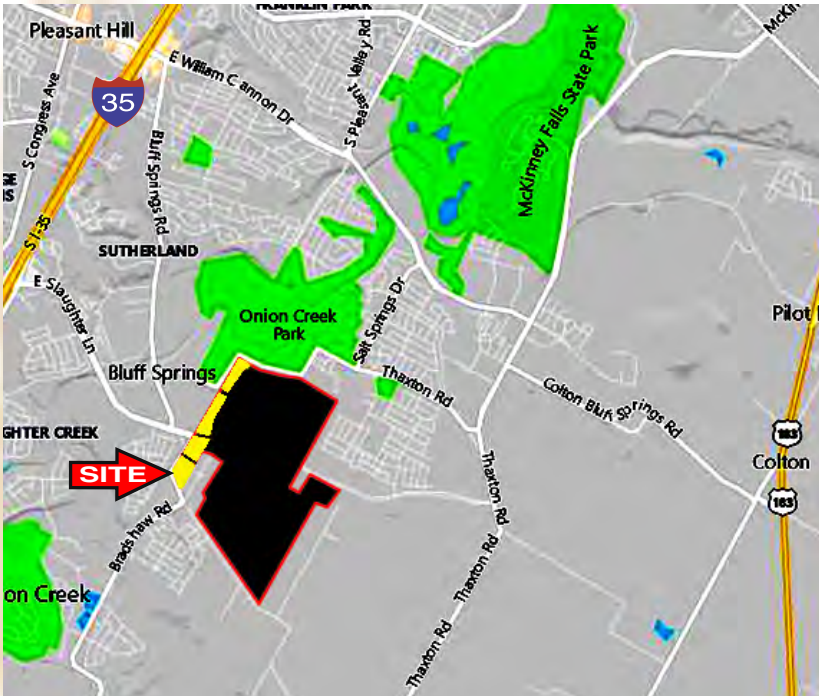


FOR SALE - *Goodnight* SINGLE FAMILY FOR RENT AUSTIN OR MULTI-FAMILY SITE

Slaughter Lane, Austin, Texas 78747



| | | | |
|-------------------------|---|------------------------|---|
| LOCATION | This multi-family site is located within the master planned community known as Goodnight in South Austin. | FLOOD HAZARD | No portion of the Property is in the FEMA floodplain. |
| SIZE | Approximately 12.63 acres (net) | SCHOOL DISTRICT | Akins High School Paredes Middle School Blazier Relief/Intermediate School Blazier Elementary (6 star rated) |
| FRONTAGE/ ACCESS | Approximately 1,604 feet on Old Lockhart Road (future Pleasant Valley Rd) | ZONING | PUD - Planned Unit Development - See advantages below in "comments." |
| UTILITIES | All Available - City of Austin | JURISDICTION | City of Austin |
| URL | GoodnightATX.com | PRICE | \$10,800,000 for up to 305 apartment units |
| COMMENTS | | | |

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.**

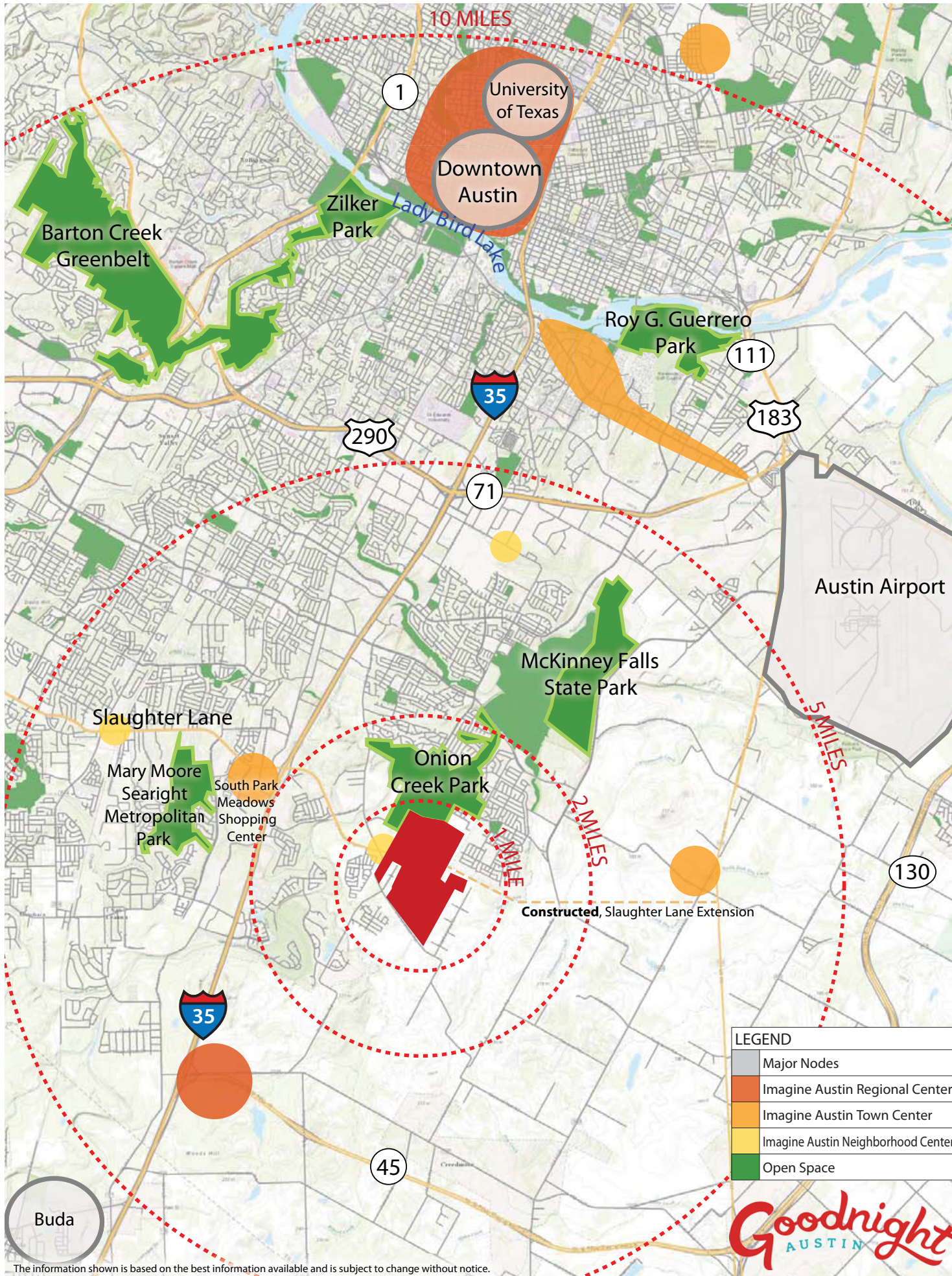
McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

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

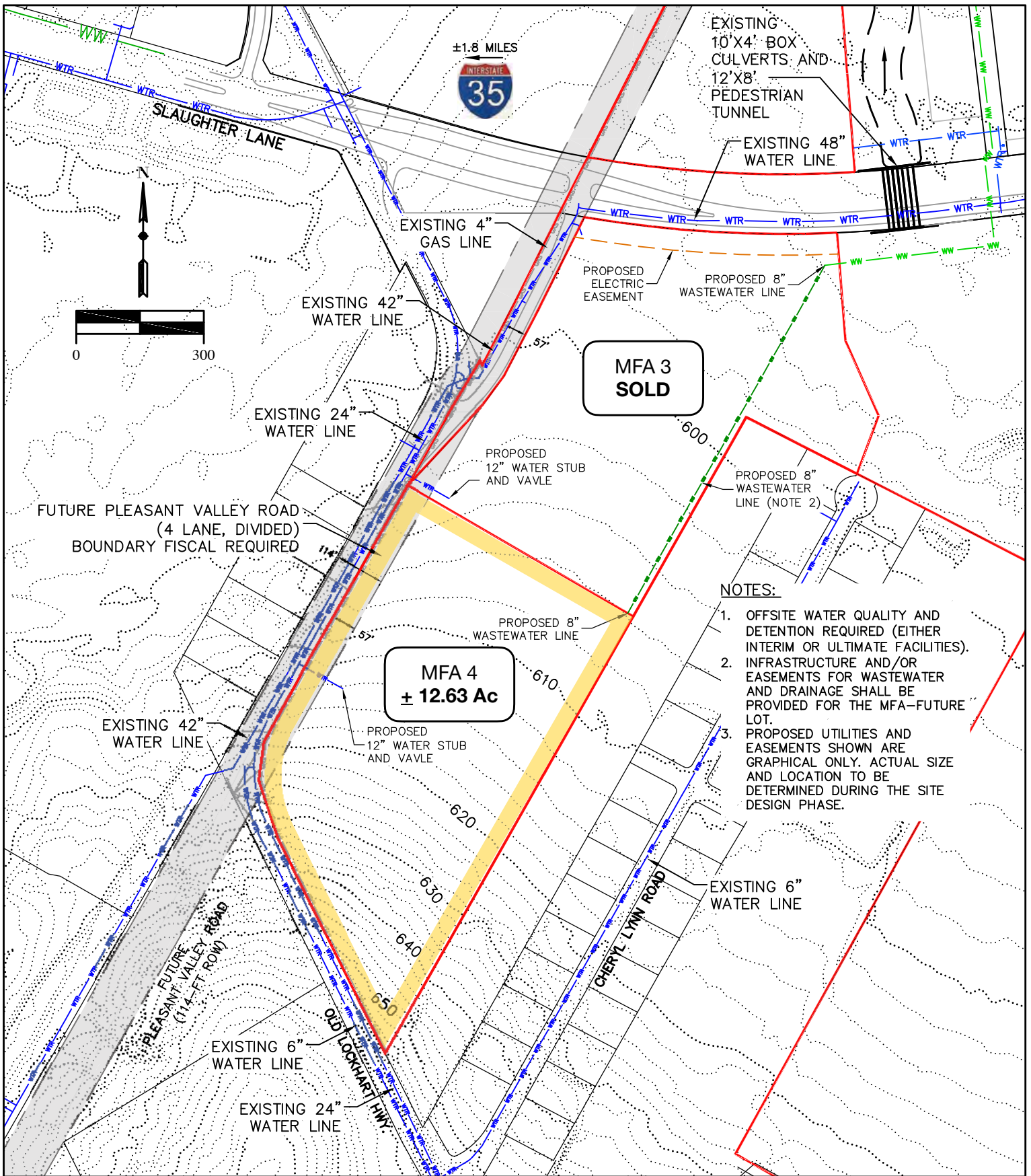
CONTACT Spence Collins
Office: (512) 472-2100
Spence@matexas.com

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.



CONCEPTUAL MASTER PLAN

GOODNIGHT RANCH



GOODNIGHT
MULTIFAMILY MFA4 EXHIBIT

AUSTIN, TEXAS

CIVILE, LLC
8240 N. MOHAWK EXPY
SUITE 125
AUSTIN, TX 78759
OFFICE: 512-402-6878
FAX: 512-402-6947

Civile

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 |

MASTER PLAN for ONION CREEK METRO PARK



Goodnight
LANDSCAPE ARCHITECTS

Goodnight
AUSTIN



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