



# THE RAMBLE AT GOODNIGHT RANCH

NEC E SLAUGHTER LN & GOODNIGHT RANCH BLVD  
9021 Goodnight Ranch Blvd, Austin, TX 78747



**FOR  
LEASE**

### AVAILABLE SPACE

Building 1, Floor 1: 1,089  
(Retail Space)

Building 1, Floor 3: 1,496-3,065 SF  
(Office Space)

### RATE

\$32.00 - \$35.00 PSF NNN

Office NNNs\* \$15.04 PSF

Retail NNNs\* \$11.02 PSF

\* Estimate provided by Landlord and  
subject to change

### Michael Noteboom

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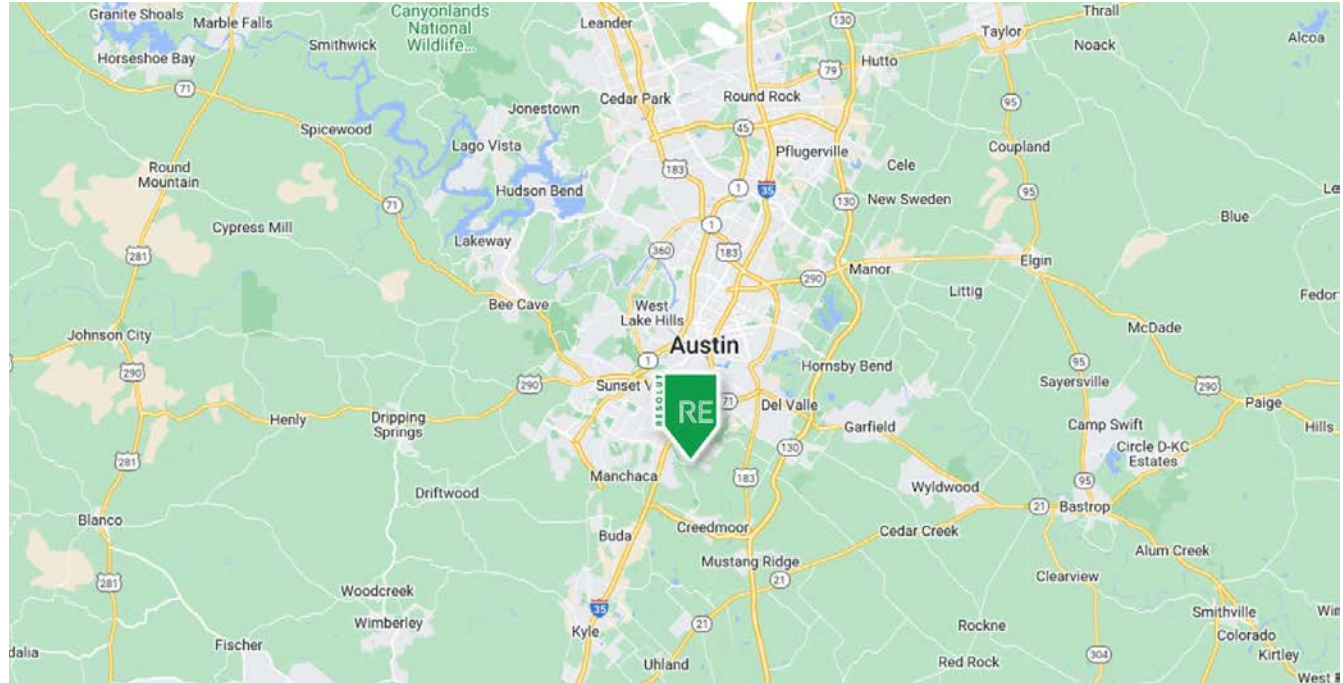
### Joey Mendez

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PROPERTY HIGHLIGHTS

- The Ramble at Goodnight Ranch is a multi-tenant mixed-use project aimed at fostering a sense of community and connectivity to best serve the over **6,300 homes** in the approximately **700-acre Goodnight Ranch master-planned community**.
- The location is just **10 miles from Austin-Bergstrom** International Airport and offers convenient access to IH-35, Highway 183, and Mopac, making it easily accessible for both residents and businesses in Goodnight Ranch.
- The Ramble will offer a vibrant mix of retail options that provide residents and visitors with a convenient and enjoyable experience, catered to their needs and preferences.
- The Ramble will also offer contemporary office spaces with flexible floor plans and amenities attracting a variety of companies seeking a convenient and professional setting.
- The presence of retail and office spaces within the master-planned community ultimately creates a hub of activity and opportunities for collaboration and synergy.



AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2024

 **74,985**  
**POPULATION**  
3-MILE RADIUS

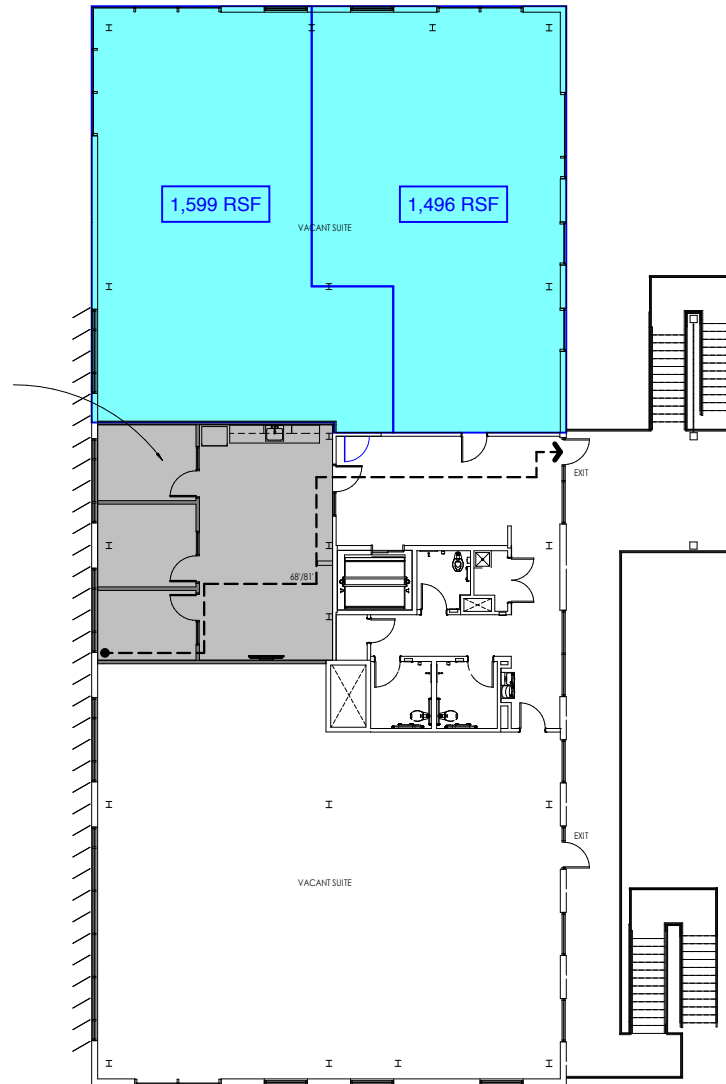
 **\$102,612.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **26,005**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Slaughter Ln: 13,603 VPD  
I-35: 71,383 VPD  
(SITES 2024)



3RD FLOOR POSSIBLE DEMISING PLAN

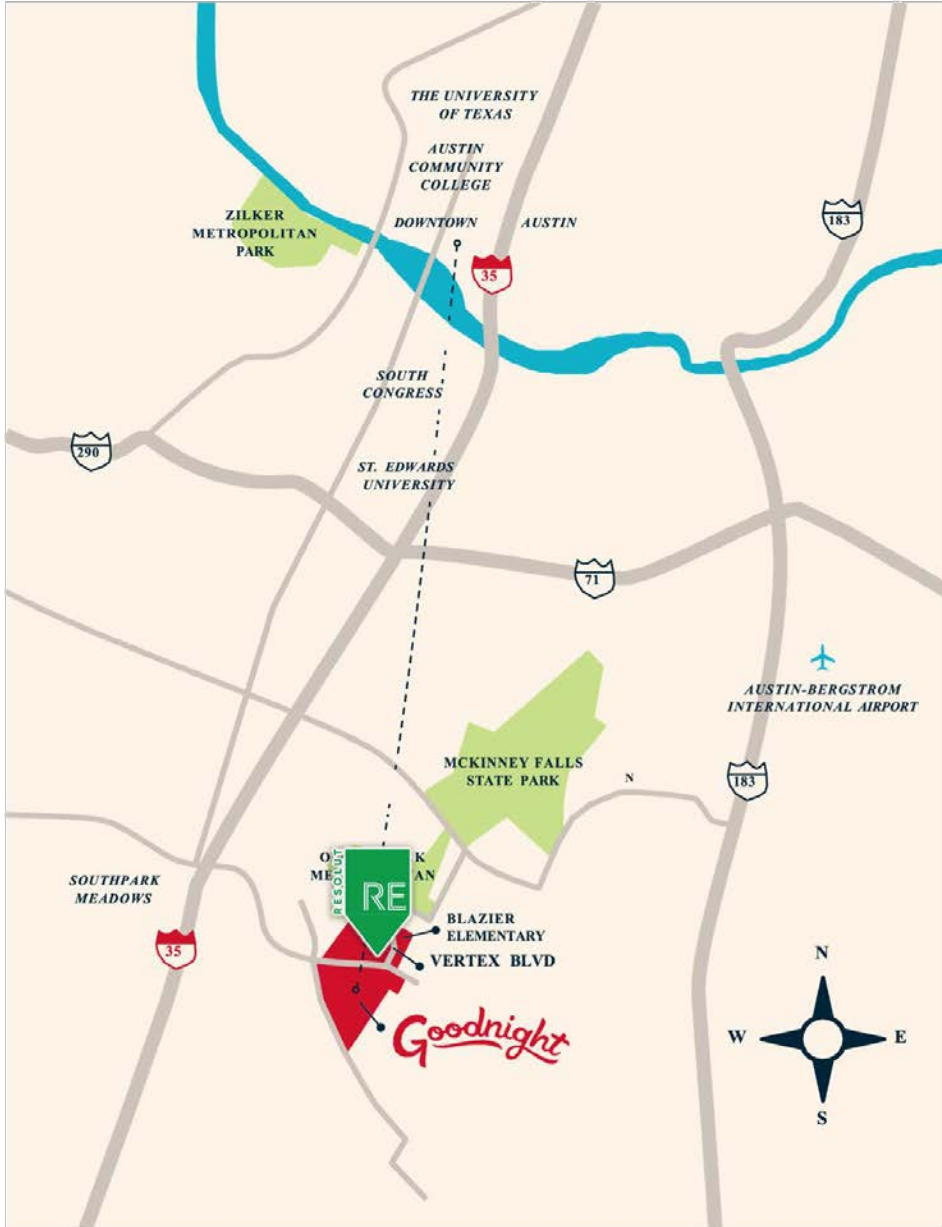


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## GOODNIGHT RANCH

- Austin culture with a neighborly feel.
- Master-planned for residential, retail, and commercial areas all within the community.
- 6,308 residential units
- Two miles from Southpark Meadows shopping center.
- Mixed-use means businesses within walking distance.
- A true live, work, play, learn community.
- Blazier Elementary, a TEA five-star rated elementary school within walking distance from the neighborhood.
- Land-planned for Blazier Elementary, a middle school and high school to form a fully integrated "educational village," all within walking distance.
- A separate nonprofit foundation, developed by the Goodnight Ranch team, will provide services that enhance educational opportunities for the residents of the neighborhood.
- Within 15 miles of The University of Texas, St. Edward's University and Austin Community College.

Overall Rating



94 of 100

Student Achievement



85 of 100

School Progress



91 of 100

Closing the Gaps



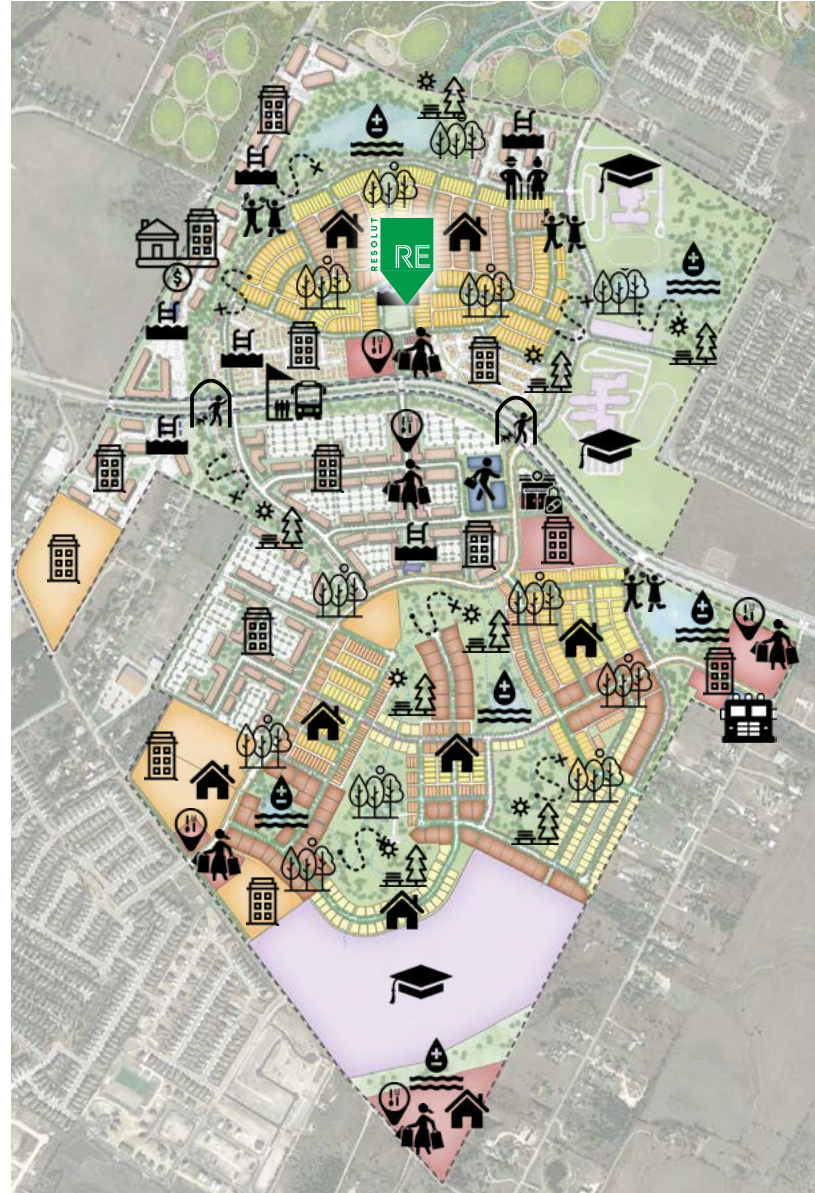
100 of 100



**GOODNIGHT RANCH ANTICIPATED FUTURE BUILDOUT**

- Open Space** ●
- Parks
  - Trails
  - Play
  - Water Quality
  - Private Amenities - Pools
  - Trees - Parks, street trees, builder installed trees
  - Pedestrian Underpass

- Neighborhood Services** ●
- Town center
  - Shopping
  - Retail
  - Medical
  - Dental
  - Grocery
  - Restaurants
- Employment Center** ●

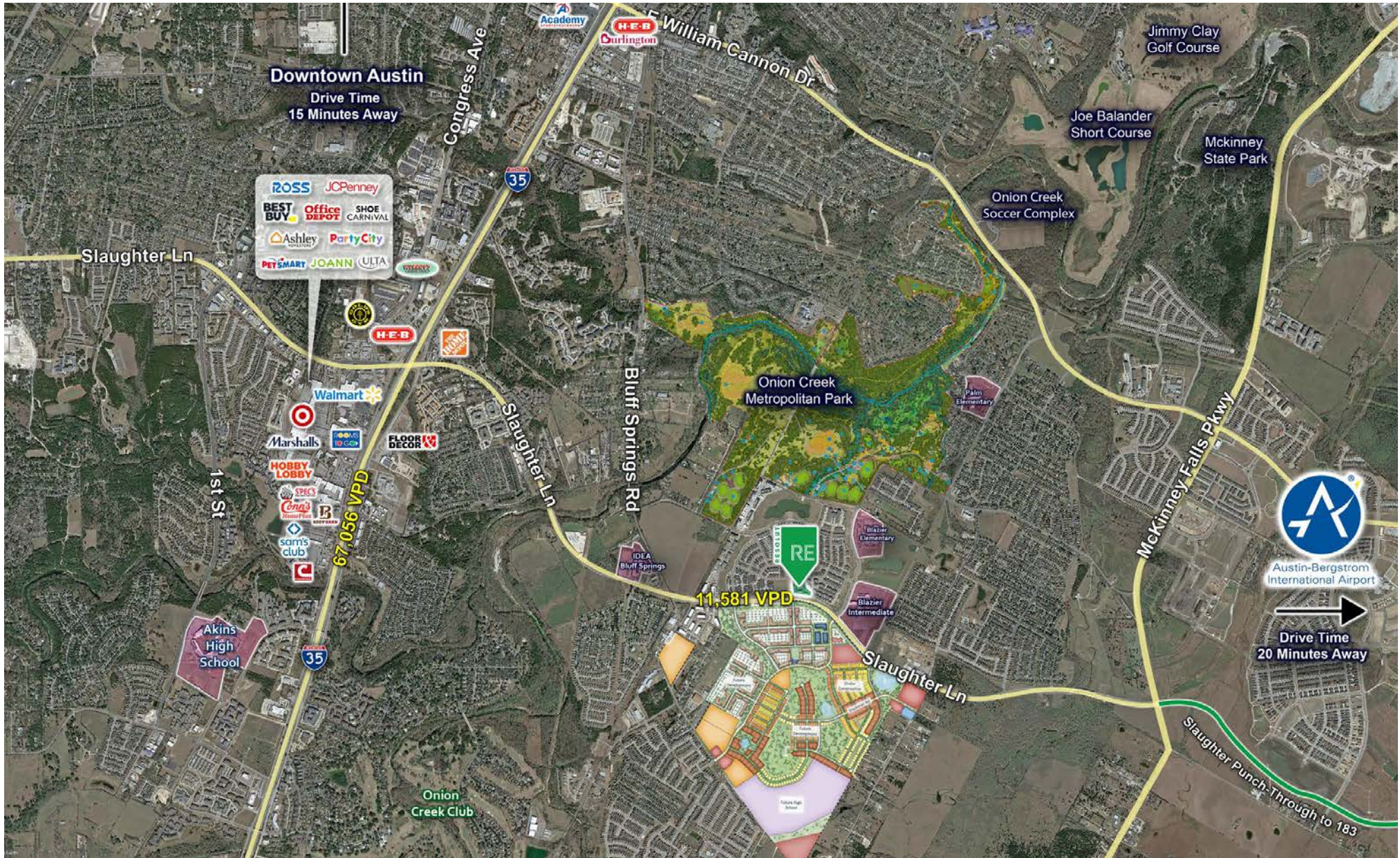


- Education** ○
- Elementary School
  - Intermediate School
  - High School - Future
- Housing** ○
- Affordable Housing
  - Single Family for Rent
  - Diversified Housing
    - Townhomes
    - Duplex
    - Single family
  - Senior Living
- Civic**
- Fire Station
  - CapMetro Park and Ride

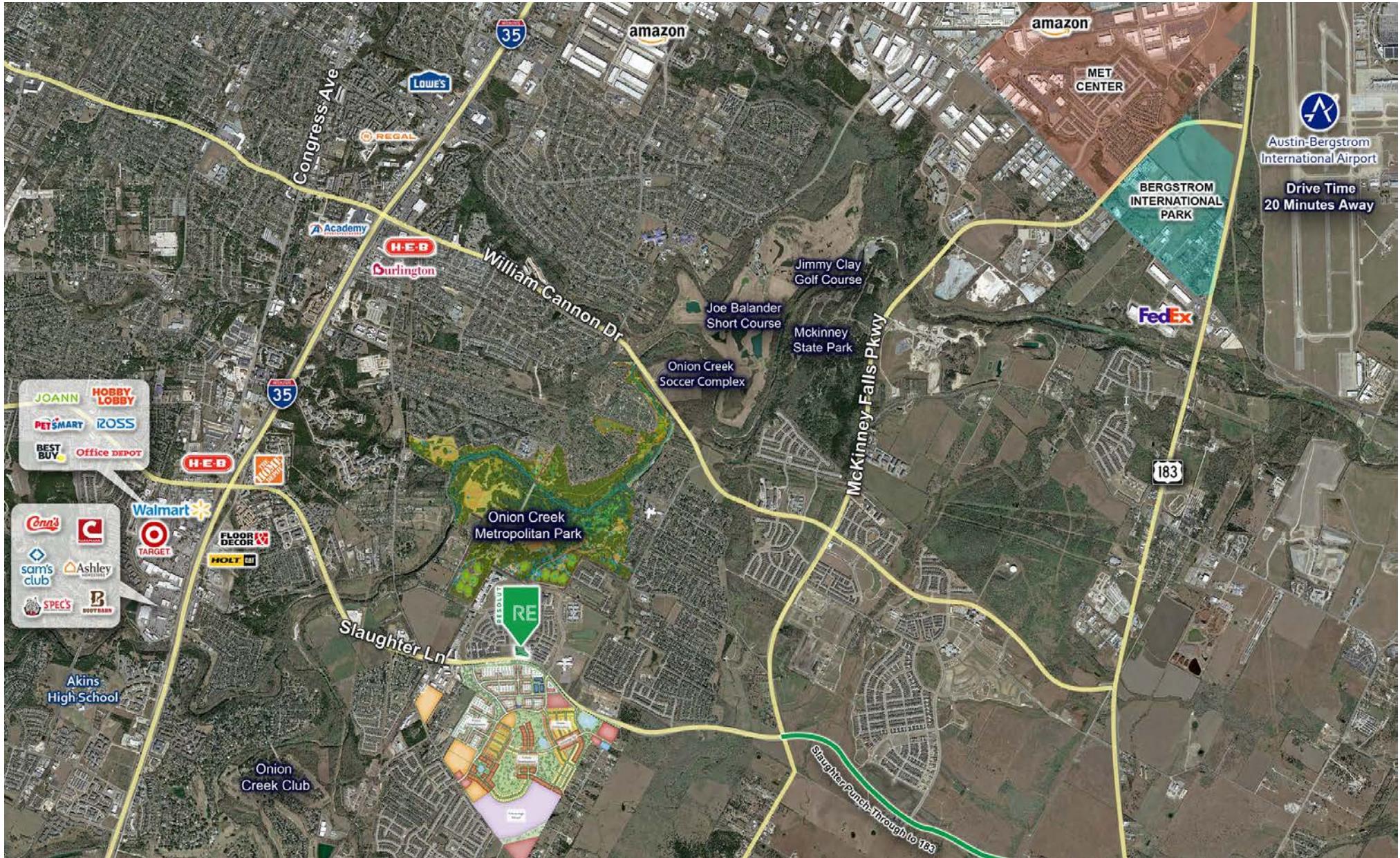
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# Information About Brokerage Services

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 \_\_\_\_\_