



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.



Future
Mixed Use

Goodnight
Ranch

900 Apts
Retail
M/I
Homes

Easton
Park

H-E-B

MF

MF

MF

Retail

Retail

Retail



Athana Silversmith

MUSTANG SHOTCRETE PLASTER

Verona Muse Beatty Studio

Cassin Rd

Cassin Rd

Cassin Rd

M.H. Homes Marble Creek Crossing

Perimeter Dr

Chickadee Dr

Cassin Rd

Cassin Rd

Perimeter Dr

Cassin Rd

Cassin Rd

Dynamic Site Solutions

Image © 2025 Airbus

Google Earth



Imagery © 2025 Airbus

Thaxton Road

3 of 4

☆ Thaxton Road

Type: Roadway

Status: Design

Project Description: Widen existing 2 lane roadway to a 4 lane roadway with bike lanes and sidewalks from McKinney Falls Pkwy to Sassman Rd. Currently performing design adjustments and COA permitting.

Total Estimated Cost: \$7,931,088

Project Manager:
Chiang Lee, P.E.
512-854-7585, Chiang.Lee@traviscountytx.gov

Funded?: Yes

Funding Source: Funding from 2019 CO's

Commissioner & Precinct: Margaret Gomez (Pct 4)

[Zoom to Feature](#) [Add to Results](#)













FURMAN DR

BOZEMAN DR

CORVALLIS DR

CORVALLIS DR

CORVALLIS DR

OPEN SPACE DRAINAGE WATER QUALITY EASEMENT





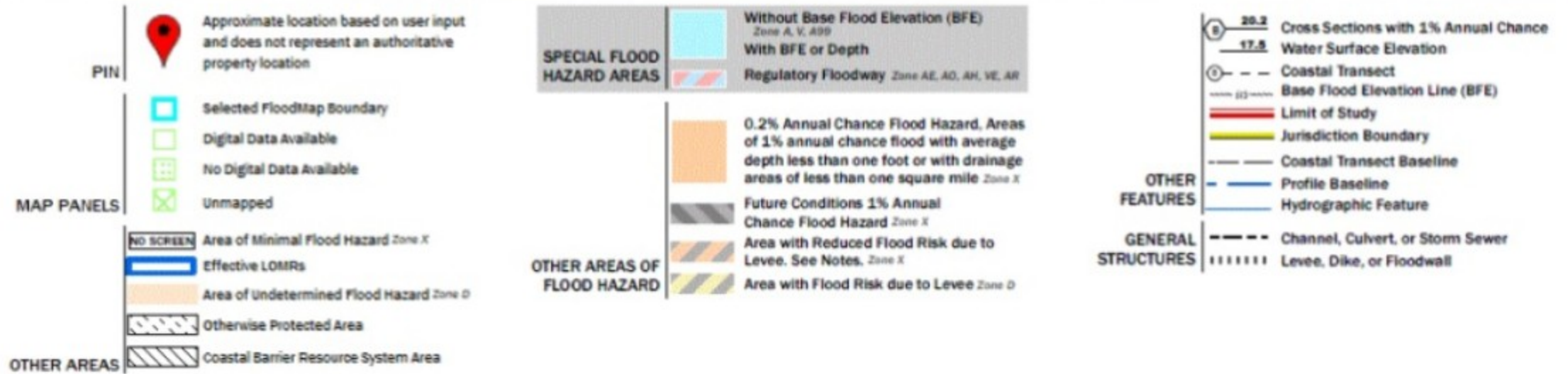






USGS, USDA, The National Map: Orthoimagery. January 09, 2025.

Powered by Esri



+
-
Home
Location

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



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

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')

BUYER: DANIEL S. POOLE

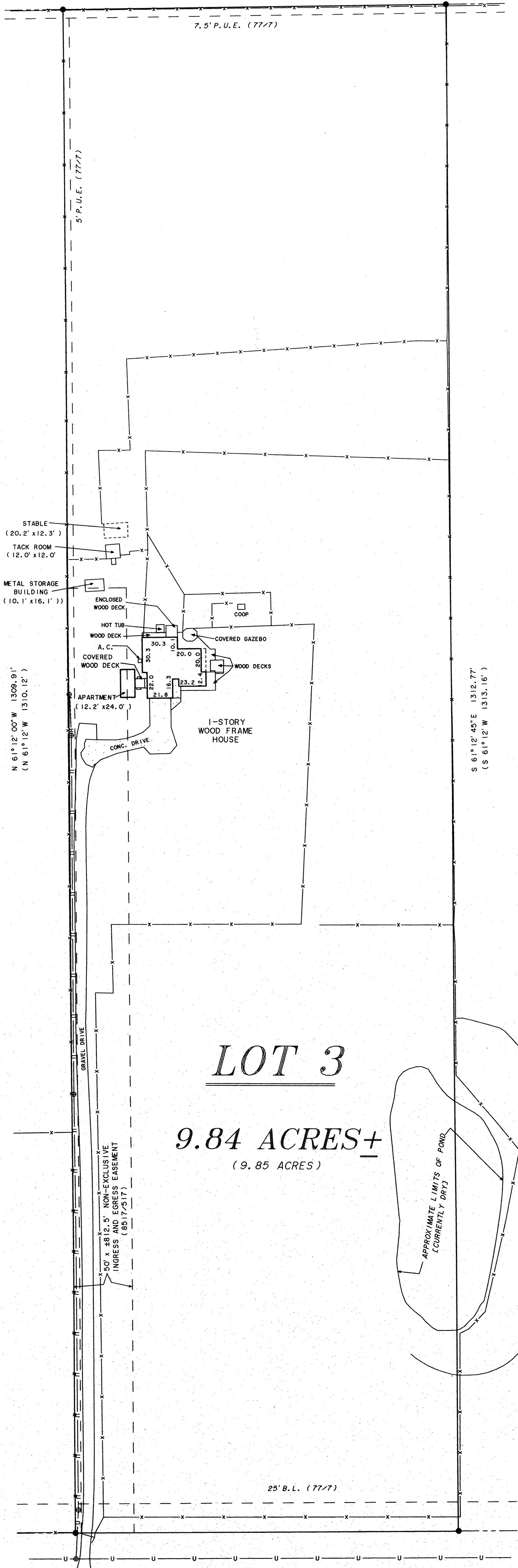
LEGAL DESCRIPTION: Lot Three (3), THAXTON ROAD SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 77, Page 7, Plat Records of Travis County, Texas, also locally known as 9112 Thaxton Road, Austin, Texas

LOT 4

LOT 2

LEGEND

● IRON ROD FOUND



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.

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 DANIEL 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.

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

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

G.F. 11-119350-AM
 DATE August 10, 2011
 SCALE 1" = 50'
 FB/P6 299/9-10
 J.O.# 080611



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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-B	will@w3commercial.com	512-924-1074
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
William Edward Withers	539100-B	will@w3commercial.com	512-924-1074
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date