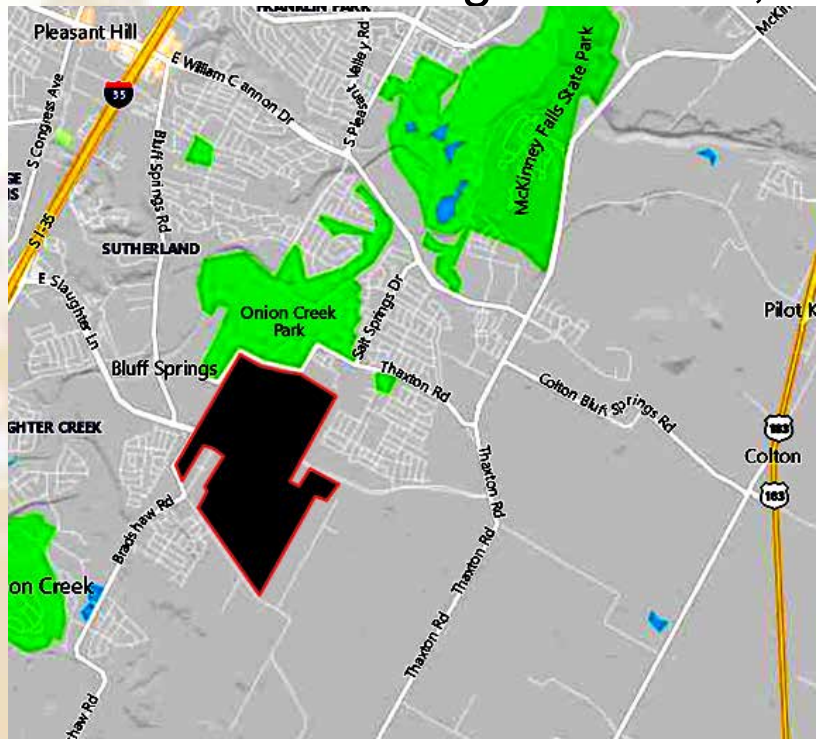


FOR SALE - *Goodnight* - COMMERCIAL SITES

Slaughter LANE, Austin, Texas 78747



LOCATION	These commercial sites are located on the south side of Goodnight	ZONING	PUD – Planned Unit Development
SIZE	Site 1A - + 2.322 acres (UNDER CONTRACT) Site 1B - + 5.786 acres Site 2 - +6.905 acres Site 3 – 1.517 Site 4 – 12.91 gross acres (5.48 net acres)	FLOOD HAZARD	No portion of the Property is in the FEMA floodplain, except for site 4.
FRONTAGE/ ACCESS	Site 1A – Fronts Vertex Blvd (375’) Site 1B – Fronts Vertex Blvd (439’) Site 2 – Fronts Capital View Dr (486’) Site 2 – Fronts Stockman Dr (637’) Site 3 – Fronts Stockman Dr (342’) Site 4 – Fronts Old Lockhart Rd (914’)	SCHOOL DISTRICT	Blazier Elementary (6 star rated) Paredes Middle School Blazier Intermediate School Akins High School
UTILITIES	All Available – City of Austin (to be delivered by seller)	PRICE	Site 1A - \$15 psf (UNDER CONTRACT) Site 1B - \$10 psf Site 2 - \$7.50 psf Site 3 - \$7.50 psf Site 4 - \$1,875,000
		URL	GoodnightATX.com

Demographics – See Summary Report in this package. Click [here](#) for a full report.

These commercial sites are within Austin’s newest master planned community Goodnight Ranch, where there are approvals for 3,500 residential units and 260,000 sf of commercial space within. 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. 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 of these future apartment projects. These sites include off-site detention and water quality plus have the Parkland dedication fee paid. Sites allow for up to 65% impervious cover for commercial uses and 70% for civic uses.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

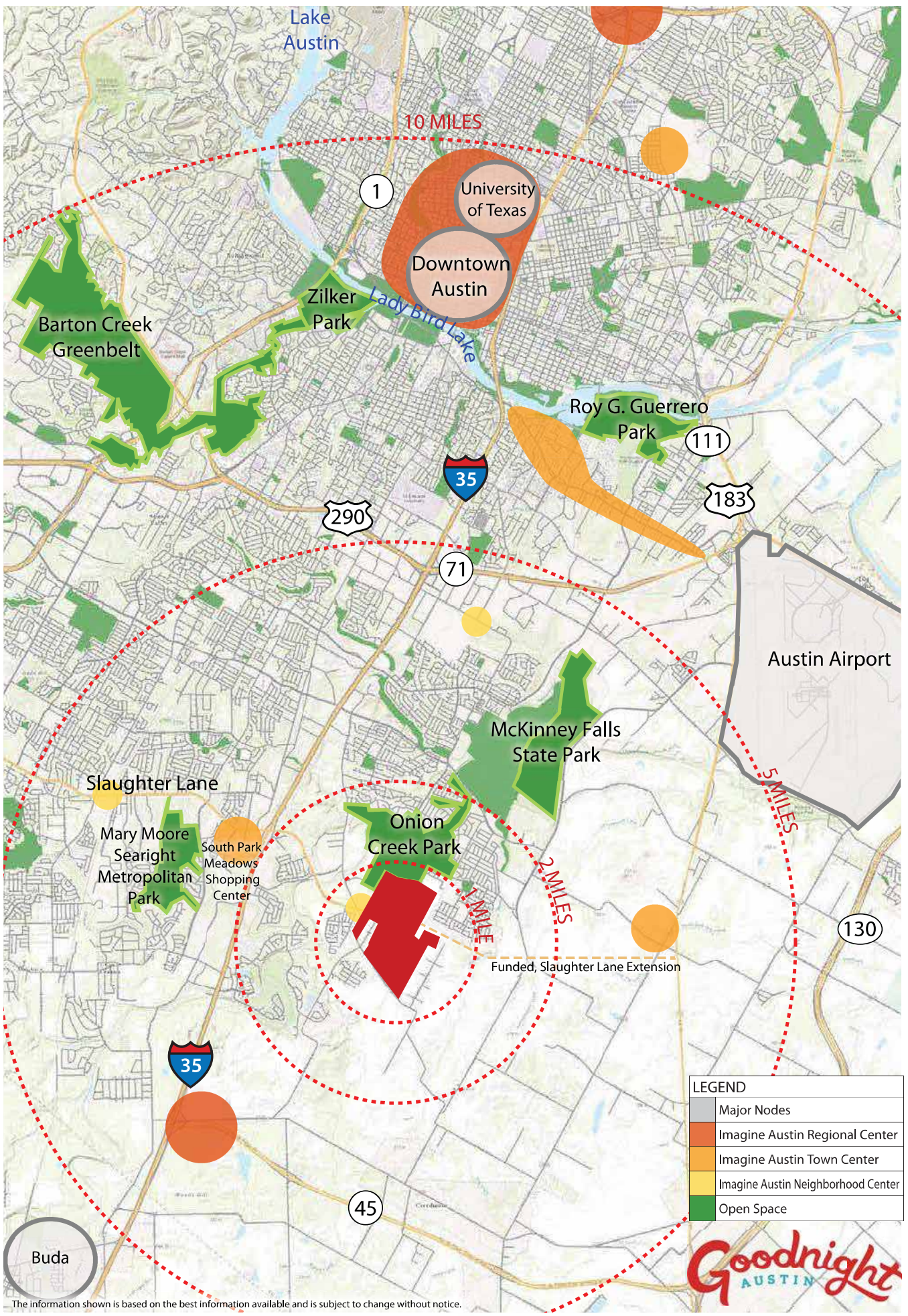
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

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.

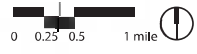


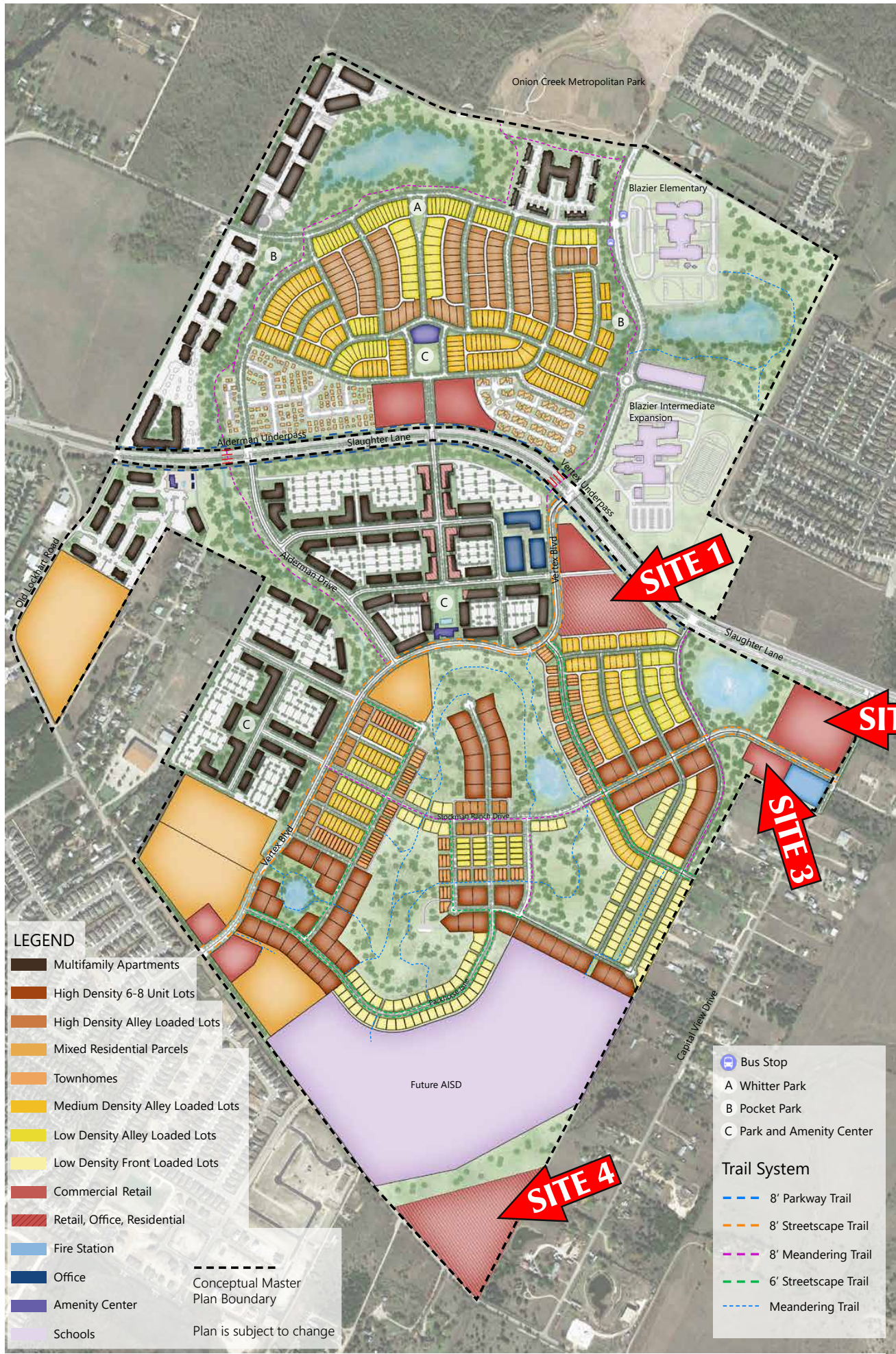
The information shown is based on the best information available and is subject to change without notice.



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

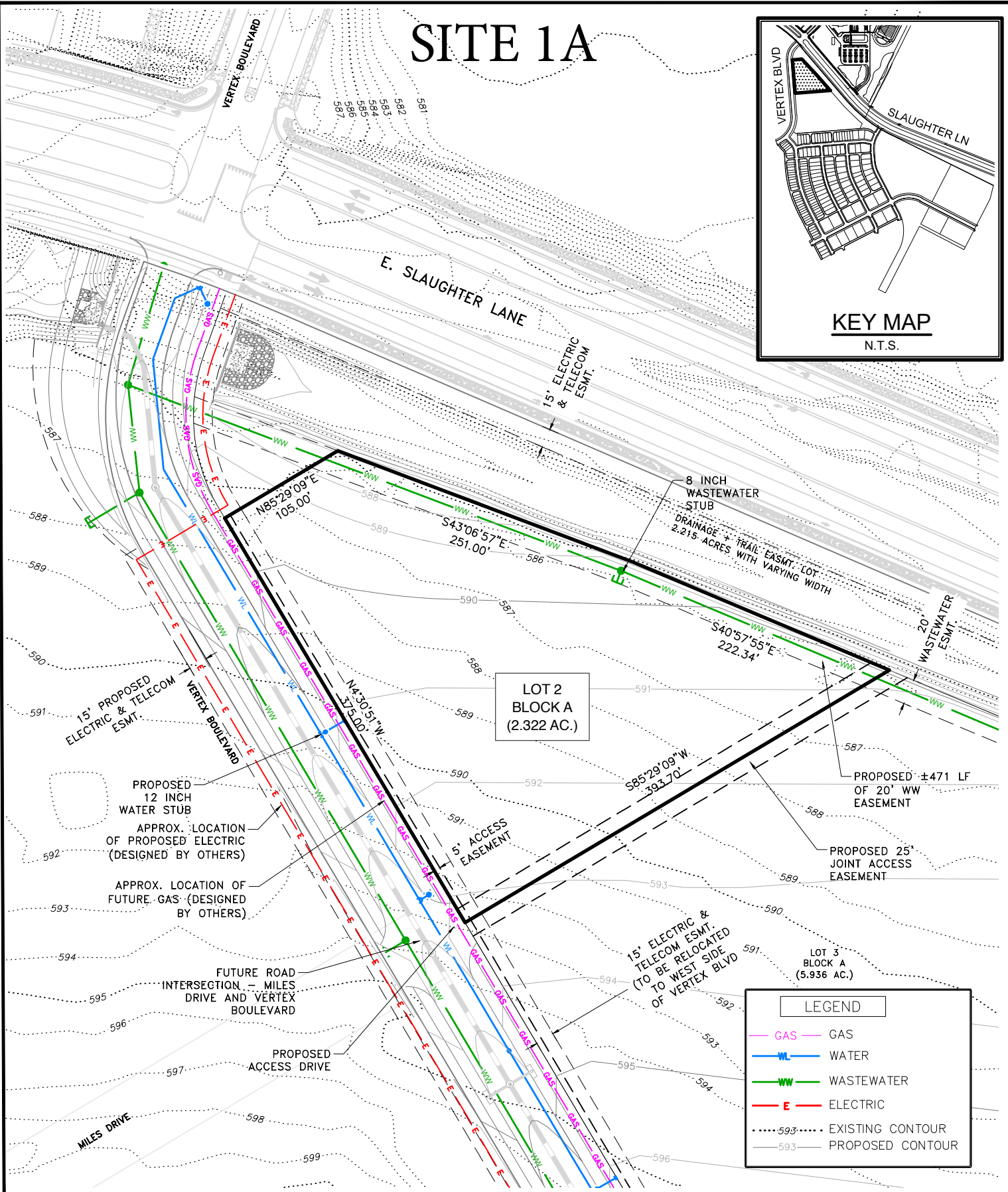
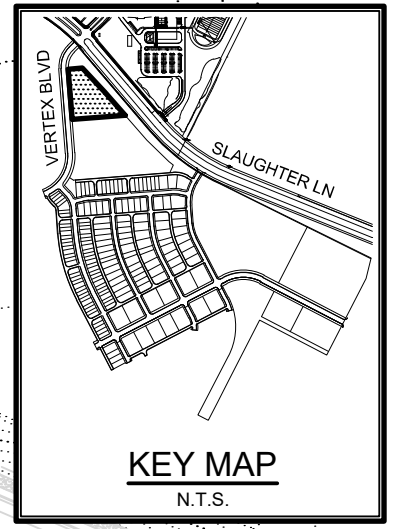
- Bus Stop
 - A Whitter Park
 - B Pocket Park
 - C Park and Amenity Center
- Trail System**
- 8' Parkway Trail
 - 8' Streetscape Trail
 - 8' Meandering Trail
 - 6' Streetscape Trail
 - Meandering Trail

**CONCEPTUAL MASTER PLAN
 GOODNIGHT RANCH**

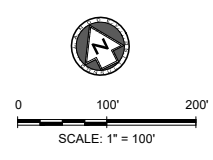


- | | |
|--|-------------------|
| LOW DENSITY LOTS | UTILITIES |
| MID DENSITY LOTS | MIXED RESIDENTIAL |
| HIGH DENSITY LOTS | AMENITY SPACE |
| TOWN HOUSES | COMMERCIAL |
| APARTMENTS 2,500-3,000 UNITS | |
| HIGH DENSITY MIXED USE/COMMERCIAL 80,000+ SF | |
| OFFICE 200,000 SF | |
| CHURCH | |
| SCHOOL | |
| NATURAL PARK LAND | |
| LAWN PARK LAND | |

SITE 1A



LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16384



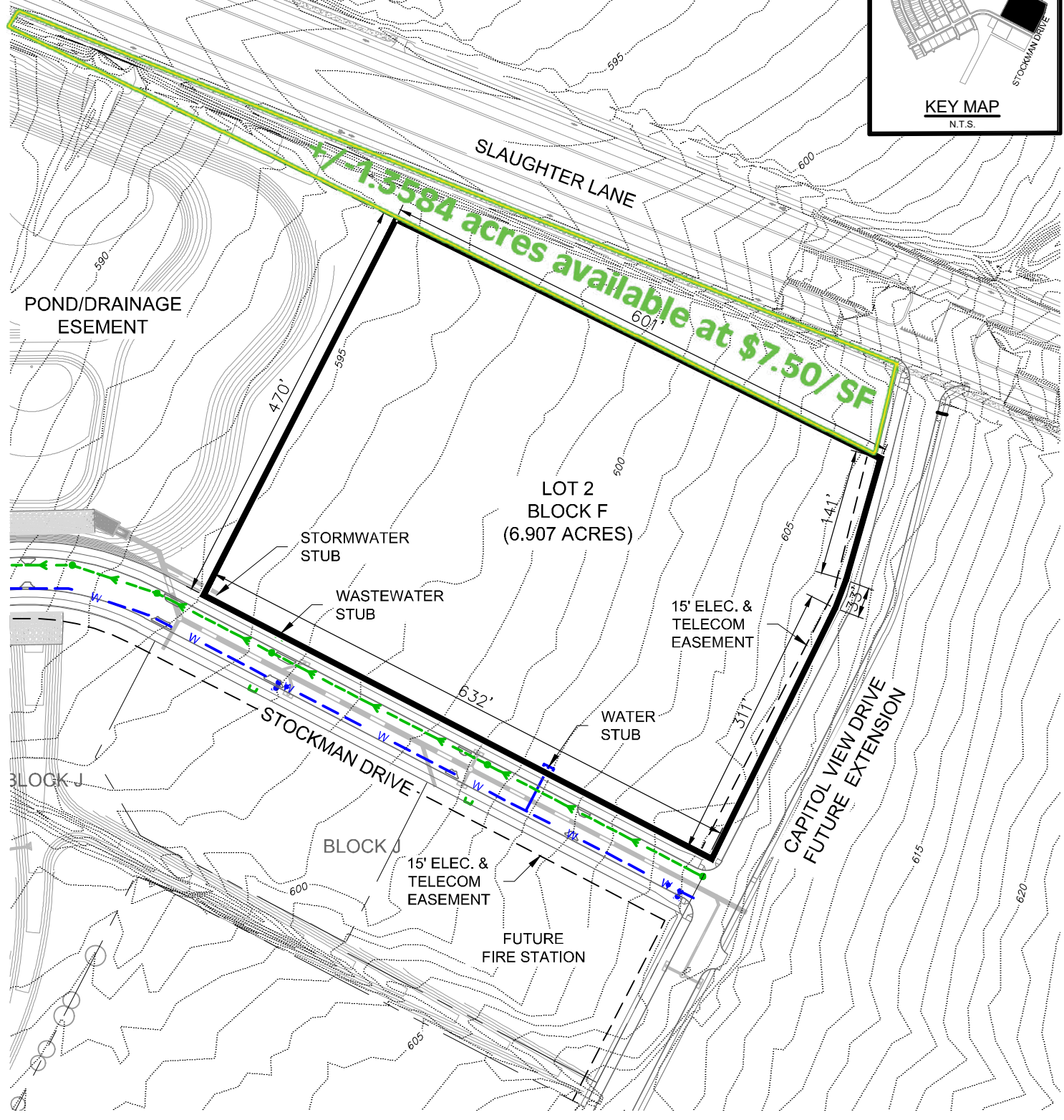
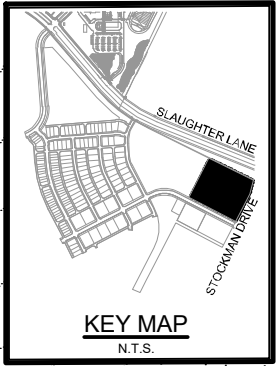
AUSTIN GOODNIGHT RANCH
PHASE TWO EAST
LOT 2, BLOCK A (2.322 ACRES) EXISTING SURFACE
AUSTIN, TRAVIS, TEXAS
03/23/2020

P:\18000s\18001 - AGR_Goodnight Phase Two Preliminary Plan\CADD - Master\Civil\3D\Exhibits\18001_LOT 2 - EXHIBIT - FG & EG.dwg, April 06, 2020, 9:10 AM, gerry

SITE 2

LEGEND

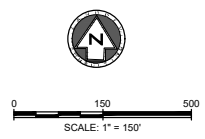
- WATER
- WASTEWATER



LAND DEV

CONSULTING, LLC

5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16384



AUSTIN GOODNIGHT RANCH
PHASE TWO EAST
LOT 2, BLOCK F (6.097 ACRES)
AUSTIN, TRAVIS, TEXAS
8/2/2019

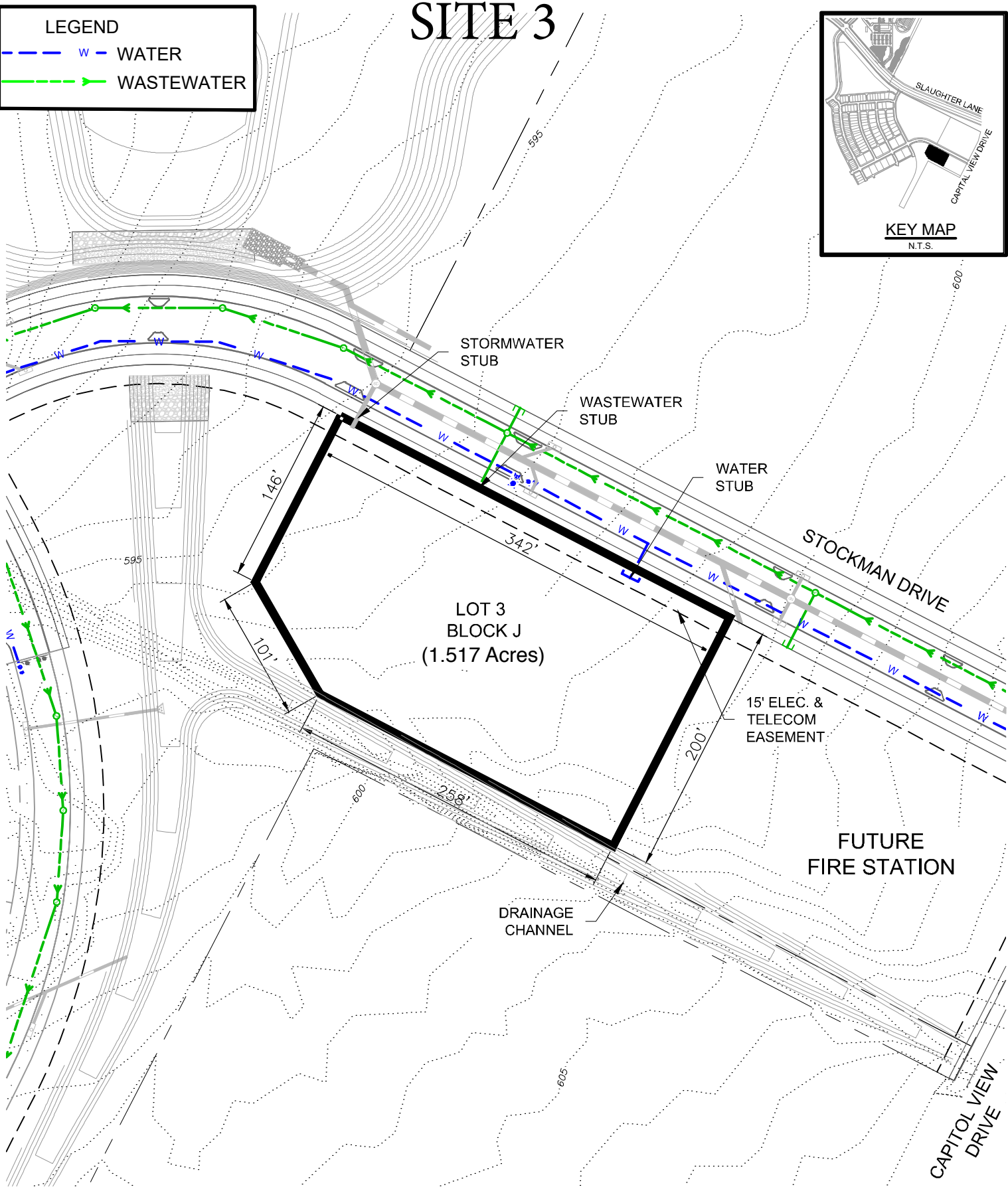
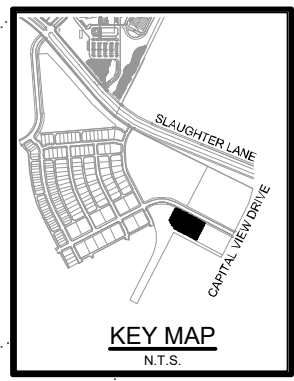
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SITE 3

LEGEND

- W - WATER
- WASTEWATER



LAND DEV




CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16384

SCALE: 1" = 100'

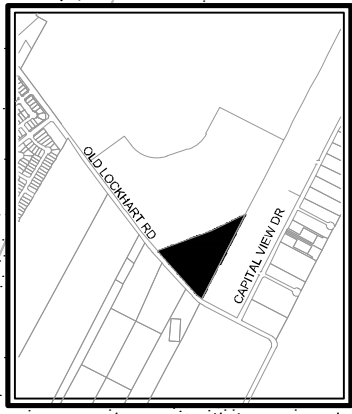
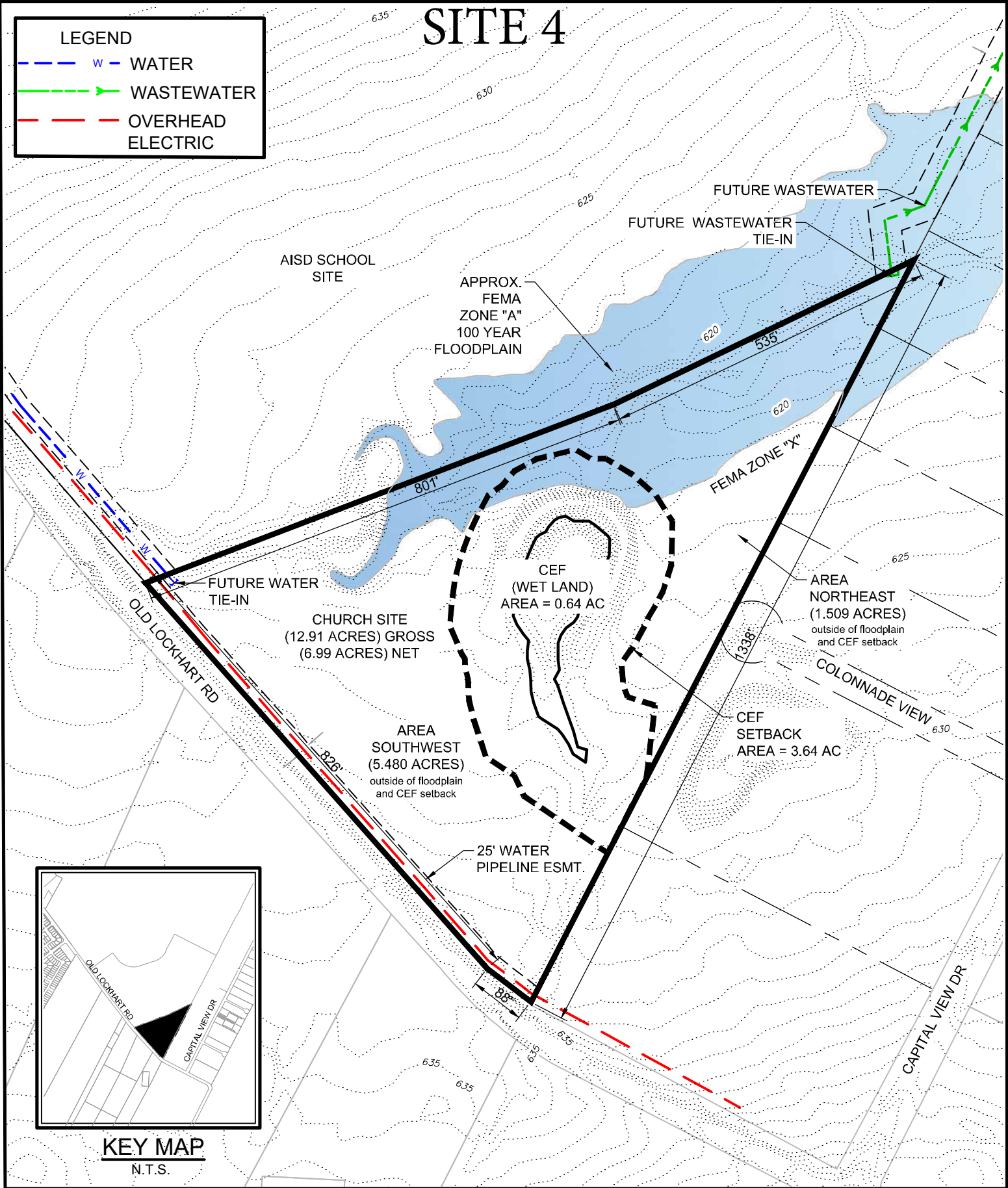
AUSTIN GOODNIGHT RANCH
PHASE TWO EAST
LOT 3, BLOCK J (1.166 ACRES)
AUSTIN, TRAVIS, TEXAS
8/2/2019

SITE 4

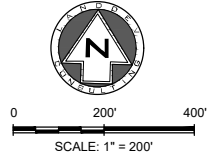
LEGEND

-  WATER
-  WASTEWATER
-  OVERHEAD ELECTRIC

P:\18000s\18001 - AGR_Goodnight Phase Two Preliminary Plan\CADD - Master\Civil3D\Exhibits\BROKER EXHIBITS\CHURCH SITE (12.9 acres)_20190923.dwg, September 24, 2019, 11:02 AM, gfortman



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CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FIRM NO. 16384



AUSTIN GOODNIGHT RANCH
PHASE TWO EAST
CHURCH SITE (12.9 ACRES)
AUSTIN, TRAVIS, TEXAS
8/2/2019

Demographic Summary Report

Goodnight Austin Commercial Sites

Slaughter Ln @ 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			
2024 Projection	94,810	199,217	648,175
2019 Estimate	86,582	184,365	593,640
2010 Census	61,944	148,867	461,568
Growth 2019 - 2024	9.50%	8.06%	9.19%
Growth 2010 - 2019	39.77%	23.85%	28.61%
2019 Population by Hispanic Origin	48,233	94,007	241,847
2019 Population	86,582	184,365	593,640
White	73,402 84.78%	157,638 85.50%	497,113 83.74%
Black	6,307 7.28%	12,231 6.63%	39,599 6.67%
Am. Indian & Alaskan	1,731 2.00%	3,408 1.85%	8,548 1.44%
Asian	2,678 3.09%	5,809 3.15%	32,404 5.46%
Hawaiian & Pacific Island	163 0.19%	306 0.17%	756 0.13%
Other	2,301 2.66%	4,972 2.70%	15,220 2.56%
U.S. Armed Forces	97	147	339
Households			
2024 Projection	34,801	74,114	250,606
2019 Estimate	31,754	68,712	229,795
2010 Census	22,345	55,907	179,097
Growth 2019 - 2024	9.60%	7.86%	9.06%
Growth 2010 - 2019	42.11%	22.90%	28.31%
Owner Occupied	15,944 50.21%	36,137 52.59%	111,427 48.49%
Renter Occupied	15,809 49.79%	32,575 47.41%	118,369 51.51%
2019 Households by HH Income	31,755	68,711	229,795
Income: <\$25,000	3,741 11.78%	8,623 12.55%	36,459 15.87%
Income: \$25,000 - \$50,000	7,550 23.78%	14,932 21.73%	41,805 18.19%
Income: \$50,000 - \$75,000	6,802 21.42%	14,133 20.57%	39,958 17.39%
Income: \$75,000 - \$100,000	5,610 17.67%	11,846 17.24%	31,947 13.90%
Income: \$100,000 - \$125,000	3,923 12.35%	8,661 12.60%	25,040 10.90%
Income: \$125,000 - \$150,000	1,685 5.31%	3,866 5.63%	15,163 6.60%
Income: \$150,000 - \$200,000	1,561 4.92%	3,880 5.65%	18,475 8.04%
Income: \$200,000+	883 2.78%	2,770 4.03%	20,948 9.12%
2019 Avg Household Income	\$78,154	\$82,427	\$95,768
2019 Med Household Income	\$67,659	\$69,648	\$73,090

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

PLAYFIELDS + RECREATION

BLAZIER
ELEMENTARY

NUCKOLS CROSSING

Goodnight
LANDSCAPE ARCHITECTS

Goodnight
AUSTIN
LANDSCAPE ARCHITECTS



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