

# 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: ±12.9 Acres	SITE 8: ±11.33 Acres
SITE 5: ±4.41 Acres	SITE 10: ±2.72 Acres
SITE 6: ±1.80 Acres	SITE 11: ±1.8 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:	\$3,000,000.00
Site 5:	\$28 psf (for up to 70,000 sf of GBA)
Site 6:	\$20.00 psf
Site 8:	\$40,000 per unit (min of 140 units)
Site 10:	\$30 psf UNDER CONTRACT
Site 11:	\$25 psf (for up to 12,000 sf of GBA)

**McALLISTER**  
**& ASSOCIATES**

REAL ESTATE SERVICES

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



## 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**

**Office: (512) 789-0909**

**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.



# Community Guide

Goodnight Ranch | Austin TX

[www.liveatgoodnight.com](http://www.liveatgoodnight.com)



Welcome to Goodnight Ranch, an award-winning tight-knit, mixed-use residential community located in Southeast Austin. Our modern homes are nestled between tree-lined streets, convenient amenities, and wide open green spaces, creating both a connected hub and an everyday escape. Wake up to the dream at Goodnight Ranch.

## 2024 TAX INFORMATION

Travis County	<b>0.344445</b>
City of Austin	<b>0.4776</b>
Austin ISD	<b>0.9505</b>
Tavis County Hospital	<b>0.107969</b>
Austin Community College	<b>0.1013</b>
Onion Creek Metro Park District (OCMPD)	<b>0.30</b>
2024 TOTAL TAX	<b>2.281814</b>

## HOA

Closing Fees:	
Resale Package	<b>\$375</b>
Transfer Fee	<b>\$340</b>
Working Capital	<b>\$300</b>
Community Enhancement Fee	<b>0.3% PURCHASE PRICE</b>
Maintenance Dues:	<b>\$120/QTR</b>

## SCHOOL DISTRICT : AISD

Blazier Elementary	512.841.8800
Blazier Intermediate	512.841.8800
Paredes Middle	512.841.6800
Akins High	512.841.9900

## EMERGENCY

Austin Police Dept 512.974.2000 or 3-1-1  
Austin Fire Dept 512-974-0130  
Austin-Travis County EMS 512-972-7200

## UTILITIES

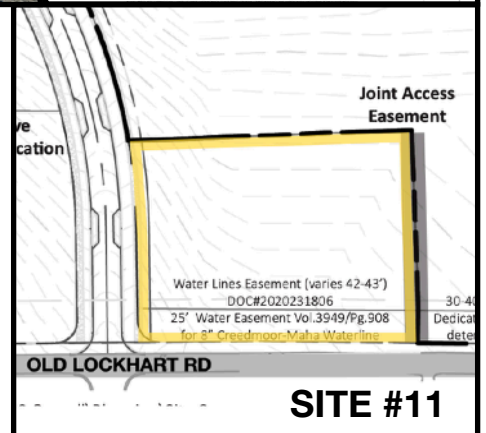
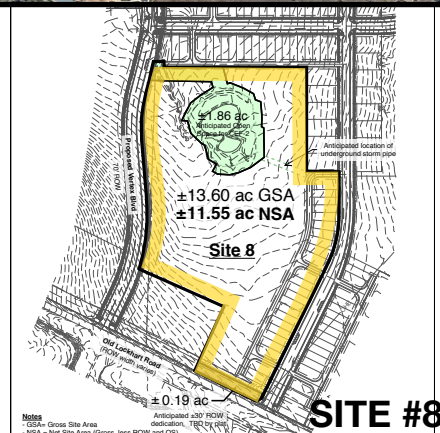
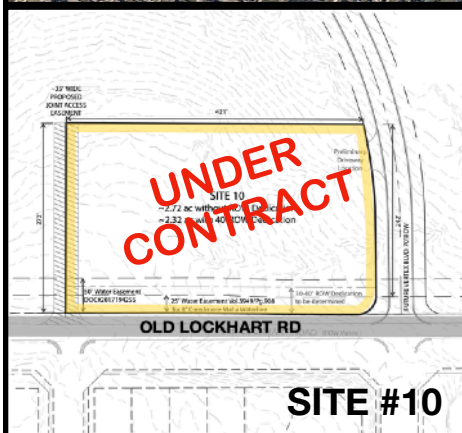
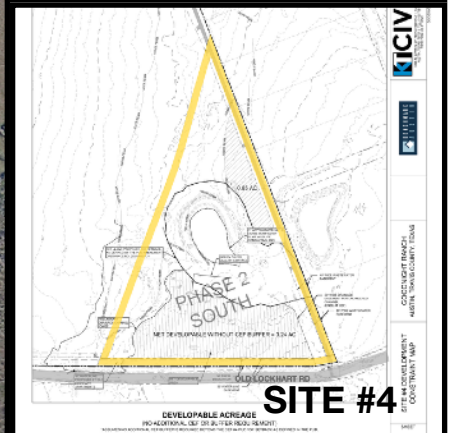
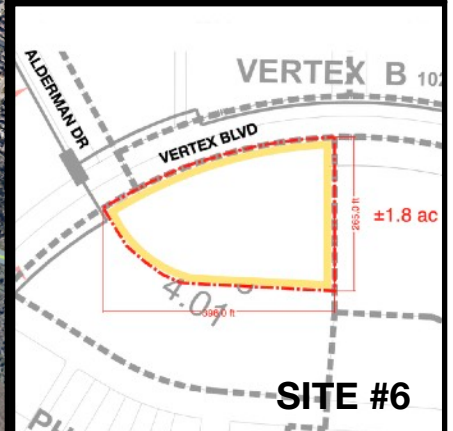
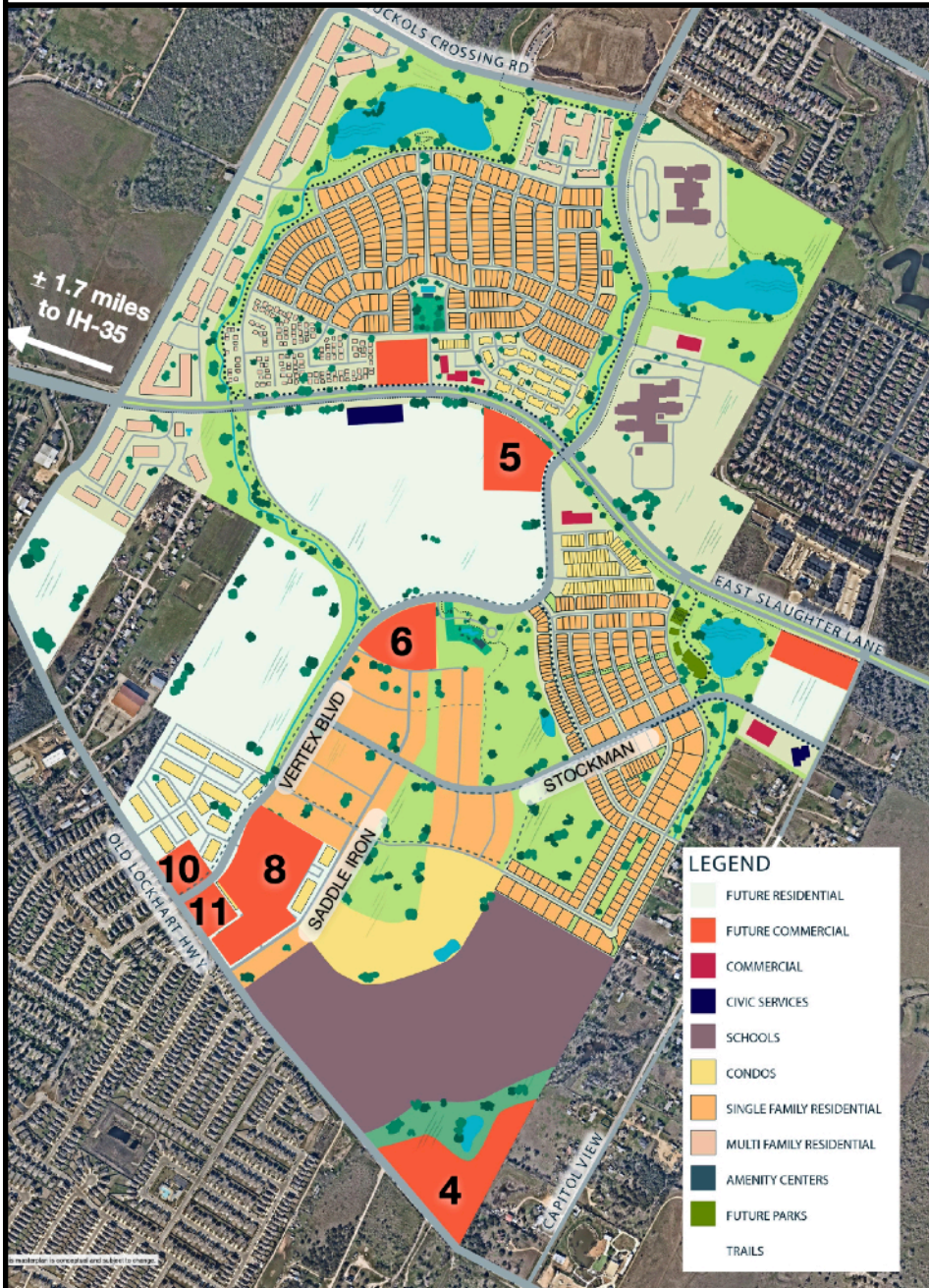
Electricity: Austin Energy  
512-494-9400  
Water/Wastewater: Austin Water  
512-494-9400  
Trash/Recycling: Austin Resource Recovery  
512-974-2000 or 3-1-1  
Phone/Cable/ Internet:  
Spectrum 512-485-5555  
AT&T 800-288-2020

## COMMUNITY AMENITIES

- Community Pool and Pavilion
- Future amenity and 2<sup>nd</sup> Pool
- Multiple pocket parks and creative playscapes
- Direct access to Onion Creek Metropolitan Park
- In-District trail system
- 2 onsite schools and 1 early education center
- Retail & food services at The Ramble
- Access to nearby neighborhood Services
- Goodnight Ranch Fire & EMS station
- Austin Regional Clinic - Goodnight Ranch
- Storage facility onsite

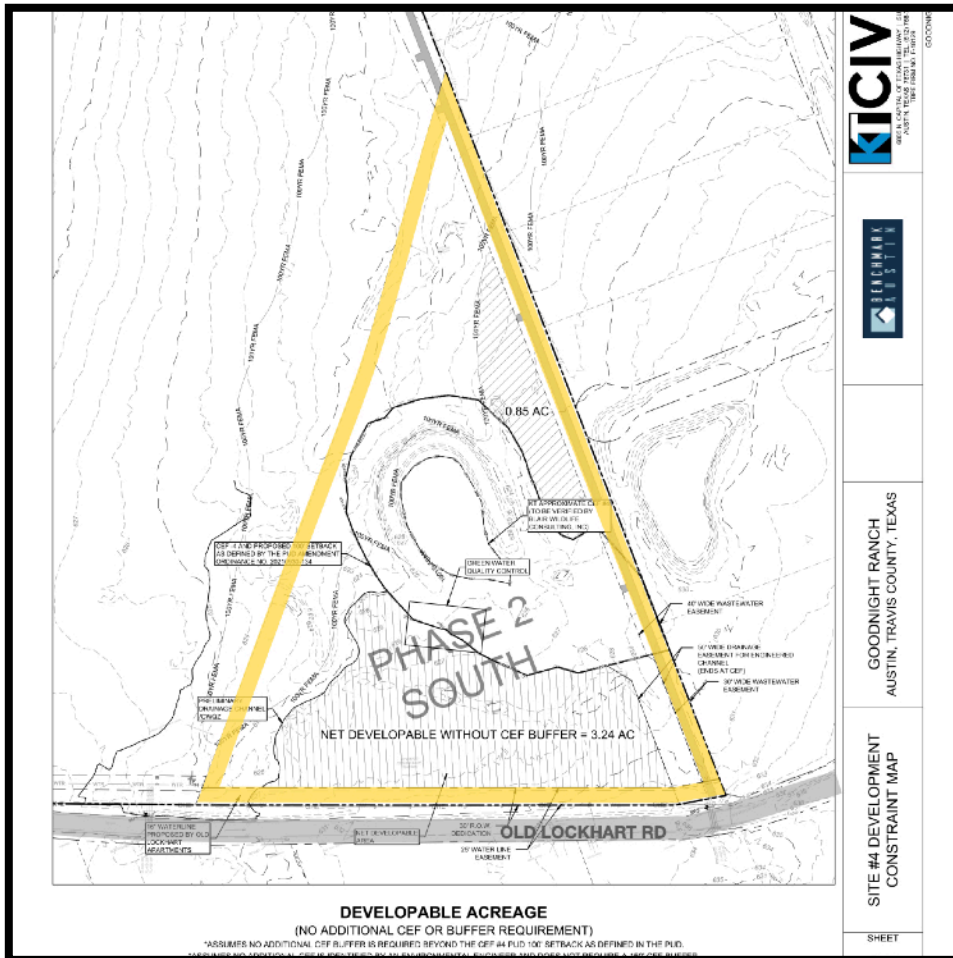
Information as of Sept. 2025







# COMMERCIAL SITES #4 and #5



## SITE #4

**SIZE:** ± 12.9 Acres

**FRONTAGE:** OLD LOCKHART RD

**IMPERVIOUS COVER LIMITATION:** 80%  
(Located in NMA)

**PRICE:** \$3,000,000.00



## SITE #5

**SIZE:** ± 4.41 Acres

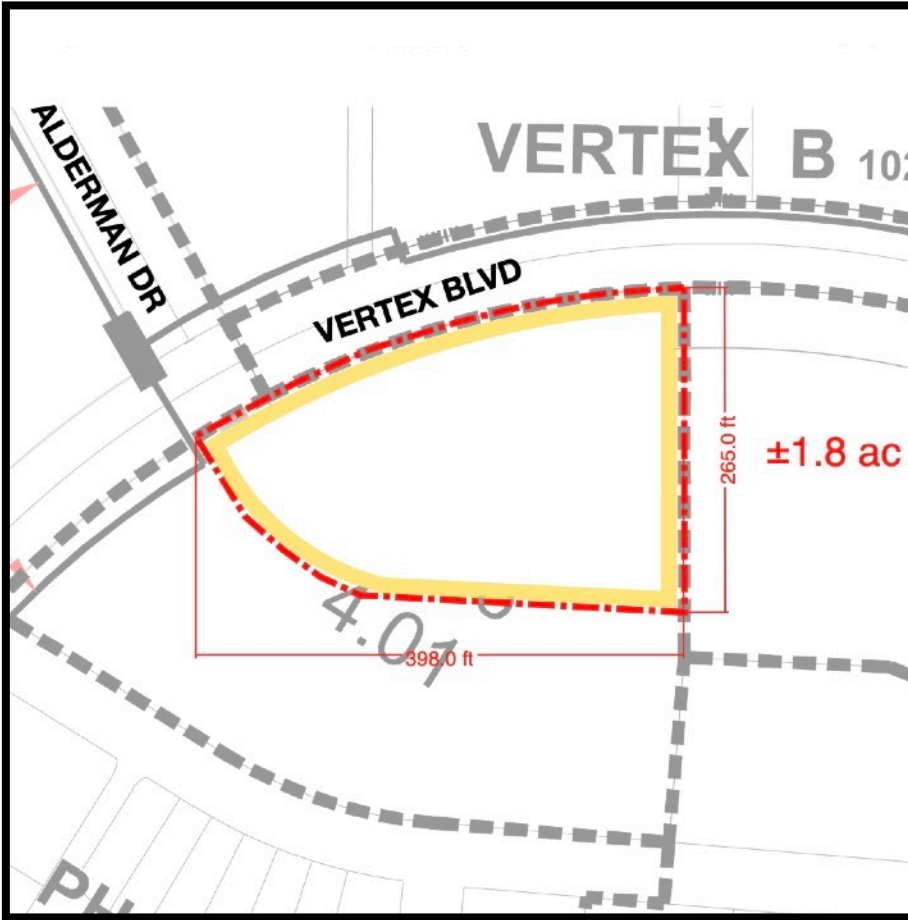
**FRONTAGE:** E  
Slaughter Ln and Vertex Blvd

**IMPERVIOUS COVER LIMITATION:** 90%  
(Located in NMA-V)

**PRICE:** \$28 PSF (for up to 70,000 sf of GBA)



# COMMERCIAL SITES #6 and #8



## SITE #6

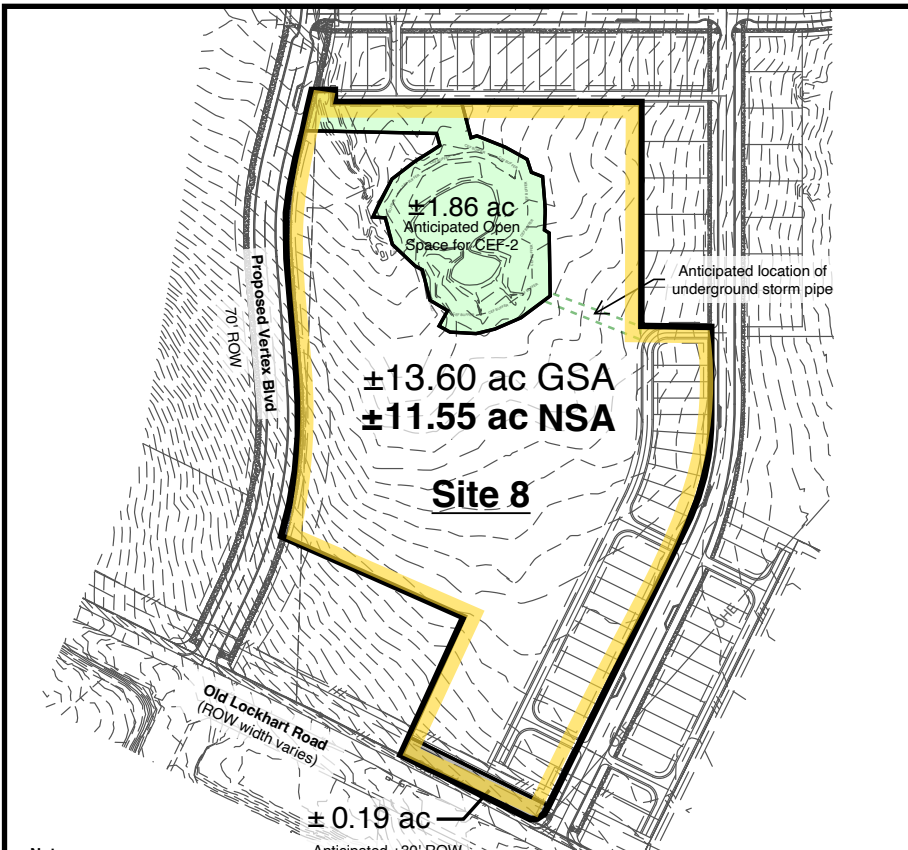
**SIZE:**  $\pm 1.8$  Acres

**FRONTAGE:** future extension of Vertex Blvd

## IMPERVIOUS COVER

**LIMITATION:** 80%  
(Located in NMA & MRA)

**PRICE:** \$20.00 psf



## SITE #8

**SIZE:**  $\pm 13.6$  Gross Acres  
 $\pm 11.55$  Net Acres

**FRONTAGE:** Old Lockhart Rd and Vertex Blvd

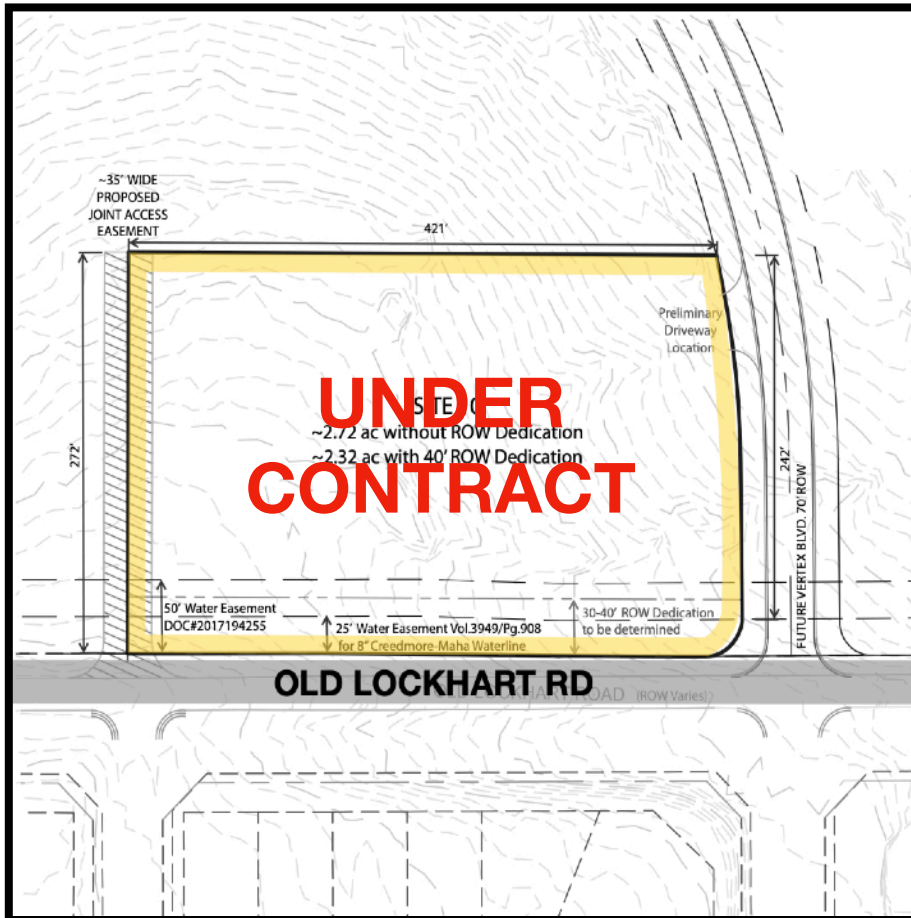
## IMPERVIOUS COVER

**LIMITATION:** 80%  
(Located in NMA)

**PRICE:** \$40,000/unit  
(minimum of 140 units)



# COMMERCIAL SITES #10 and #11



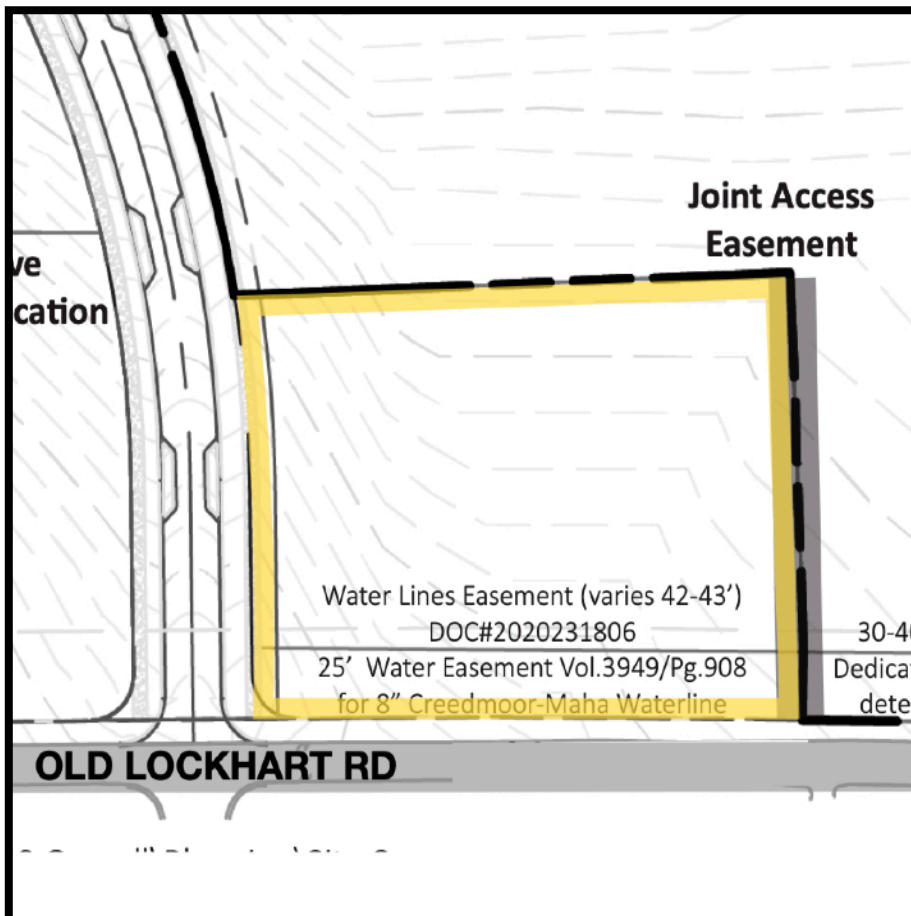
## SITE #10

**SIZE:** ± 2.684 Acres

**FRONTAGE:** Old Lockhart Rd and Vertex Blvd

**IMPERVIOUS COVER LIMITATION:** 80%  
(Located in NMA)

**PRICE:** \$30 PSF (for up to 5,000 sf of GBA)



## SITE #11

**SIZE:** ± 1.52 Acres

**FRONTAGE:** Old Lockhart Rd and Vertex Blvd

**IMPERVIOUS COVER LIMITATION:** 80%  
(Located in NMA)

**PRICE:** \$25 PSF (for up to 12,000 sf of GBA)

**Goodnight**  
AUSTIN





The collage consists of four photographs arranged in a 2x2 grid. The top-left photo shows a modern multi-story building with stone and light-colored siding, situated behind a grassy area and a small pond. The top-right photo features a red barn-style house with white trim and a green lawn, with a large tree in the foreground. The bottom-left photo depicts a modern building with a mix of colors (white, grey, and teal) and a landscaped area with a curved path and young trees. The bottom-right photo shows a person walking on a paved path in a park-like setting with trees and a modern building in the background.





# 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 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	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date