



John B. Sanford Real Estate

For Sale—12.02 Acres

7300 Niederwald Strasse Unit A, Niederwald TX 78640

Price: \$795,000—Owner Financing Available

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 Neiderwald 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

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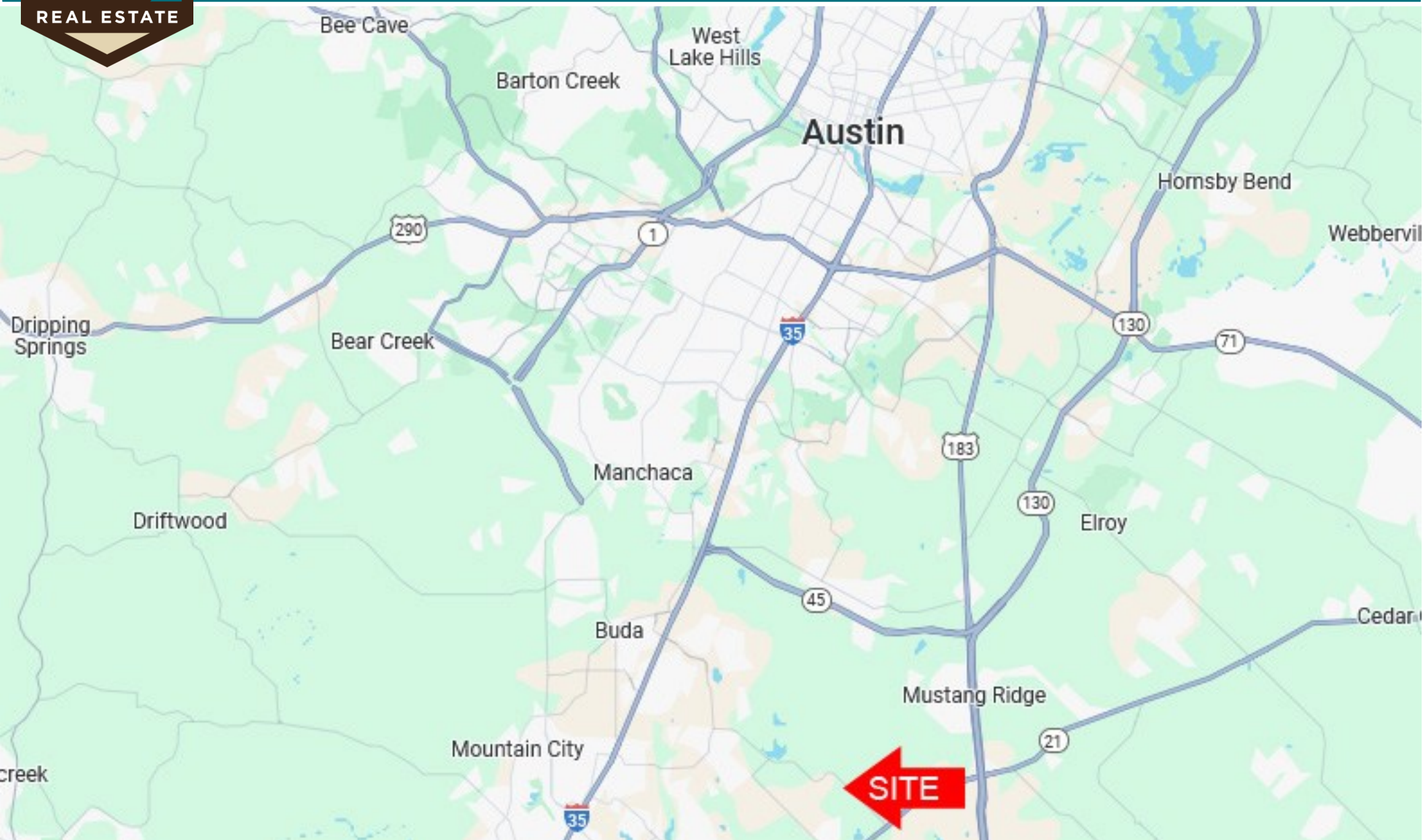
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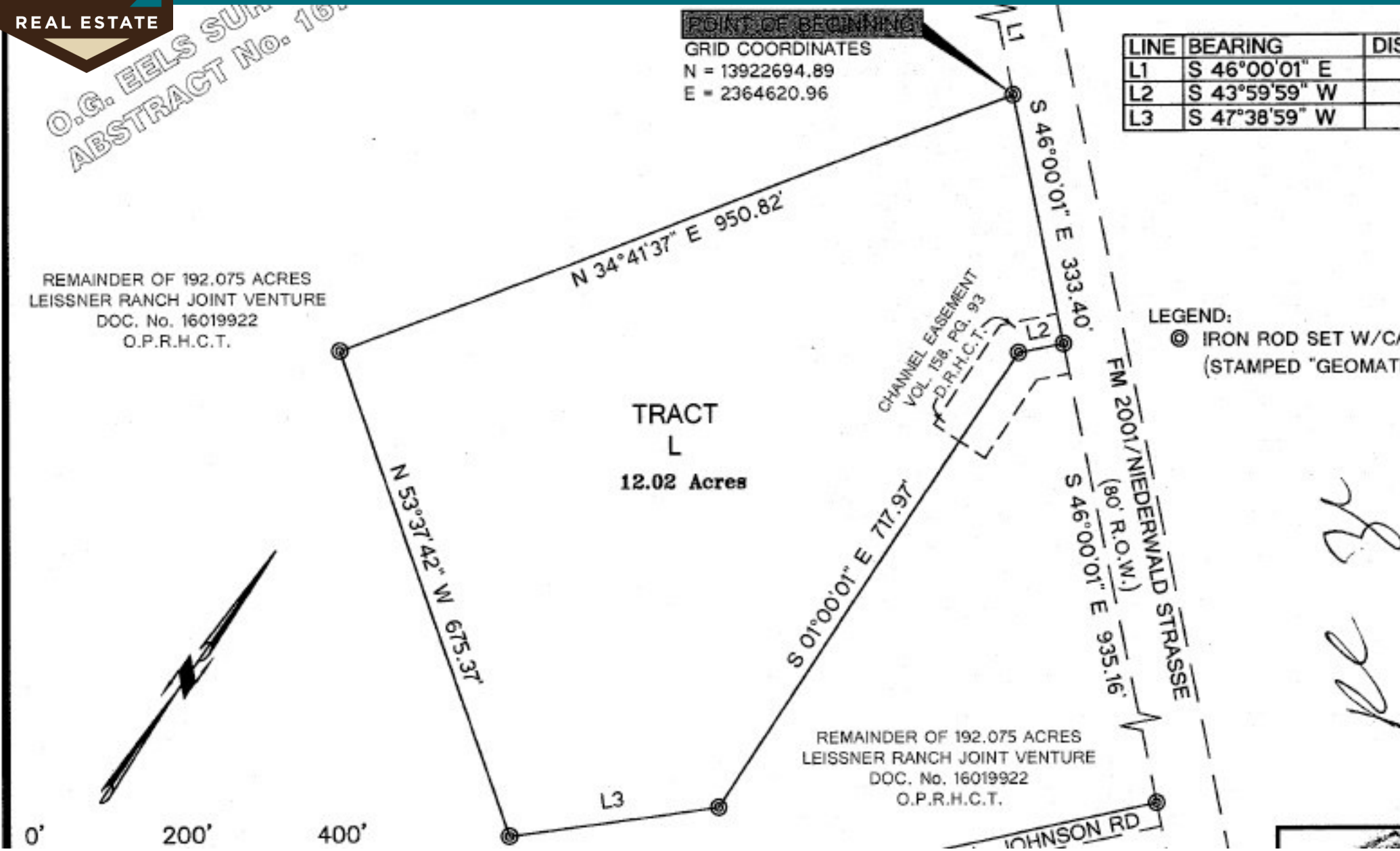
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