GOODNIGHT RANCH

COMMERCIAL DEVELOPMENT OPPORTUNITIES

Austin, Texas 78747

RETAIL | OFFICE | CHILDCARE | MEDICAL | QSR | BANK | COFFEE

KEYPOINTS

LOCATION Vertex Blvd / E Slaughter Ln

SIZE

Site 4B	±2.01 Ac
Site 5	±4.41 Ac
Site 10	±2.68 Ac
Site 11a	±2.00 Ac
Site 11b	±1.60 Ac

UTILITIES All utilities available

ZONING PUD (Planned Unit Development)

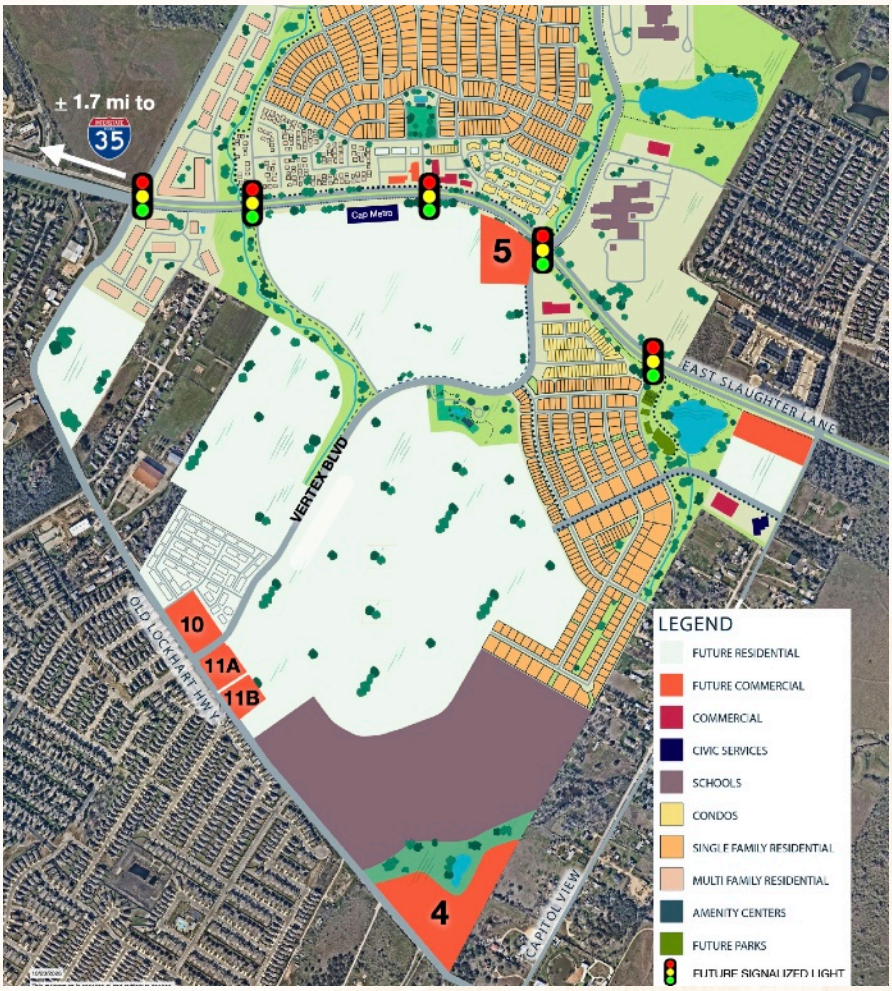
URL LINK liveatgoodnight.com

FLOOD HAZARD All except Site 4 are outside the FEMA 100-yr floodplain.

PRICE

Site 4B $1,800,000
(for up to 100,000 sf of GBA)
Site 5 $28 psf
(for up to 70,000 sf of GBA)
Site 10 - **UNDER CONTRACT**
Site 11a $25 psf
(for up to 20,000 sf of GBA)
Site 11b $17.50 psf
(for up to 12,500 sf of GBA)

DEMOGRAPHICS	1	3	5
Est Population (2024)	9,359	66,518	160,040
Est Household (2024)	3,238	26,338	64,562
Avg HH Income (2024)	$101,414	$111,447	$112,842
Projected Pop (2029)	14,416	76,660	172,967
Projected HH (2029)	5,305	31,492	71,994



COMMENTS

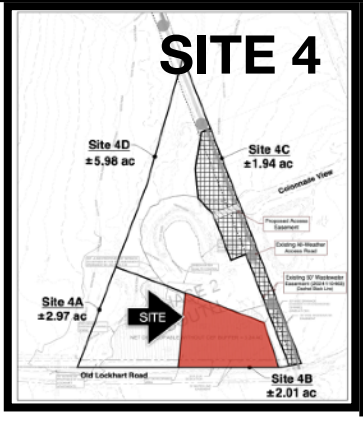
Located in Goodnight Austin, winner of the 2023 master-planned community of the year award by the Austin Business Journal, where there are approvals for +6,300 residential units and +700,000 sf of commercial space. South Park Meadows is approximately 1.75 miles away at IH-35 and Slaughter Ln and offers 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.

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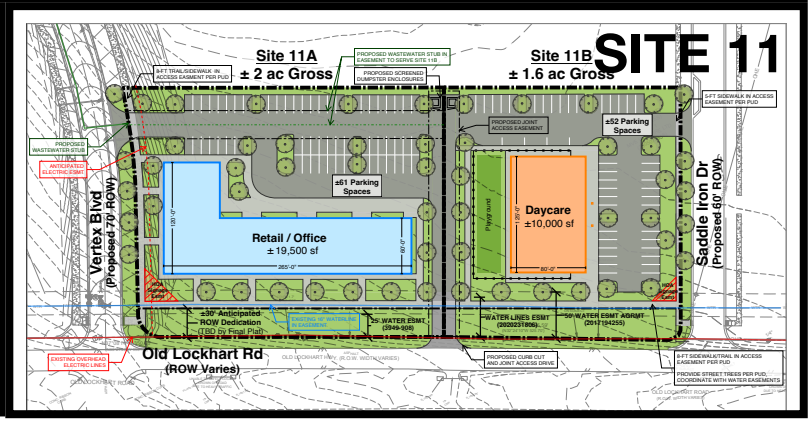
McALLISTER & ASSOCIATES
REAL ESTATE SERVICES

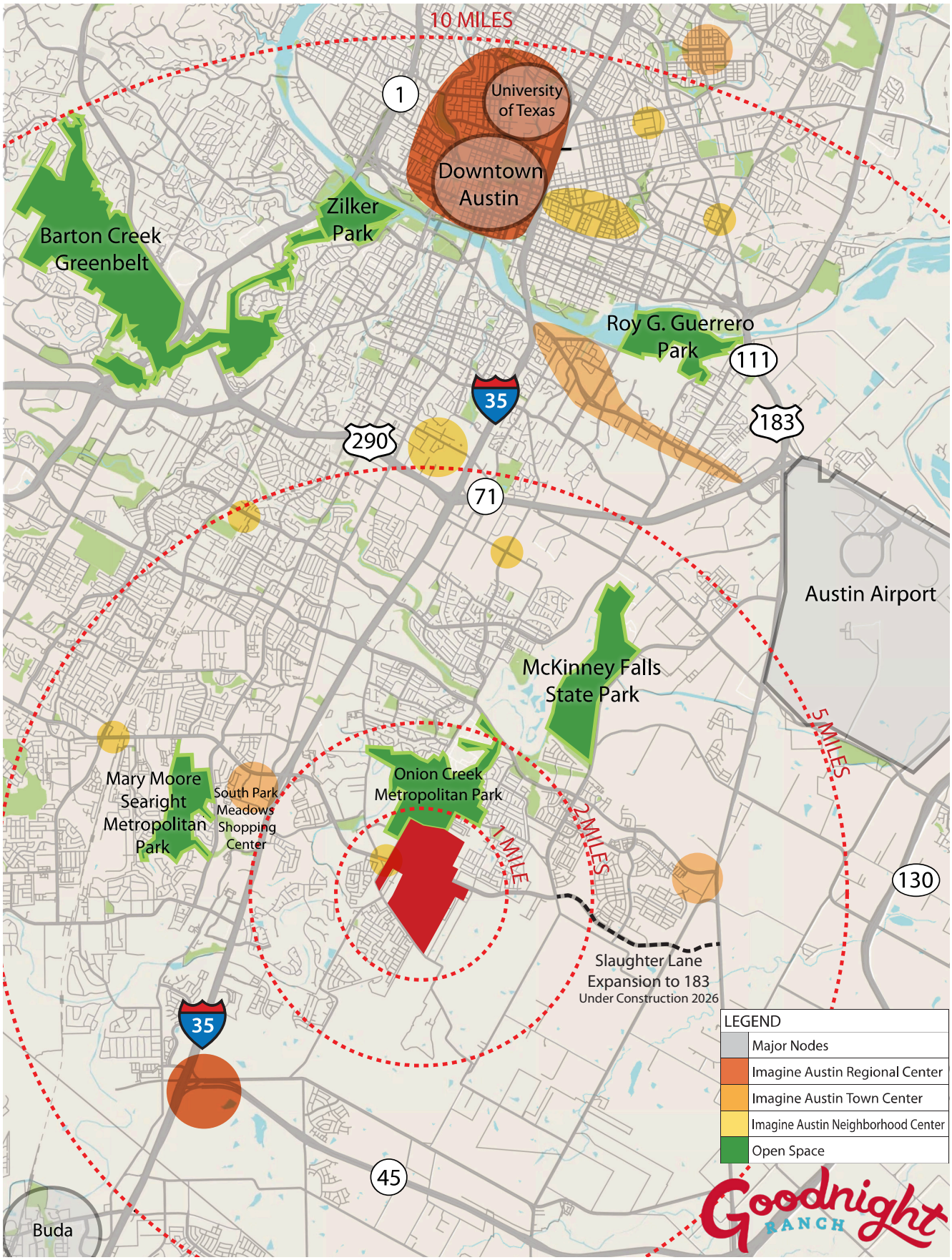
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± 1.7 mi to
INTERSTATE
TEXAS
35
Cap Metro
5
EAST SLAUGHTER LANE
VERTEX BLVD
UNDER CONTRACT
10
11A
11B
OLD LOCKHART HWY
4
CAPITOL VIEW
LEGEND
FUTURE RESIDENTIAL
FUTURE COMMERCIAL
COMMERCIAL
CIVIC SERVICES
SCHOOLS
CONDOS
SINGLE FAMILY RESIDENTIAL
MULTI FAMILY RESIDENTIAL
AMENITY CENTERS
FUTURE PARKS
FUTURE SIGNALIZED LIGHT
10/20/2025


SITE 4
Site 4D
±5.98 ac
Site 4C
±1.94 ac
Site 4A
±2.97 ac
SITE
Site 4B
±2.01 ac
Old Lockhart Road


SITE 5
Site C
Site A
Site B
Vertex Blvd


SITE 11
Site 11A
± 2 ac Gross
Site 11B
± 1.6 ac Gross
±51 Parking Spaces
±52 Parking Spaces
Retail / Office
±19,500 sf
Daycare
±10,000 sf
Playground
Vertex Blvd
(Proposed 70' ROW)
Saddle Iron Dr
(Proposed 60' ROW)
Old Lockhart Rd
(ROW Varies)



GOODNIGHT /REGIONAL PLAN

0 0.25 0.5 1 mile

Austin, TX 27 October 2026

GOODNIGHT\04 Project - Land Mngmnt\Exhibits\Regional Plan

FUTURE VISION PLAN
OUT OF DISTRICT OCMPD



LEGEND

1 TOPOGRAPHIC RIBBON TRAILHEAD
2 COMMUNITY GARDEN
3 ADVENTURE PLAYGROUND
4 GREAT LAWN
5 FAMILY PLAYGROUND
6 PLAY FIELDS
7 NATURE BASED PLAY
8 EVENT CENTER
9 NATURE EDUCATION
10 WORKOUT STATIONS
11 GROUP PAVILION
12 SECONDARY ENTRY MONUMENT
13 COMMUNITY PAVILION
14 HERITAGE TREE LAWN
15 ICONIC PRAIRIE
16 FLEX MEADOW
17 OBSERVATION TOWER
18 OUTDOOR CLASSROOM
19 PICNIC GROVE
20 WETLAND CONSERVATION
21 SHARED BRIDGE CROSSING
22 NATURE CENTER
23 AMPHITHEATER
24 HABITAT STRUCTURES
25 ICONIC PRAIRIE
26 PICNIC GROVE
27 PEDESTRIAN BRIDGE CROSSING
28 COMMUNITY/EVENT SPACE
29 PLAZA
30 PORCH SWING GROVE
31 STREAM OVERLOOK
32 GROUP PAVILION
33 WORKOUT STATIONS
34 FAMILY PLAYGROUND
35 EQUESTRIAN FACILITY
36 PRAIRIE RESTORATION
37 PICNIC MEADOW
38 TOPOGRAPHIC RIBBON TRAILHEAD
39 PARKOUR/ SKATEPARK
40 DISC GOLF
41 LOW WATER CROSSING
42 BIRD BLINDS
43 OPEN LAWN
44 EXISTING OFF LEASH DOG AREA
45 EXISTING FAMILY PLAYGROUND
46 OUTDOOR CLASSROOM
47 MODEL AIRPLANE FIELD*
48 ALTERNATIVE EQUESTRIAN TRAIL*
P PARKING
R RESTROOM
E ENTRY MONUMENT

*DETAILS OF FLIGHT ZONE TO BE COORDINATED WITH ARMY CORPS OF ENGINEERS AND COA

WATERSHED
DISCLAIMER: THIS PLAN HAS BEEN CREATED THROUGH A PUBLIC ENGAGEMENT PROCESS AND THE MOST RECENT SITE INFORMATION AVAILABLE AT THE DATE OF PUBLICATION. PARTS OF THE PLAN ARE SUBJECT

AUSTIN PARKS FOUNDATION'S PROPOSED
ALL ABILITIES PLAYGROUND



IN-DISTRICT OCMPD









2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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

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Buyer/Tenant/Seller/Landlord Initials Date