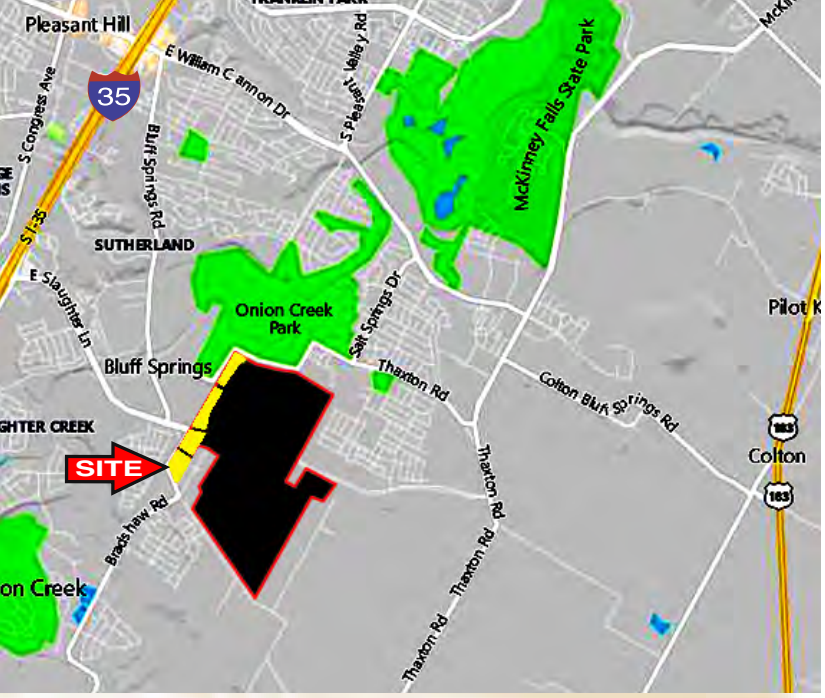


FOR SALE - *Goodnight* **AUSTIN** **SINGLE FAMILY FOR RENT**
OR MULTI-FAMILY SITE
Slaughter Lane, Austin, Texas 78747



LOCATION This multi-family site is located within the master planned community known as Goodnight in South Austin.

SIZE Approximately 12.63 acres (net)

FRONTAGE/ ACCESS Approximately 1,604 feet on Old Lockhart Road (future Pleasant Valley Rd)

UTILITIES All Available - City of Austin

URL GoodnightATX.com

COMMENTS

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

SCHOOL DISTRICT Akins High School
Paredes Middle School
Blazier Relief/Intermediate School
Blazier Elementary (6 star rated)

ZONING PUD - Planned Unit Development - See advantages below in "comments."

JURISDICTION City of Austin

PRICE \$10,800,000 for up to 305 apartment units

Goodnight Ranch's entitlements may allow in excess of \$12,000/unit in fee waivers. 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. A site plan (see enclosed) for 165 BTR units is currently being processed. South Park Meadows is approximately 1.5 miles away at IH-35 and Slaughter Lane and offers full retail support services. Austin ISD's Blazier Elementary educates approximately 900 students grades K-5 and is within the Goodnight Austin development in addition to Blazier Intermediate School. 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. **This site includes off-site detention and water quality. Site allows for 80% impervious cover and up to 36 units per acre.**

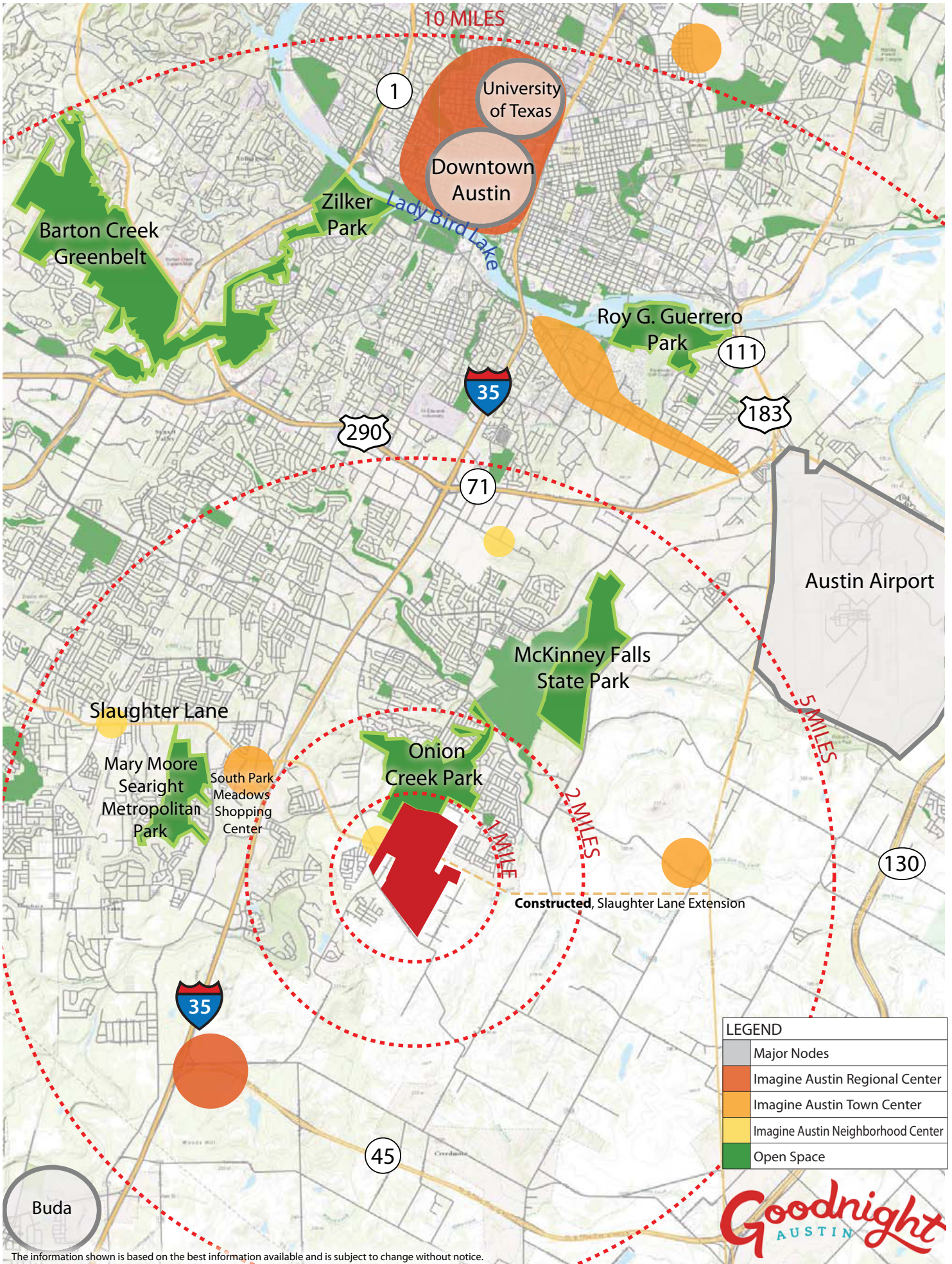
McALLISTER & ASSOCIATES

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

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The information shown is based on the best information available and is subject to change without notice.



GOODNIGHT /REGIONAL PLAN

Austin, TX 16 November 2015





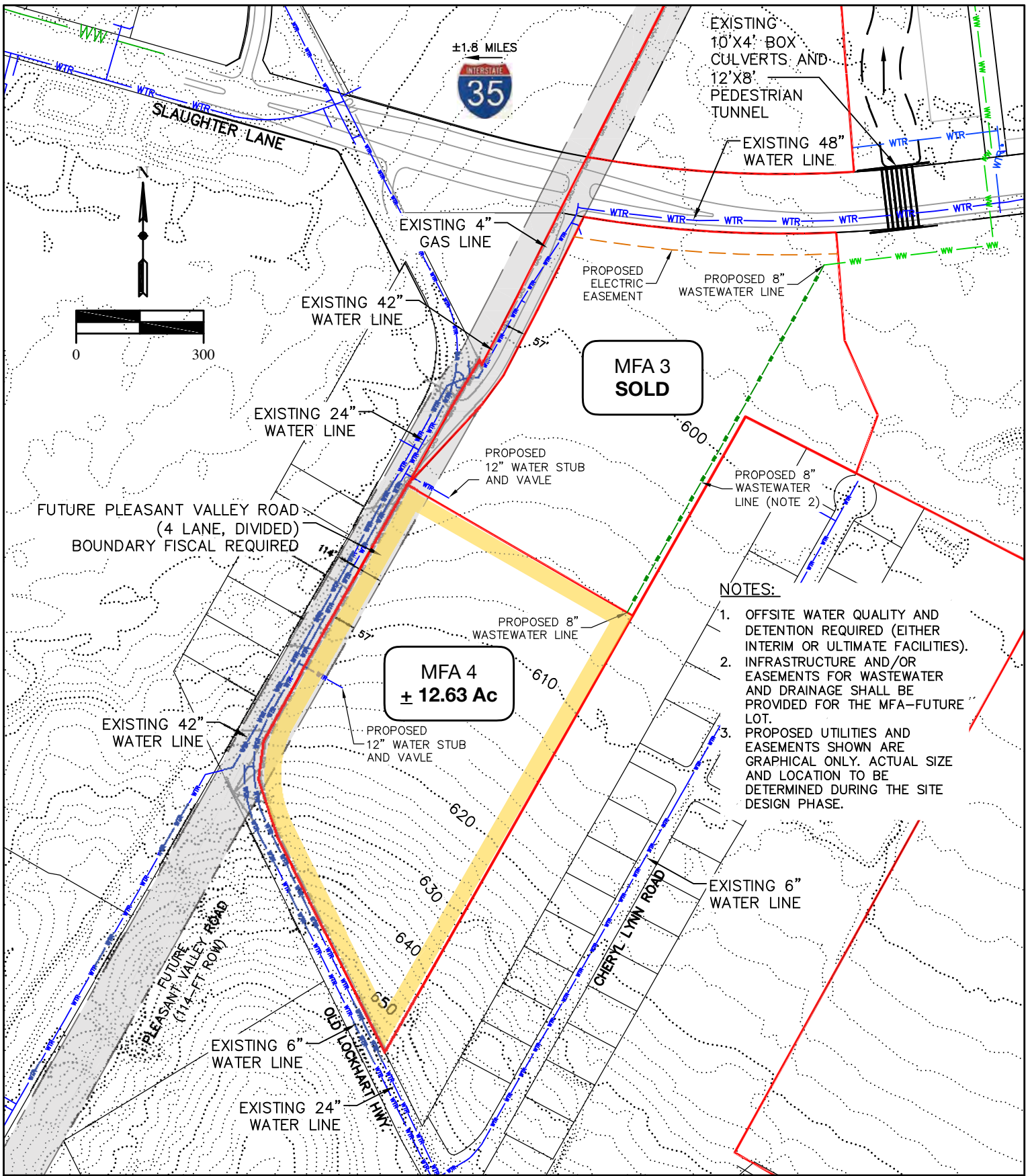
LEGEND

- Multifamily Apartments
- High Density 6-8 Unit Lots
- High Density Alley Loaded Lots
- Mixed Residential Parcels
- Townhomes
- Medium Density Alley Loaded Lots
- Low Density Alley Loaded Lots
- Low Density Front Loaded Lots
- Commercial Retail
- Retail, Office, Residential
- Fire Station
- Office
- Amenity Center
- Schools

Conceptual Master Plan Boundary
Plan is subject to change

- Bus Stop
 - A Whitter Park
 - B Pocket Park
 - C Park and Amenity Center
- Trail System**
- 8' Parkway Trail
 - 8' Streetscape Trail
 - 8' Meandering Trail
 - 6' Streetscape Trail
 - Meandering Trail

**CONCEPTUAL MASTER PLAN
GOODNIGHT RANCH**



- NOTES:**
1. OFFSITE WATER QUALITY AND DETENTION REQUIRED (EITHER INTERIM OR ULTIMATE FACILITIES).
 2. INFRASTRUCTURE AND/OR EASEMENTS FOR WASTEWATER AND DRAINAGE SHALL BE PROVIDED FOR THE MFA-FUTURE LOT.
 3. PROPOSED UTILITIES AND EASEMENTS SHOWN ARE GRAPHICAL ONLY. ACTUAL SIZE AND LOCATION TO BE DETERMINED DURING THE SITE DESIGN PHASE.

**GOODNIGHT
 MULTIFAMILY MFA4 EXHIBIT**

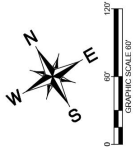
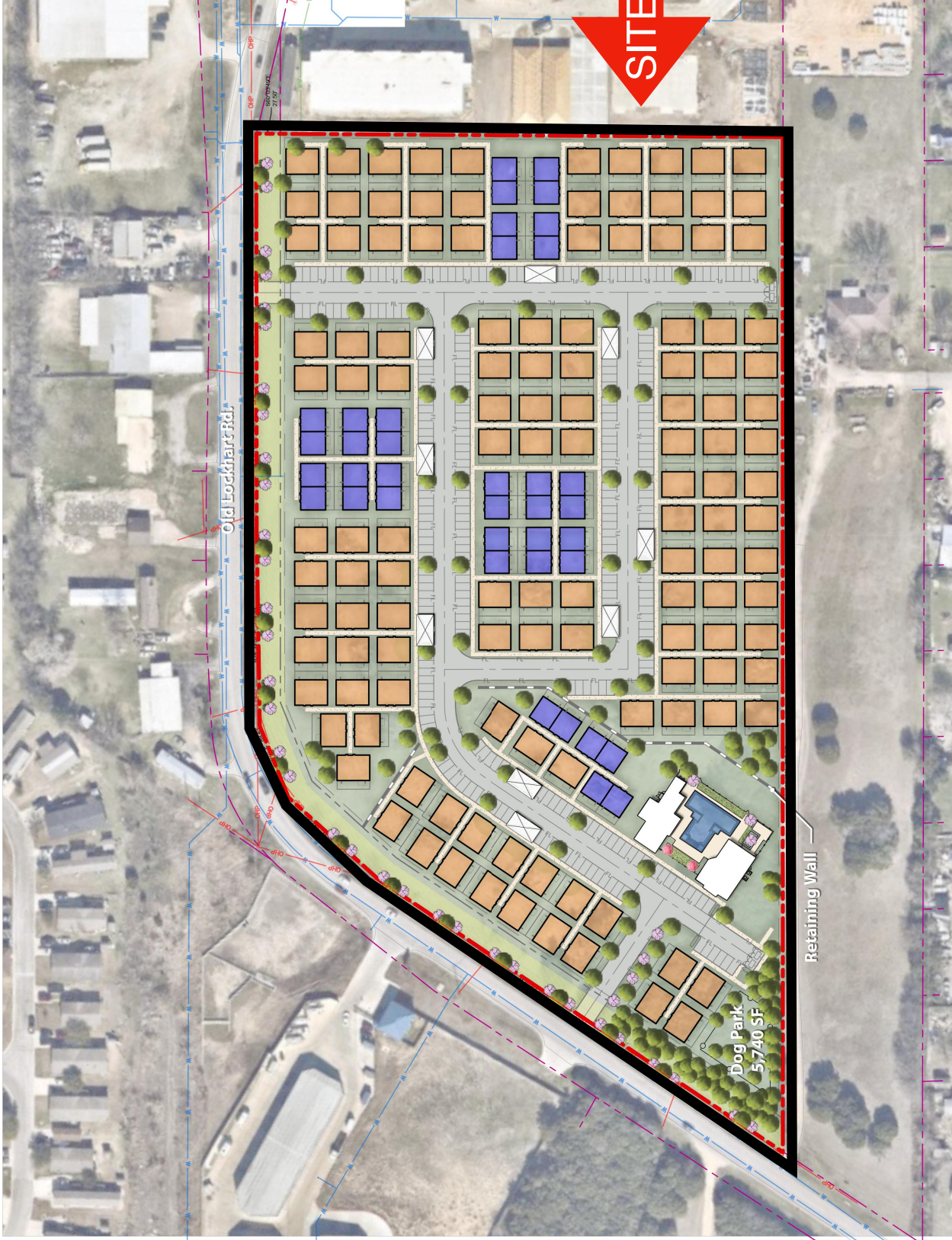
AUSTIN, TEXAS

CIVILE, LLC
 8240 N. MOGAC 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"=300'	Scale (Vert.):	01 OF 01
Date: 09-15-16	Reviewed By: LMH Drawn By: GF	



Legend

Property Line	—
Open Space	—

Overall Lot Counts

Lot Type	Count	Color
Detached	127	Orange
Attached	38 (19)	Blue
Parking	305	Grey

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

BLUFF SPRINGS RD.

NATURE CENTER
COMMUNITY EVENTS

NUCKOLS CROSSING

PLAYFIELDS + RECREATION

BLAZIER
ELEMENTARY

Goodnight
Austin

Goodnight
Austin

Residential Real Estate 2023 Residential Real Estate Awards

Goodnight Ranch taps into parks, transit in Southeast Austin

Neighborhood wins award for best master-planned community.



Image: Austin Business Journal

Enlarge"By providing all these different types of housing, and that diversification, we increased entry opportunity and help control the overall cost of ownership of getting into a home," said Myra Goepf, vice president at Goodnight Ranch developer Benchmark Land Development.

ARNOLD WELLS / ABJ

By [Will Anderson](#) – Managing Editor, Austin Business Journal

Mar 10, 2023

Editor's note: This story is about one of the winners in the 2023 Residential Real Estate Awards. To read more, go [here](#).

Goodnight Ranch checks all the boxes you'd expect of a big, master-planned community in 2023 in Austin.

The roughly 700-acre neighborhood has about 1,300 homes today and could add another about 1,000 or so in the next year two, on its way to 6,300 or so in the next seven to 10 years, at a variety of price points. There is ample parkland plus an elementary school and a middle school, with a site picked out for a future high school. Goodnight Ranch has a retail component for shops and restaurants.

But there are a few very unique elements.

It will be the future home of a mass transit park and ride station with Capital Metro, connecting residents to Austin's ambitious Project Connect bus and train plan.

The 120-plus acres of parkland are public and adjacent to Onion Creek Metro Park, creating a huge, contiguous green space that will have playscapes, horse trails, a dog park and a great lawn. Goodnight Ranch residents even pay into a tax overlay district to fund park maintenance, which nominator Sabrina Núñez with PR firm Lookthinkmake said creates a sustainable source of parks money, "resulting in better wellness for the residents and providing a third place to create community and regional pride in their neighborhood."

The developers, Benchmark Land Development and the Goodnight family, have been intentional about filling up the commercial component of the neighborhood. Austin Regional Clinic last year started work on a clinic that will be the only medical facility in a four-mile radius. Goodnight Ranch could have up to 735,000 square feet of retail space once finished.

Another area where the developers are being deliberate is choosing the mix of housing types. In addition to traditional single-family homes, Goodnight Ranch has attached townhomes, built-to-rent homes and multifamily development. There's even The Nightingale, a mixed-income active senior community so people can age in place without leaving the neighborhood, if they desire.

"By providing all these different types of housing, and that diversification, we increased entry opportunity and help control the overall cost of ownership of getting into a home," [Myra Goeppe](#), vice president at Benchmark, told Austin Business Journal in 2021.

Goodnight Ranch, which started infrastructure work in 2012, had its planned unit development agreement with the city [amended about two years ago](#), putting it well on its way to achieving backers' goal of welcoming "all stages of life, providing essential services in a historically underserved part of Austin." That vision is why Austin Business Journal selected it as the master-planned community winner in this year's Residential Real Estate Awards.



[Enlarge](#)

Goodnight Ranch

ARNOLD WELLS/ABJ

Goodnight Ranch's new development will include a medical clinic, retail and more



Shonda Novak

Austin American-Statesman



More development is on the way for Goodnight Ranch. The 700-acre, mixed-use community near Interstate 35 and Slaughter Lane in Southeast Austin currently has 1,540 homes on the ground, with thousands more eventually planned.

As the Austin region continues to boom, health care, retail and transportation services are coming to the next phase of Goodnight Ranch.

More:RENT LIKE YOU OWN IT: Subdivisions cropping up with houses built solely for renters

The region's largest medical clinic, Austin Regional Clinic, just broke ground on a new location in an area the developer, Goodnight Ranch LP, currently describes as a "medical desert" because there isn't another clinic or hospital for 4 miles. Located on the southeastern corner of Vertex Boulevard and Slaughter Lane, the Goodnight Ranch ARC

location will have 18 exam rooms and an on-site laboratory, enabling the medical provider to bring family medicine and pediatric services to an underserved area.

Grocer Goodnight Market & Duke's Liquor recently signed leases for space in the next commercial section of the project, called The Ramble at Goodnight. Those businesses are expected to open in early 2024.

More: Goodnight project breaks ground in Southeast Austin

A new fire/EMS station recently broke ground.

The project's first child care facility, Amazing Explorers Academy, plans to break ground soon. It will be located just north of Blazier Intermediate School.

CapMetro recently began designing the Goodnight Ranch Park and Ride station, with services expected to begin in 2025. The station will be the southernmost stop along the 14-mile Pleasant Valley Road corridor, providing a north-south route east of Interstate 35 to connect the 700-acre Mueller neighborhood (the city's former airport site) to Goodnight Ranch.

When construction began on Goodnight Ranch in 2016, it was billed as one of the Austin region's most dense mixed-use projects since new development transformed the city's former Mueller airport site into a large mixed-use destination.

As new residents continue to flock to Southeast Austin in search of attainably priced homes, retail options, schools and other businesses have followed.

As it continues to be built out over the next seven to 10 years, Goodnight ranch is expected to include up to 6,308 homes, a mixed-use town center, three Austin district schools, up to 735,000 square feet of retail space, more than 120 acres of public park land, and a network of bike paths, trails and sidewalks.

The project's first phase, north of Slaughter Lane, includes yard homes and condominiums, senior living, multifamily residences, parks, and Blazier Elementary and Intermediate School. Plans to develop the south side of the property are underway, which will bring more housing, a second amenity center and commercial sites.

To read full article with Austin American Statesman click [here](#).



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.

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Buyer/Tenant/Seller/Landlord Initials

Date