

FOR SALE - *Goodnight* - RETAIL SITE

Slaughter Lane @ Vertex Blvd., Austin, Texas 78747



LOCATION Located at the SWC of Slaughter Ln and Vertex Blvd.

SIZE ±5.7 Acres

FRONTAGE/ACCESS ±580 feet of frontage on Slaughter Ln and ±554 feet of frontage on Vertex Blvd.

ZONING PUD - Planned Unit Development

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

URL GoodnightATX.com

SCHOOL DISTRICT Blazier Elementary (6 star rated)
Blazier Intermediate School
Akin High School

TRAFFIC COUNT 21,187 VPD (TXDOT 2022)

DRONE VIDEO https://youtu.be/ZYc_lgAQDW8

UTILITIES All Available - City of Austin

DEMOGRAPHICS (2023)	1 mi	3mi	5mi
Estimated Population	10,418	78,294	172,967
Estimated Households	3,506	30,201	68,485
Average Household Income	\$100,057	\$93,509	\$106,575

[\(Click here for full demographics\)](#)

PRICE \$28.00 psf (for up to 70,000 sf of GBA on site)

COMMENTS Located in Goodnight Austin, winner of the 2023 master-planned community of the year award by the Austin Business Journal, where there are approvals for 6,300 residential units and 700,000 sf of commercial space. South Park Meadows is approximately 1.5 miles away at IH-35 and Slaughter Lane and offers full retail support services. The developers of Goodnight Austin have created a Park District, which includes a 3 mile jogging trail throughout the development and an Education Fund to benefit the residents.

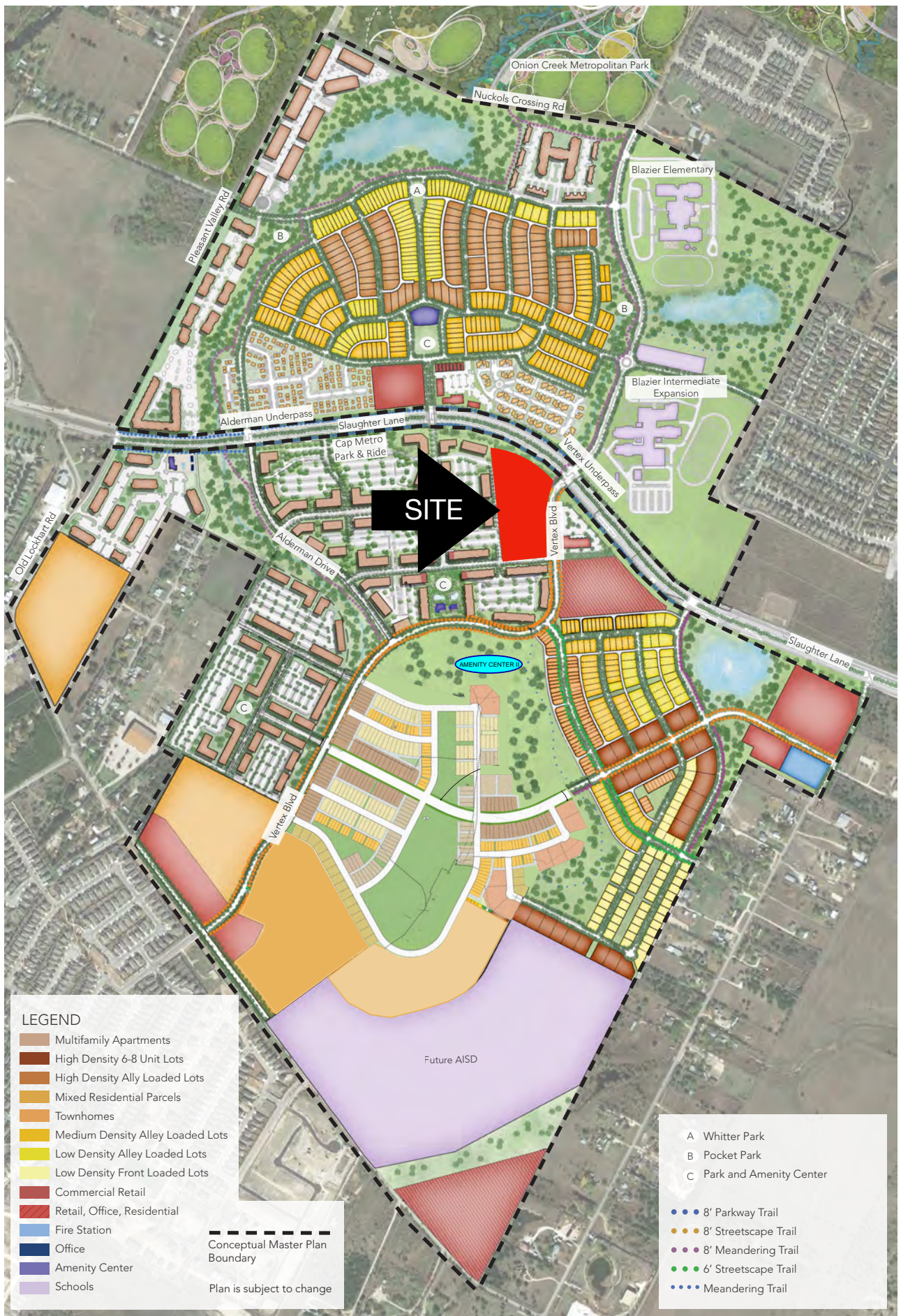
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

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Conceptual Master Plan Goodnight Ranch

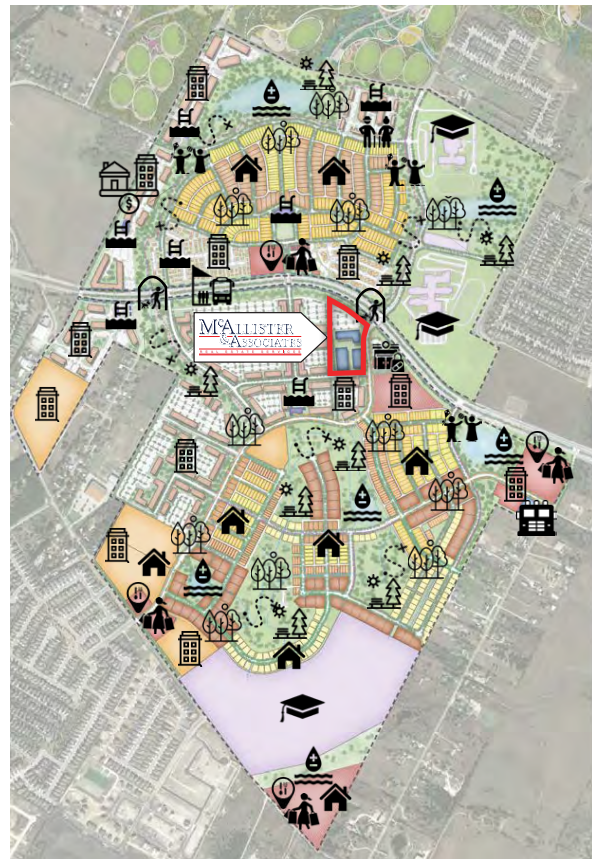
Plan is subject to change



Scale: 1" = 600'
10.10.2023

- Open Space** ●
- ☀️ Parks
 - 🚶 Trails
 - 👶 Play
 - 💧 Water Quality
 - 🏊 Private Amenities - Pools
 - 🌳 Trees - Parks, street trees, builder installed trees
 - 🚶 Pedestrian Underpass

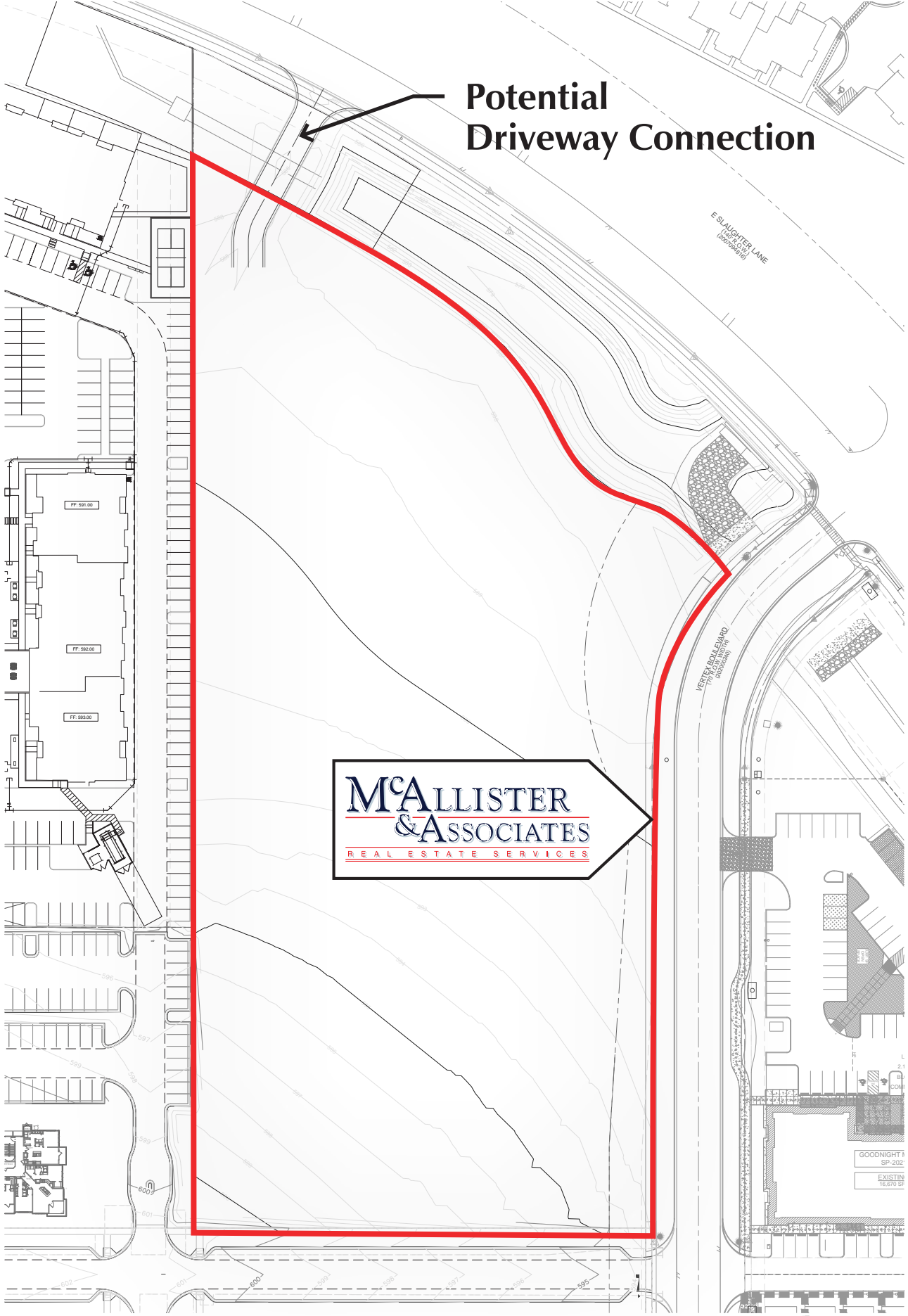
- Neighborhood Services** ●
- 👤 Town center
 - 🛍 Shopping
 - 🏪 Retail
 - 🏥 Medical
 - 🦷 Dental
 - 🛒 Grocery
 - 🍽 Restaurants



- **Education**
- Elementary School
 - Intermediate School
 - High School - Future
- **Housing**
- Affordable Housing
 - Single Family for Rent
 - Diversified Housing
 - Townhomes
 - Duplex
 - Single family
 - Senior Living
- Civic**
- Fire Station
 - CapMetro Park and Ride



Potential
Driveway Connection



FUTURE VISION PLAN OUT OF DISTRICT OCMPD



IN-DISTRICT OCMPD





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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
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