

FOR SALE: DRIVE THRU RETAIL SITES



SWC E. Slaughter Ln & Vertex Blvd, Austin, TX 78747

LOCATION Hard corner, SW corner of E. Slaughter Ln & Vertex Blvd within Goodnight Ranch master-planned community. Southpark Meadows ±1.75 miles away; surrounded by entitled 6,300-home / 700,000 SF commercial buildout.

SIZE
A - ±1.5 Ac.
B - ±1.377 Ac.
C - ±1.023 Ac.

FRONTAGE/ ACCESS Approximately 580' on E. Slaughter Ln. Approximately 554' on Vertex Blvd.

UTILITIES All utilities available — City of Austin (Austin Energy, Austin Water).

DEMOGRAPHICS [Click here to download full report](#)

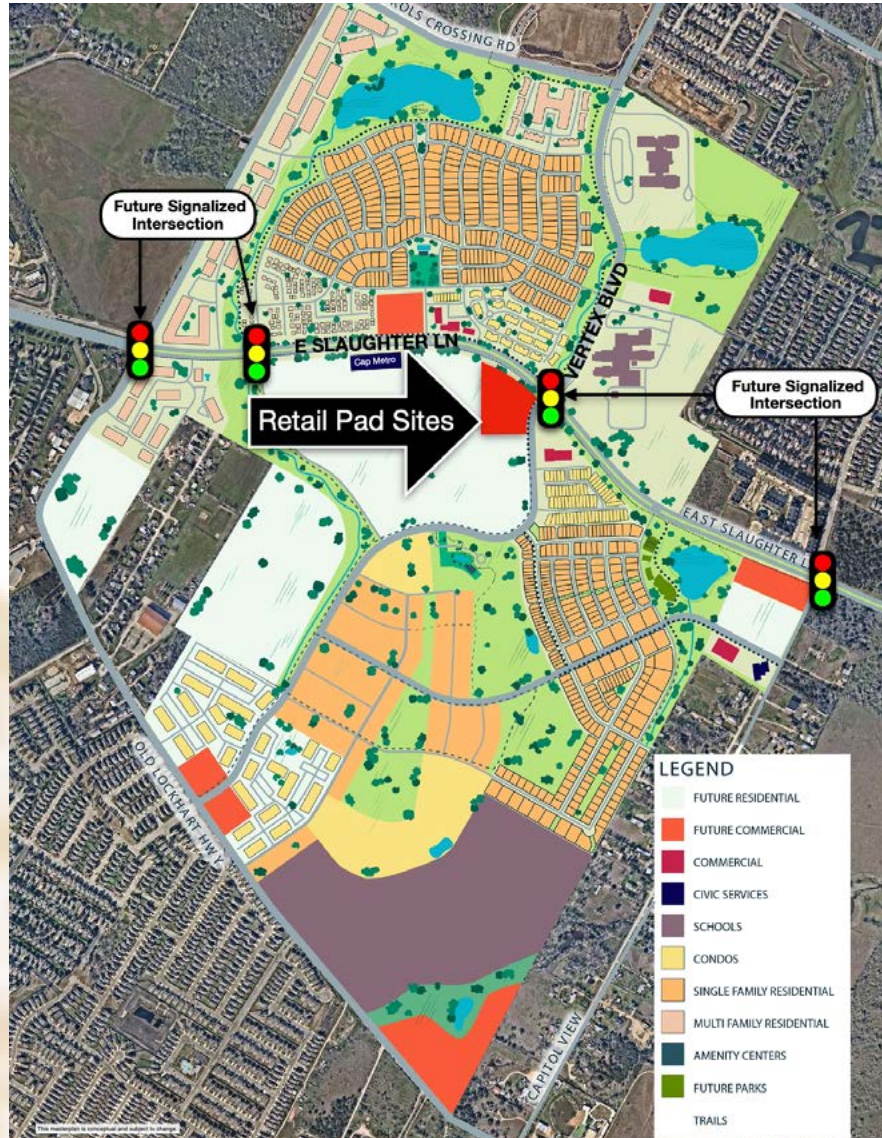
	2 Miles	3 Miles	5 Miles
2024 Population:	30,261	70,718	164,462
Avg HH Income:	106,997	106,567	109,284

ZONING PUD (Planned Unit Development)

TRAFFIC COUNTS
38,104 AADT on E Slaughter and Bluff Springs (TXDOT 2024)
48,277 AADT on E Slaughter and IH35 (TXDOT 2024)

FLOOD HAZARD No portion of the Property lies within the FEMA 100-year floodplain.

PRICE
"A" QSR Site: \$37.00 PSF
"B" Bank Site: \$27.50 PSF
"C" QSR Coffee Site: \$30.00 PSF



COMMENTS

Prime hard-corner retail sites at the gateway intersection of a 700+ acre master-planned community named Austin Business Journal's 2023 Master-Planned Community of the Year. Three pad configurations available (QSR, bank, coffee shop) with strong drive-thru potential. Residential rooftops surround the site with 6,300 homes entitled; 3-mile trail system and Onion Creek Metro Park District amenities nearby support durable daily-needs demand.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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Community Guide

Goodnight Ranch

www.liveatgoodnight.com



Welcome to Goodnight Ranch, an award-winning tight-knit, mixed-use residential community located in Southeast Austin. Our modern homes are nestled between tree-lined streets, convenient amenities, and wide open spaces, creating both a connected hub and an everyday escape. Wake up to the dream at Goodnight Ranch.

2025 TAX INFORMATION

Travis County	0.375845
City of Austin	0.524017
Austin ISD	0.9252
Travis Co Hospital	0.118023
ACC	0.1034
Onion Creek Metro	0.30
Park District (OCMPD)	
2025 TOTAL TAX	2.346485 per \$100

HOA

Closing Fees:	
Resale Package	\$375
Transfer Fee	\$340
Working Capital	
SF Home	\$300
Condo	\$150
Community Enhancement	
Fee	0.3% Purchase Price
Maintenance Dues:	\$120/QTR

SCHOOL DISTRICT: AISD

Blazier Elementary	512.841.8800
Blazier Intermediate	512.841.8800
Paredes Middle	512.841.6800
Akin Early College HS	512.841.9900

EMERGENCY

Austin Police Dept	311 or 512.974.2000
Austin Fire Dept	512.974.0130
Austin-Travis CO EMS	512.972.7200

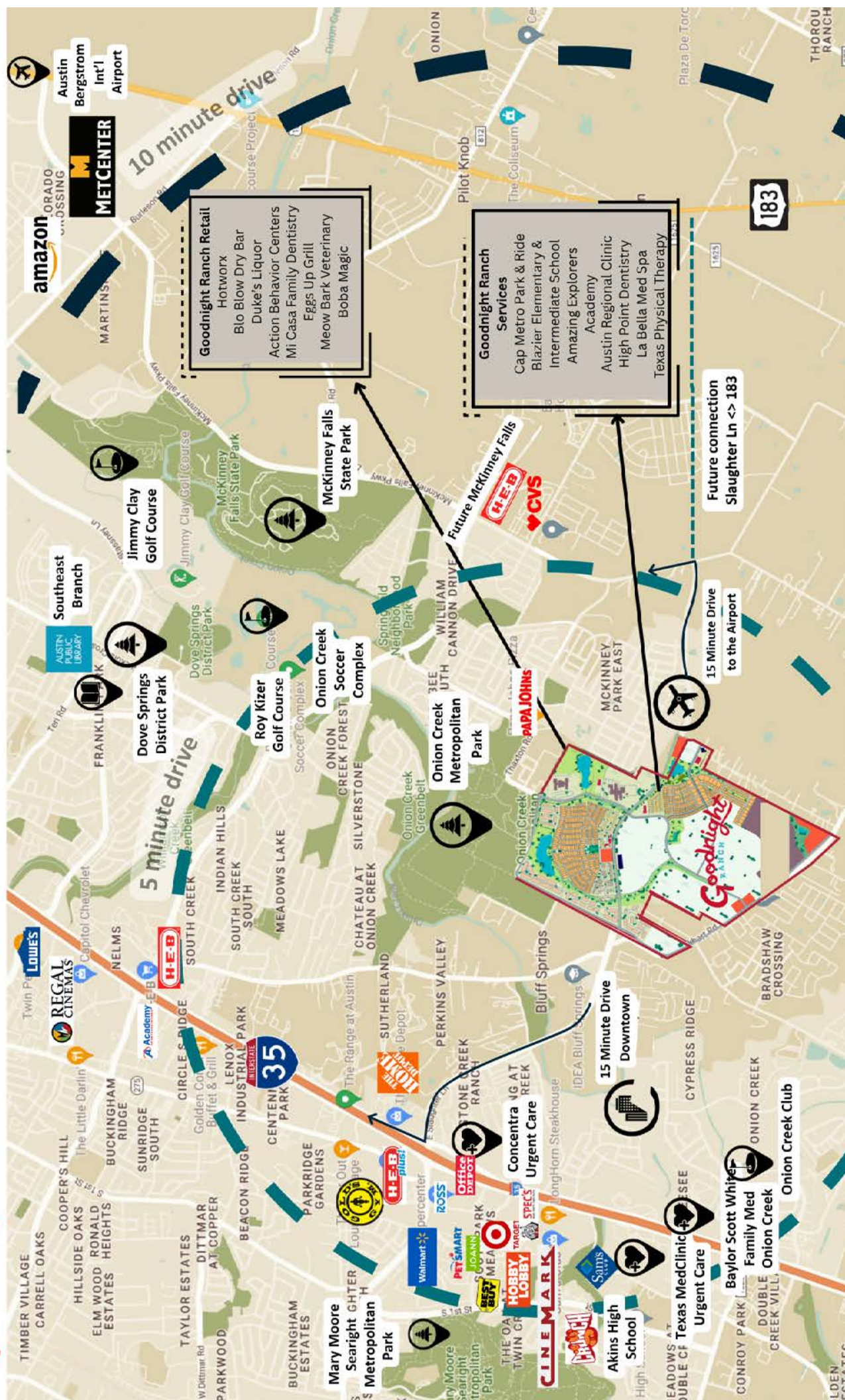
UTILITIES

Electricity: Austin Energy	512.494.9400
Water/Wastewater: Austin Water	512.494.9400
Trash/Recycling: Austin Resource Recovery	512.974.2000 or 3-1-1
Phone/Cable/Internet:	
Spectrum	512.485.5555
AT&T	800.288.2020

Goodnight Ranch offers resort-style and daily-life amenities including a community pool and shaded pavilion, creative playscapes, pocket parks, ponds, native-landscaped trails, safe below-grade pedestrian crossings, access to 120 acres of internal open space and 550 acres nearby Onion Creek park, onsite early education and walkable schools, neighborhood medical and dental providers, fitness and beauty services, veterinary care, self-storage, CapMetro Rapid access, a planned transit station, Austin Fire/EMS Station 53 and a future amenity center.



Neighborhood Proximity



E Slaughter Ln

Goodnight RANCH

Site 5 Conceptual Site Plan

03/17/2026

Site C

QSR Coffee
±875 sq

Joint Access Drive

±8 parking spaces

Site A

±4,500 sf

±45 parking spaces

Site B

Bank
±3,250 sf

±20 parking spaces

Joint Access Drive

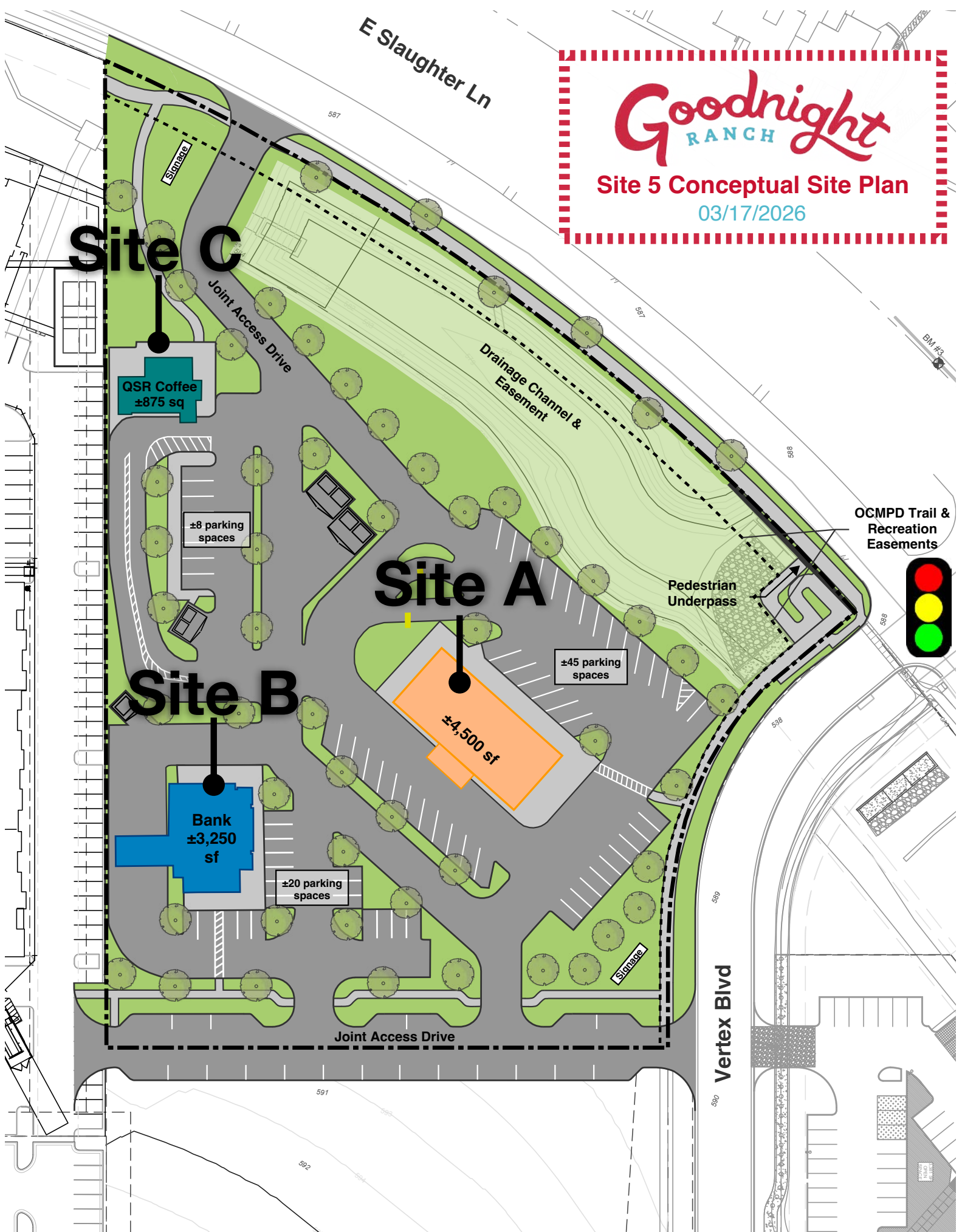
Drainage Channel & Easement

Pedestrian Underpass

OCMPD Trail & Recreation Easements



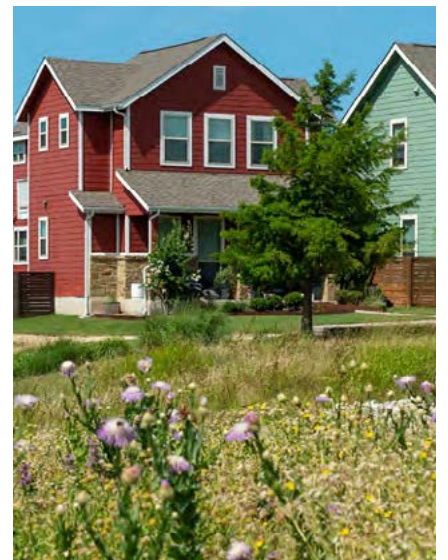
Vertex Blvd



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.

2-10-2025



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.

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. **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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date