

FOR SALE - GOODNIGHT RANCH SITES

Austin, TX 78747



LOCATION Located along Vertex Blvd. just south of the East Slaughter Ln. and Vertex Blvd intersection.

APPROXIMATE SIZE SITE 4: ±12.9 Acres SITE 7: ±14.91 Acres
SITE 5: ±4.17 Acres SITE 10: ±1.51 Acres
SITE 6: ±4.01 Acres SITE 11: ±1.52 Acres

UTILITIES All Available - City of Austin

ZONING PUD - Planned Unit Development
(click [here](#) for a copy)

URL GoodnightATX.com

FLOOD HAZARD Except for site 4, no portion of the Property is in the FEMA 100-year floodplain.

DEMOGRAPHICS AT SLAUGHTER/VERTEX INTERSECTION

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

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

SCHOOL DISTRICT Austin ISD
Blazier Elementary (6-star rated)
Blazier Intermediate School
Akins High School

PRICE Site 4: \$3,000,000.00
Site 5: \$28 psf (for up to 70,000 sf of GBA)
Site 6: \$20 psf (for up to 75,546 sf of GBA)
Site 7: \$35,000 per unit (Min. 190 units)
Site 10: \$30 psf (for up to 5,000 sf of GBA)
Site 11: \$25 psf (for up to 12,000 sf of GBA)



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 1.75 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.

CONTACT Spence Collins

Office: (512) 789-0909

Spence@matexas.com

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

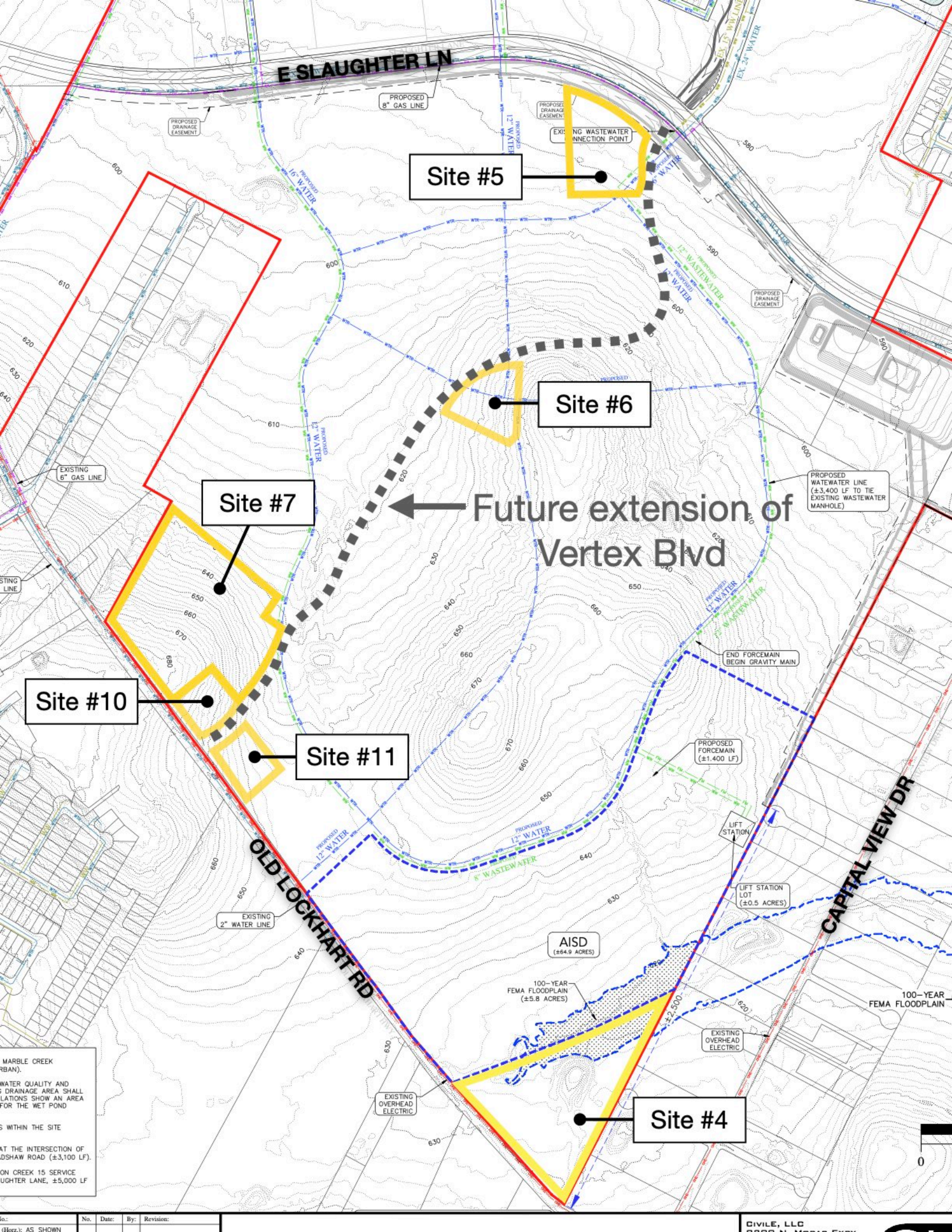
201 Barton Springs Road Austin, Texas 78704

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

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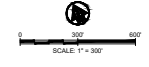
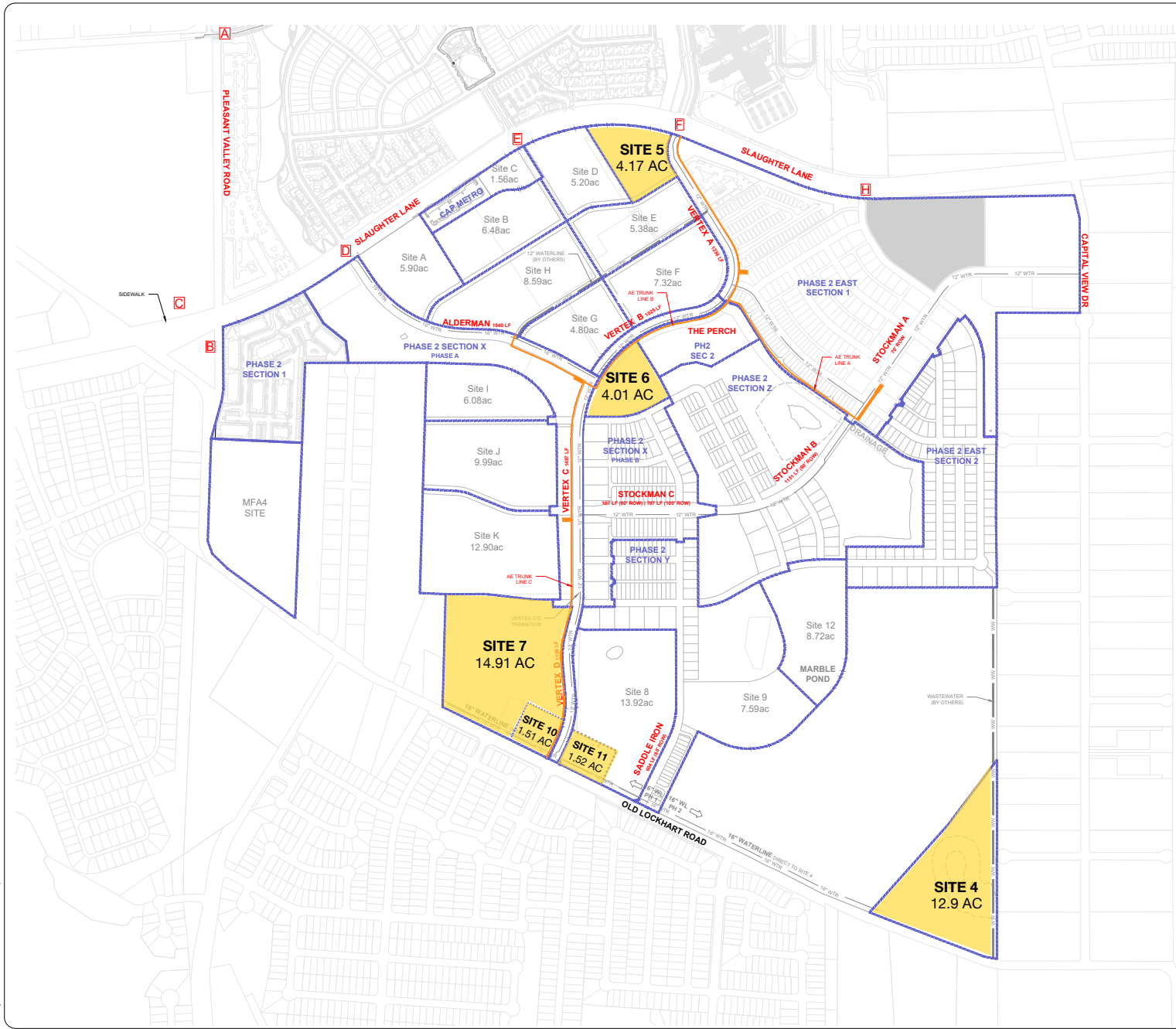


- SITE 4** - ± 12.9 Acres
- SITE 5** - ± 4.17 Acres
- SITE 6** - ± 4.01 Acres
- SITE 7** - ± 14.91 Acres
- SITE 10** - ± 1.51 Acres
- SITE 11** - ± 1.52 Acres



MARBLE CREEK (URBAN).
 WATER QUALITY AND
 DRAINAGE AREA SHALL
 SHOW AN AREA
 FOR THE WET POND
 WITHIN THE SITE
 AT THE INTERSECTION OF
 DSHAW ROAD (±3,100 LF).
 ON CREEK 15 SERVICE
 UGHTER LANE, ±5,000 LF

No.	Date:	By:	Revision:



LEGEND

Overall Phasing	Subdivision Sections (Pink)
Trunks and Trunk Line Allocations	Trunks and Trunk Line Allocations
Infrastructure Allocations	Infrastructure Allocations
AE Trunk Line	AE Trunk Line
AE Vista Gear Location	AE Vista Gear Location
Informational Only	Informational Only

- NOTES:**
1. SITE LAYOUT AND PHASING IS CONCEPTUAL AND SUBJECT TO CHANGE IN FINAL DESIGN.
 2. TRUNKS SHOWN ARE PART OF THE PLAN SETS THAT ARE APPROVED OR IN FINAL DESIGN.
 3. SITES IDENTIFIED BY LETTERS ARE PART OF THE OPTION TRACT. SITES IDENTIFIED BY NUMBERS ARE NOT.

TRANSPORTATION IMPROVEMENTS				
Phase	Location	Improvement	Developer Requirement *	Improvement Trigger
C	Slaughter Lane from Bull Springs Road to Old Lockhart Highway / Pleasant Valley Road	Construct sidewalk on north side		
D	Slaughter Lane & Old Lockhart Highway / Pleasant Valley Road	Install traffic signal and construct eastbound left-turn lane and westbound left-turn lane	Construct as part of site plan	First site plan in Phase 1
A	Pleasant Valley Road / Nuckolls Crossing Road / Driveway A	Install all-way stop control		
F	Slaughter Lane & Vertex Driveway / Driveway F	Install traffic signal and construct southbound, eastbound, and westbound left-turn lanes	Construct as part of site plan	First site plan in Phase 2
D	Slaughter Lane & Driveway D	Install traffic signal	Construct as part of site plan	First site plan in Phase 3
E	Slaughter Lane & Driveway E	Install traffic signal	Construct as part of site plan	First site plan in Phase 4
G	Slaughter Lane & Driveway H	Install traffic signal	Construct as part of site plan	First site plan in Phase 5

* NOTE: CITY OF AUSTIN MEMORANDUM FOR THE GOODNIGHT RANCH PUD AND AMENDMENT - VIA FINAL MEMO TABLE IS MODIFIED. THE TABLE HAS BEEN MODIFIED TO INCLUDE THE DRIVEWAY NAMES REFERENCED IN THE MEMORANDUM AND REMOVE THE CROSSED OUT LINEWORK.

14.00 - 11/15/2024
 13.00 - 11/15/2024
 12.00 - 11/15/2024
 11.00 - 11/15/2024
 10.00 - 11/15/2024
 9.00 - 11/15/2024
 8.00 - 11/15/2024
 7.00 - 11/15/2024
 6.00 - 11/15/2024
 5.00 - 11/15/2024
 4.00 - 11/15/2024
 3.00 - 11/15/2024
 2.00 - 11/15/2024
 1.00 - 11/15/2024

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