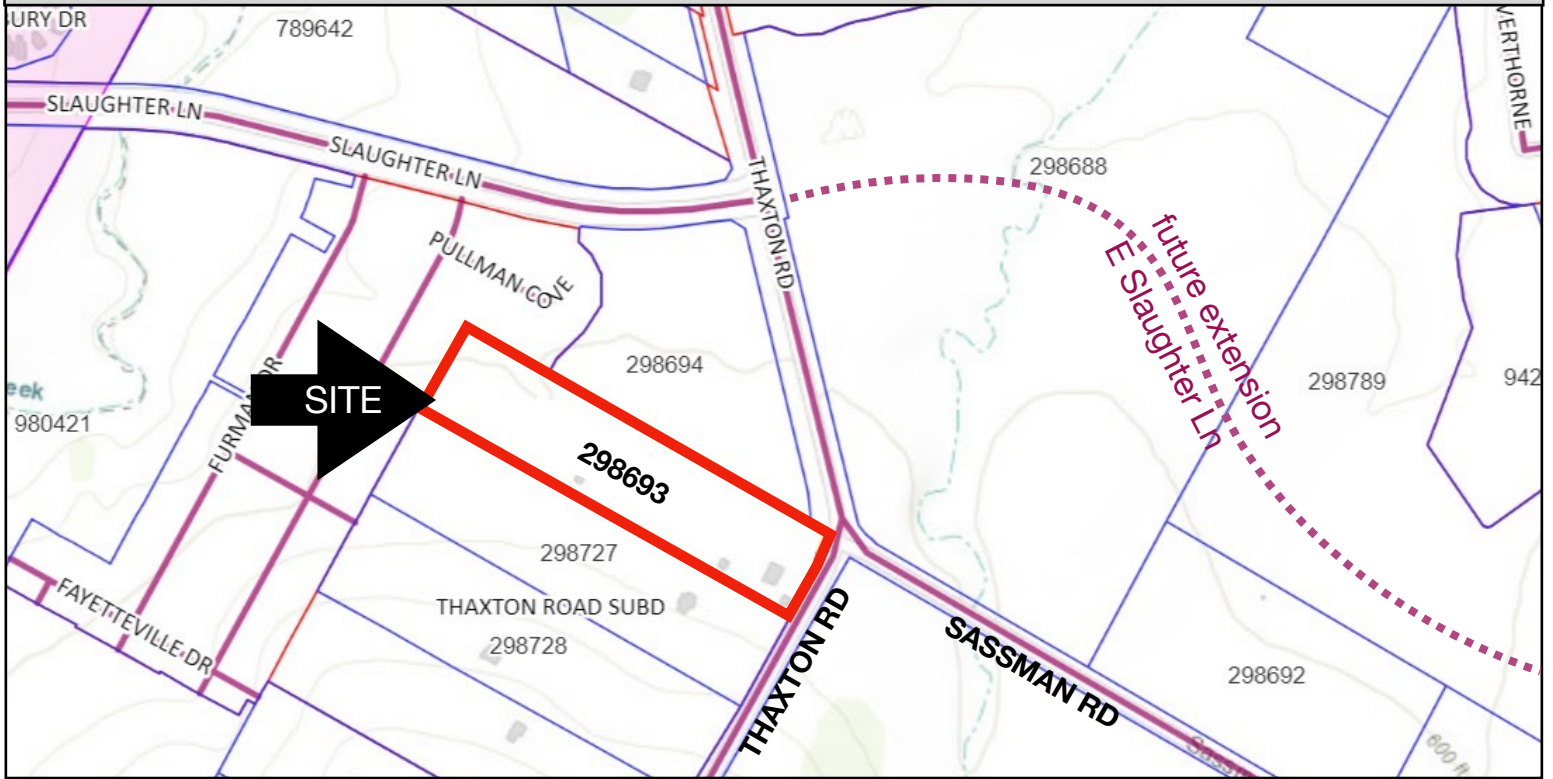
201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

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TRAVIS COUNTY APPRAISAL DISTRICT



Property Profile

Legend

Property

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION

Jurisdictions Fill

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION

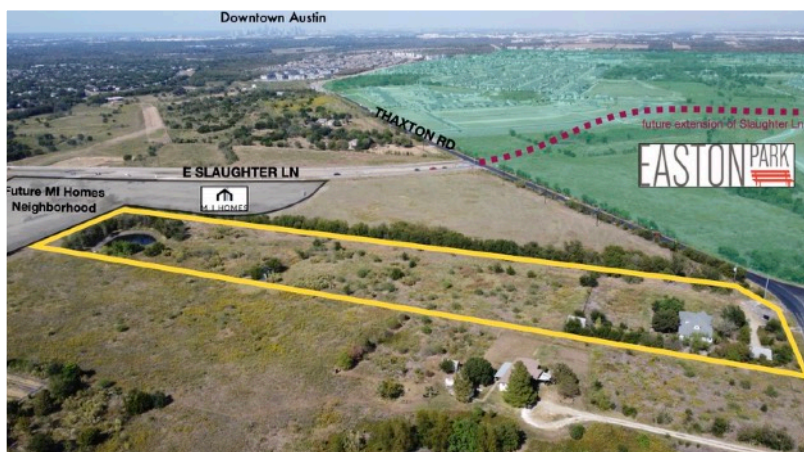
Notes

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9004 Thaxton Rd., Austin, TX 78747
± 2,445 sf (TCAD)



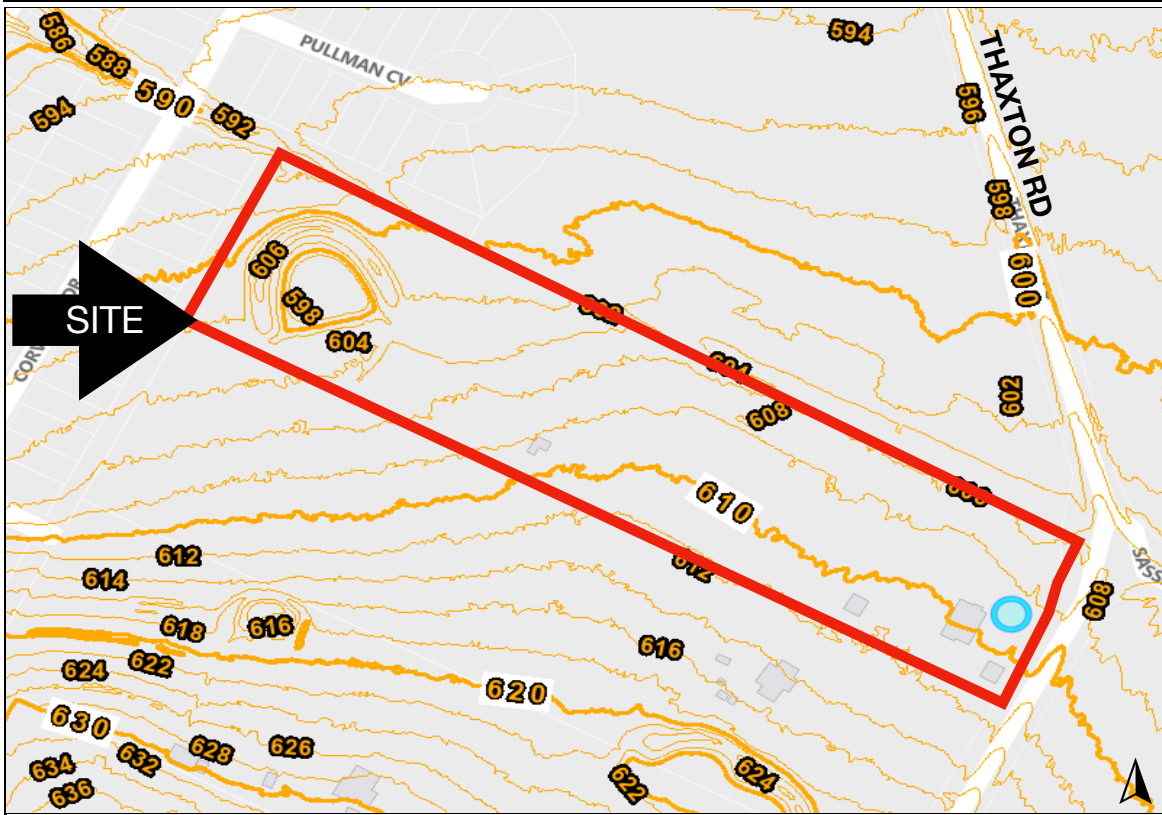
9004 Thaxton Rd., Austin, TX ± 8.37 Acres (TCAD)





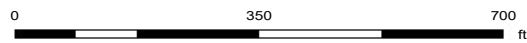
Property Profile

9004 Thaxton Topography Map



Legend

- Planimetrics Survey 2
- Contours Year 2021
- 2 Ft Contours
 - 10 Ft Contours
 - 10 Ft Contours



9/24/2024

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Notes

National Flood Hazard Layer FIRMette



97°44'7"W 30°8'47"N



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

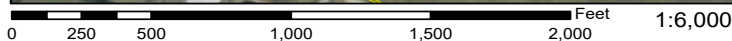
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage 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
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

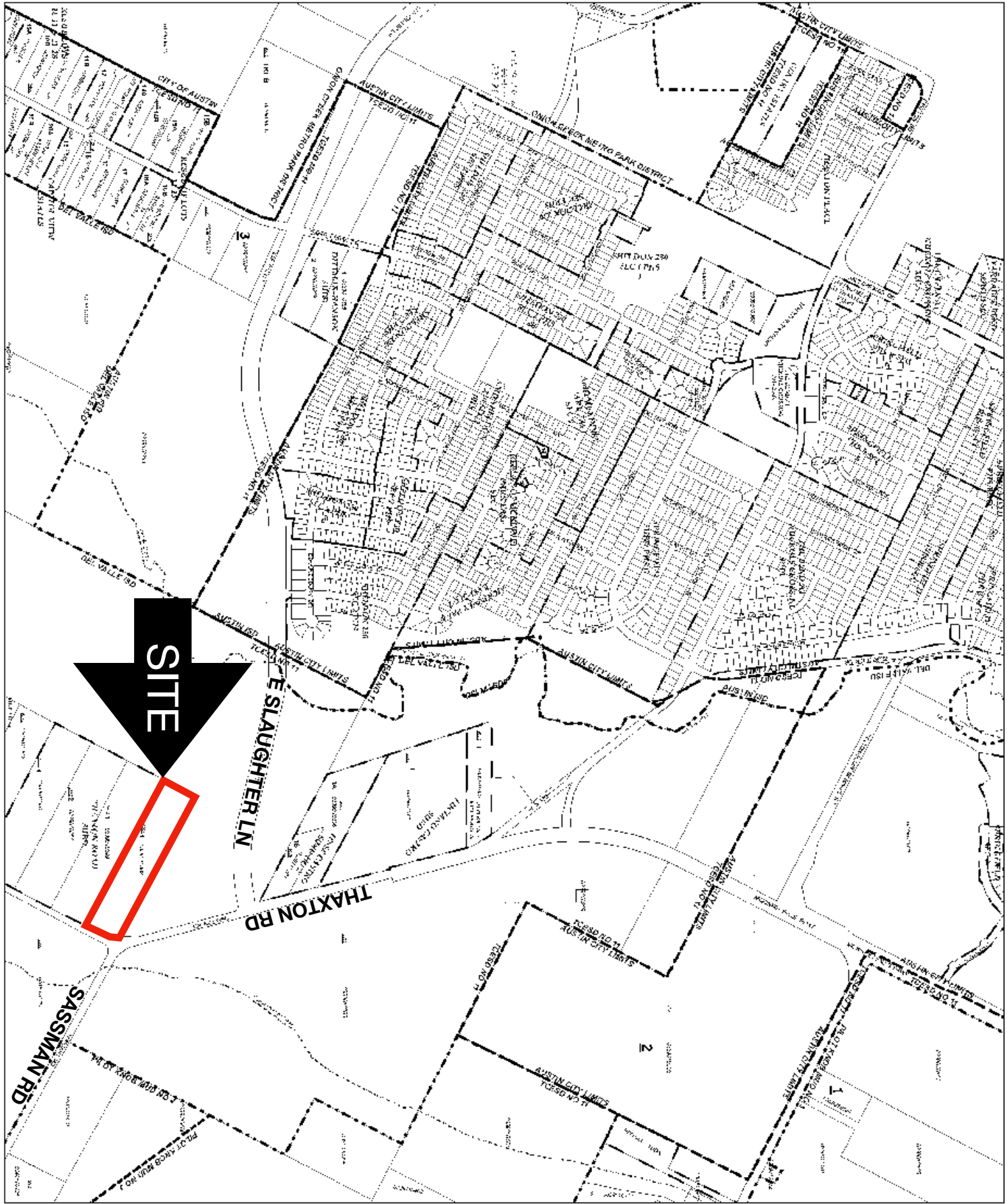
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/24/2024 at 3:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Basemap Imagery Source: USGS National Map 2023



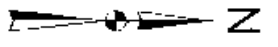
33901

Revision Date:
3/30/2015

0 400 Feet



NAD 1983 StatePlane
Texas Central FIPS 4203 Feet
Projection: Lambert_Conformal_Conic



This plat was prepared solely for the use of the
Area created by these subdivisions. The appraiser,
and the County Assessor, are not responsible for
any errors or omissions. The plat is drawn from the
information provided by the owner. The plat is not
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Assessor, and the County Clerk are not responsible
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for any errors or omissions.

Travis Central Appraisal District
6614 Cross Park Drive P.O. Box 140012
Austin, Texas 78721 Austin, Texas 78714
Internet Address: www.travisCAD.org
24hr. Telecare: 1-800-251-2347
Appraisal: 512-478-6418
TDD: 512-478-3226



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date