

# FOR SALE - GOODNIGHT RANCH SITES

Austin, TX 78747

**Goodnight**  
AUSTIN

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

**APPROXIMATE SIZE** SITE 4: ±6 Acres SITE 11a: ±2 Acres  
SITE 5: ±4.41 Acres SITE 11b: ±1.6 Acres  
SITE 10: ±2.72 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: \$2,500,000 for up to 100,000 sf of GBA  
Site 5: \$28 psf (for up to 70,000 sf of GBA)  
Site 10: \$30 psf 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)



## 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. Site #11 is ideal for a day care facility. [Click here](#) to learn more about Day Care Property Tax Relief.

**CONTACT Spence Collins**

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**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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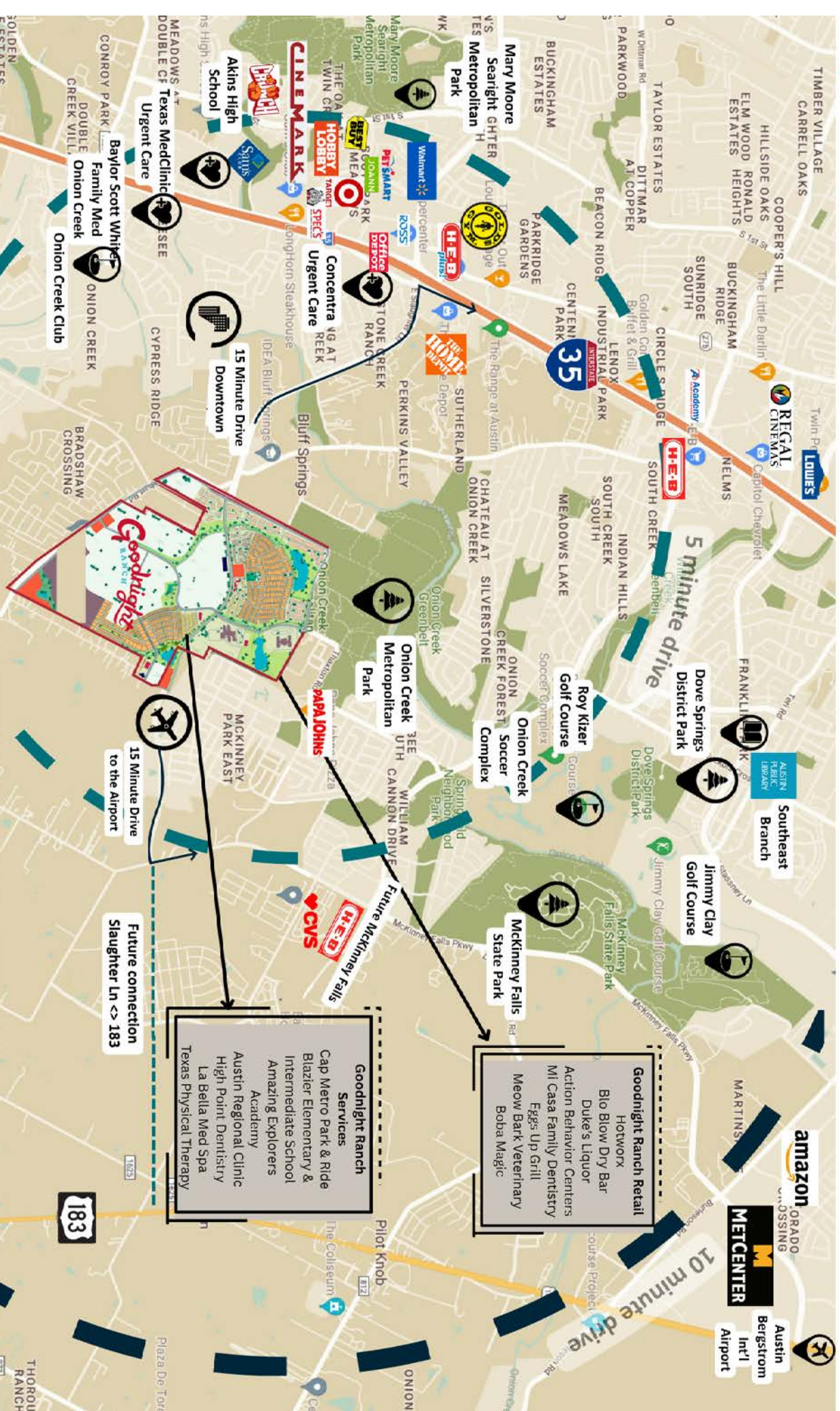








## Neighborhood Proximity





**FUTURE VISION PLAN  
OUT OF DISTRICT OCPD**

**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\*

**SYMBOLS**

- PARKWAY ROAD
- TOPOGRAPHIC RIBBON TRAIL
- PRIMARY CIRCULATION
- NATURE TRAILS
- EQUESTRIAN TRAILS
- P PARKING
- R RESTROOM
- E ENTRY MONUMENT

\*REPLACES PLANT ZONE TO BE COORDINATED WITH MANY CORPS OF FORESTERS AND GSA

DESIGNED BY: [Logo] PREPARED: [Logo] THE PLAN HAS BEEN CREATED THROUGH A PUBLIC PARTICIPATION PROCESS AND THE AGENT ACCEPTS THE INFORMATION PROVIDED TO THE EXTENT OF ACCURACY ON THE DATE OF THE PLAN RELEASED.



**IN-DISTRICT OCMPS**





# 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.

|                                                                       |             |                       |              |
|-----------------------------------------------------------------------|-------------|-----------------------|--------------|
| McAllister & Associates                                               | 403756      | joewillie@matexas.com | 512-472-2100 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                 | Phone        |
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| Designated Broker of Firm                                             | License No. | Email                 | Phone        |
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| Sales Agent/Associate's Name                                          | License No. | Email                 | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date