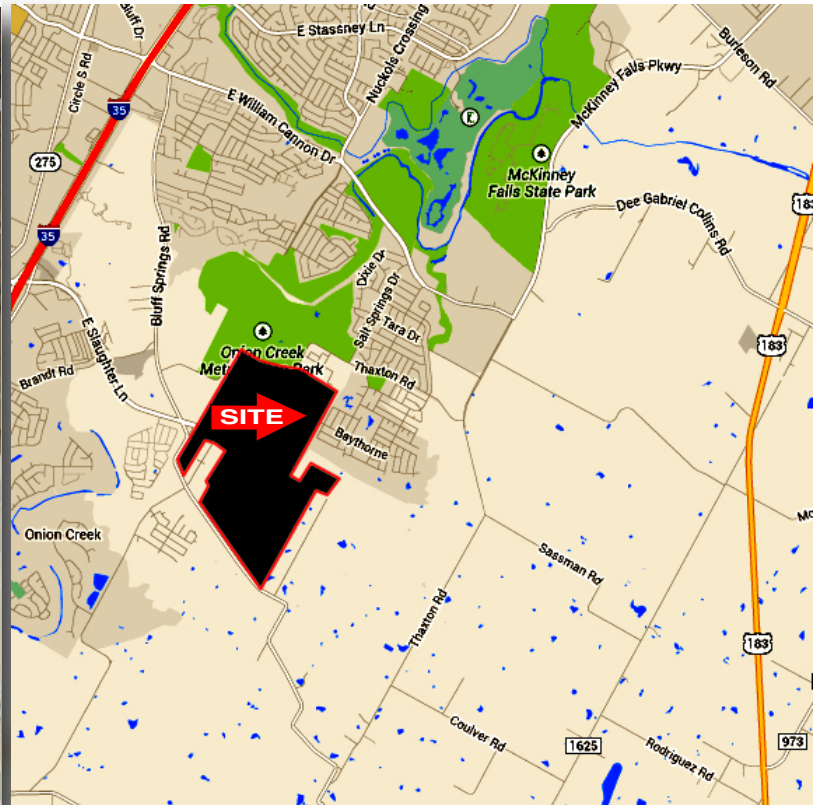


FOR SALE - *Goodnight* AUSTIN CHILD CARE SITE

Northeast corner of Vertex Blvd. and Baythorne Drive,
Austin, Texas 78747



LOCATION This child care site sits between Austin ISD's Blazier Elementary School and the New Blazier Relief School on the northeast corner of Vertex Blvd and Baythorne Drive within the master planned community known as Goodnight Austin in southeast Austin.

SIZE Approximately 1.47 acres

FRONTAGE Approximately 125 feet on Vertex Blvd. and 510 feet on Baythorne Drive

UTILITIES All Available - City of Austin (to be delivered by seller)

ZONING PUD - Planned Unit Development

SCHOOL DISTRICT Austin ISD

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

URL: GoodnightATX.com

JURISDICTION City of Austin

PRICE \$995,000.00

TERMS Cash to seller or Build-to-Suit opportunity.

COMMENTS This child care site sits within Austin's newest master planned community Goodnight Austin, where there are approvals for 6,200 residential units and 620,000 sf of commercial space within. Austin ISD's Blazier Elementary educates approximately 975 students grades K-5 and is next door to this site. Immediately to the south of this site is the new Blazier Relief School (opened July 2020). Goodnight Austin's North phase of lots (+/- 350) on the west side of Vertex Blvd. has sold out. The developers of Goodnight Austin have created a Park District and an Education Fund to benefit the homeowners. This site includes off-site detention and water quality.

To view Where to Live in Austin's feature on Goodnight Ranch visit https://youtu.be/n-_lk54JC-Q

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

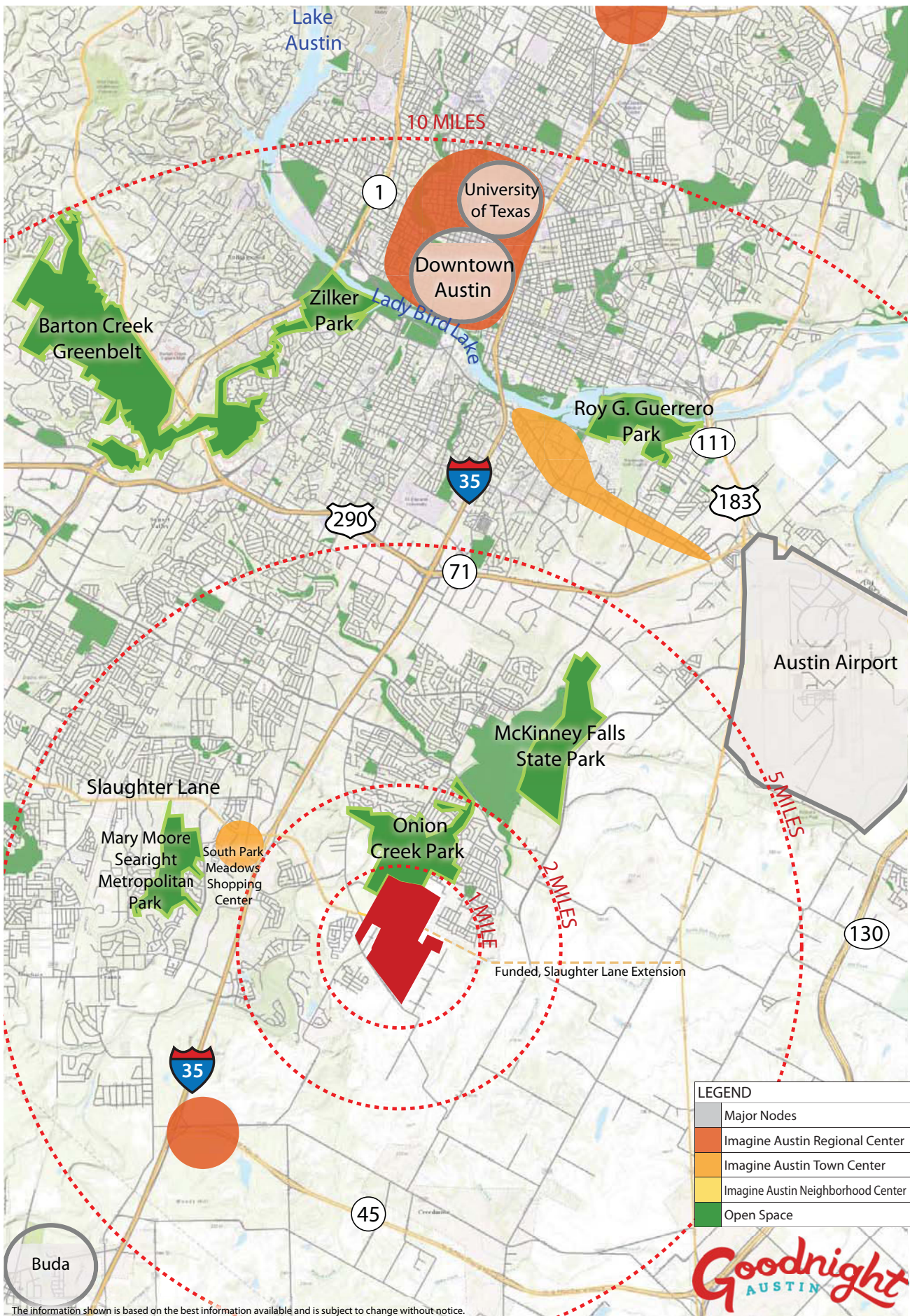
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

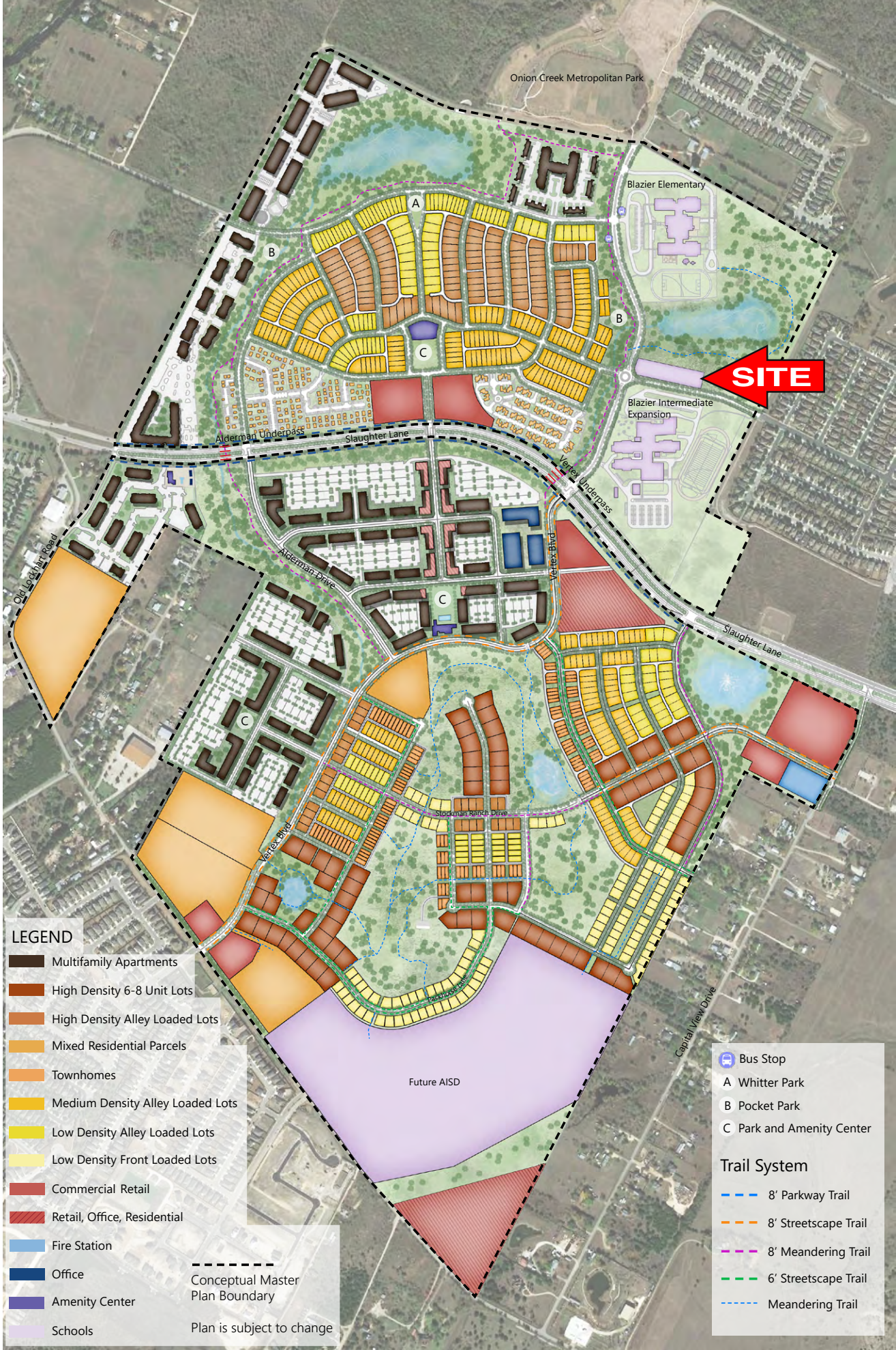
CONTACT Spence Collins

Office: (512) 472-2100

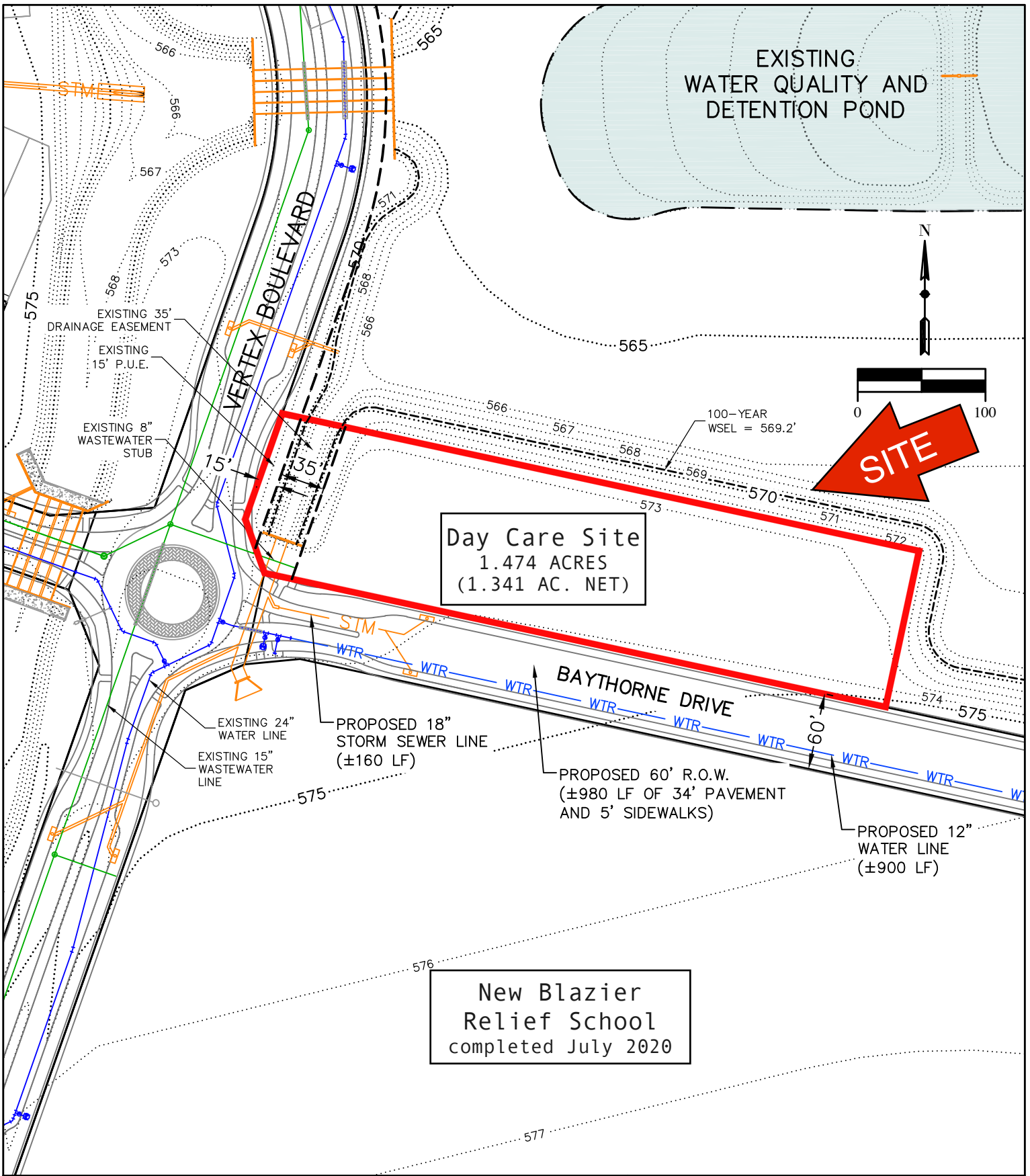
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.





**CONCEPTUAL MASTER PLAN
GOODNIGHT RANCH**



Day Care Site
 1.474 ACRES
 (1.341 AC. NET)

**New Blazier
 Relief School**
 completed July 2020

**GOODNIGHT RANCH
 DAY CARE EXHIBIT**
 AUSTIN, TEXAS

CIVILE, LLC
 8240 N. MOPAC EXPY
 SUITE 125
 AUSTIN, TX 78759
 OFFICE: 512-402-6878
 FAX: 512-402-6947



TEXAS REGISTERED ENGINEERING FIRM F-15581

Job No. 13002	Snapshot:	SHEET NO.
Scale (Horz.): 1"=100'	Scale (Vert.):	01 OF 01
Date: 12/03/15	Reviewed By: LMH Drawn By: GF	



**GOODNIGHT RANCH
PHASE TWO**



GOODNIGHT SECTION 4
DAYCARE LOT

SHEET NO. 01 of 01	Job No.: 13003.08	No.	Date:	By:	Revision:
	Date: 21 JULY 2014				
	Scale (Hor.): AS SHOWN				
	Scale (Vert.): NONE				
	Drawn By:				
	Designed By:				
Reviewed By:					

CIVILE, LLC
 8240 N. MOPAD EXPY
 SUITE 125
 AUSTIN, TX 78759
 OFFICE: 512-402-6878
 FAX: 512-402-6947

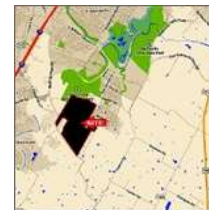
TEXAS REGISTERED ENGINEERING FIRM F-15581

Demographic Summary Report

Goodnight Austin Child Care

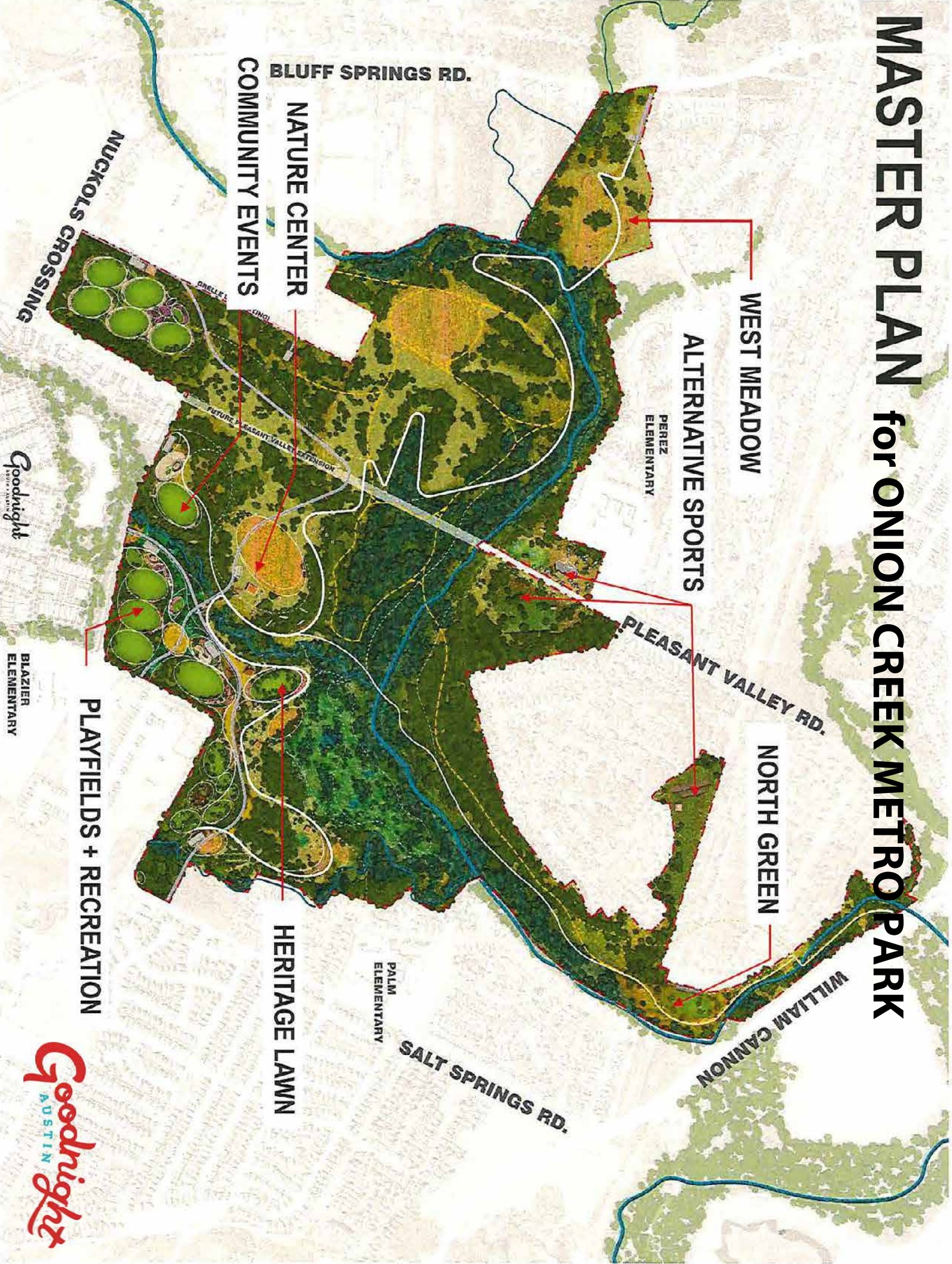
Vertex Blvd. Austin, TX 78747

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	3 Mile	5 Mile	10 Mile
Population			
2025 Projection	90,933	220,268	696,925
2020 Estimate	82,116	193,853	624,474
2010 Census	59,513	149,297	455,596
Growth 2020-2025	9.72%	9.27%	10.33%
Growth 2010-2020	27.76%	23.32%	26.91%
2020 Population by Hispanic Origin	45,798	100,570	252,361
2020 Population	82,116	193,853	624,474
White	69,617 83.56%	165,434 85.34%	484,030 83.71%
Black	6,388 7.78%	11,650 6.01%	39,538 6.84%
Am. Indian & Alaskan	1,551 1.89%	3,528 1.82%	8,437 1.46%
Asian	3,161 3.85%	5,757 2.97%	31,007 5.36%
Hawaiian & Pacific Island	114 0.14%	252 0.13%	705 0.12%
Other	2,282 2.78%	1,841 0.95%	14,501 2.51%
U.S. Armed Forces	159	257	441
Households			
2025 Projection	30,250	74,959	247,869
2020 Estimate	27,547	68,735	224,804
2010 Census	21,288	56,370	177,294
Growth 2020-2025	9.81%	9.06%	10.26%
Growth 2010-2020	29.40%	21.94%	26.80%
Owner Occupied	14,145 51.35%	34,940 50.83%	107,706 47.91%
Renter Occupied	13,401 48.65%	33,794 49.17%	117,099 52.09%
2020 Population by HH Income	35,485	122,092	379,322
Income: <\$25,000	3,187 11.57%	8,479 12.34%	36,193 16.10%
Income: \$25,000 - \$50,000	7,085 25.72%	16,555 24.09%	43,937 19.54%
Income: \$50,000 - \$75,000	6,020 21.85%	14,950 21.75%	40,979 18.23%
Income: \$75,000 - \$100,000	4,567 16.58%	11,152 16.22%	30,021 13.35%
Income: \$100,000 - \$125,000	3,076 11.17%	7,849 11.42%	23,759 10.57%
Income: \$125,000 - \$150,000	1,546 5.61%	3,896 5.67%	14,192 6.31%
Income: \$150,000 - \$200,000	1,172 4.25%	3,454 5.03%	15,515 6.90%
Income: \$200,000+	894 3.25%	2,399 3.49%	20,210 8.99%
2020 Avg Household Income	\$82,116	\$83,575	\$96,571
2020 Med Household Income	\$80,172	\$77,238	\$79,164

MASTER PLAN for ONION CREEK METRO PARK



WEST MEADOW

ALTERNATIVE SPORTS

PEREZ
ELEMENTARY

PLEASANT VALLEY RD.

NORTH GREEN

WILLIAM CANNON

SALT SPRINGS RD.

PALM
ELEMENTARY

HERITAGE LAWN

PLAYFIELDS + RECREATION

BLAZIER
ELEMENTARY

BLUFF SPRINGS RD.

NATURE CENTER
COMMUNITY EVENTS

NUCKOLS CROSSING

Goodnight
AUSTIN

Goodnight
AUSTIN



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