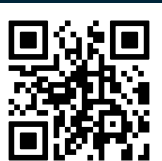




Wake up to the dream



View our website for
more information

By the Numbers

Welcome to your hometown.

Home is where the parks, trails, playgrounds, walkable schools, restaurants, live music and resort-like amenities are closely connected.



Master-Planned Community of the Year

2023 Austin
Business Journal

8 miles south of Downtown Austin

700-acre
master-planned
community

Up to 6,308 residential units

Single-family,
townhomes, paseos,
condos, senior living,
and multifamily

Public education

Three levels of
in-neighborhood
public education,
including AISD's
Blazier Elementary



120+ acres of open space

within the Onion
Creek Metropolitan
Park with
pedestrian-friendly
streets

Up to 750,000 sq ft of commercial space

for employment,
office, and retail

Services access

Retail, office,
healthcare, and
CapMetro Park &
Ride access



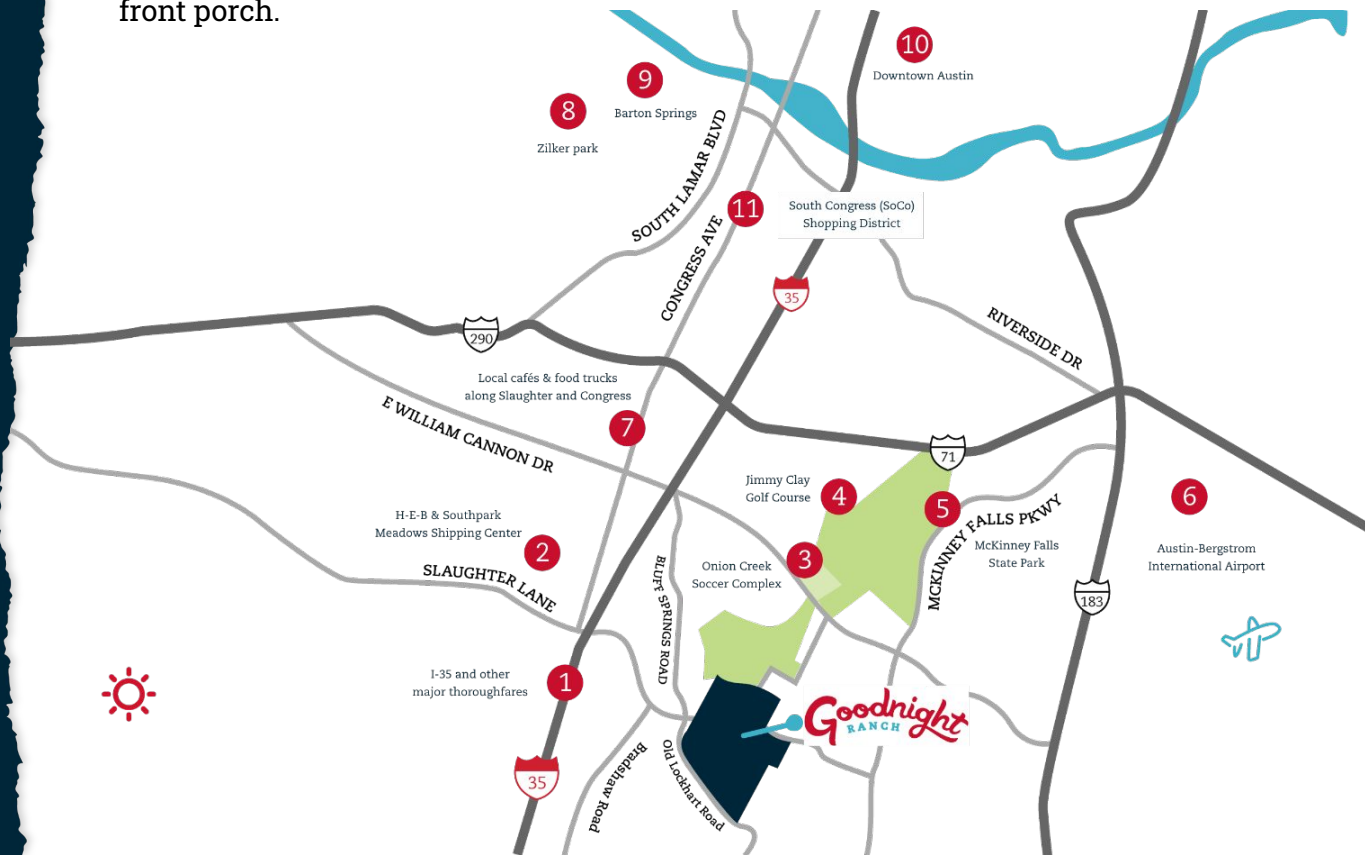


So close to the city. So far from the noise.

Just southeast of the heart of the city, our hidden gem of a tight-knit neighborhood is waiting, with everything Austin has to offer, right at your front porch.

Location

[View our map](#)





Positioned for connection, access, and regional growth.

Goodnight Ranch is at an inflection point. Several catalysts are converging now — each one expanding the trade area, increasing connectivity, and driving new demand for commercial and residential uses at the site.

Why Here. Why Now.

Source: RCLCO Market
Analysis, March 2026



Slaughter Lane Extension

Late 2026 / Early 2027

Extends the primary arterial through the trade area, directly connecting Goodnight Ranch to Highway 183 — unlocking pass-through traffic and broadening the commercial catchment area.



CapMetro Park & Ride

June 7, 2026 Opening

New rapid transit stop provides car-free access to Downtown, Riverside, Mueller, and North Austin — attracting new residents, retail employees, and daytime visitors from across the MSA.



Onion Creek Metropolitan Park

Target: 2028

A 517-acre regional park with a planned All Abilities Playground projected to draw 200,000–300,000 annual visitors — comparable to Morgan's Wonderland. Will boost dwell time and retail visitation at the site.



Hillside Park Amenity Center

Coming Soon

A resort-style pool, clubhouse, playgrounds, and green space that raises GNR's amenity profile — strengthening residential demand and reinforcing the community as a premium destination within southeast Austin.

11,200+

new lots in trade area

5.2%

CAGR household growth '20–'25

38,104

daily vehicle trips at site



Commercial

The Ramble



City Services



Austin Regional
Clinic



Amazing
Explorers
Academy





We are open for business.

Austin is all about entrepreneurial spirit, which is alive and well in Goodnight Ranch.

Current Ramble Retailers (32,131 sf)



- Hotworx
- Blo Blow Dry Bar
- Duke's Liquor
- Action Behavior Centers
- Mi Casa Family Dentistry
- Eggs Up Grill
- Meow Bark Veterinary Services
- Boba Magic
- Pana Cafe (*coming soon*)
- The Little Gym (*coming soon*)
- Ramble Market (*coming soon*)



Additional Neighborhood Services & Retail

- Austin Regional Clinic & Pediatric Orthodontist (6,500+ sf)
- High Point Dentistry
- La Bella Med Spa
- Texas Physical Therapy Specialists
- Uplift Self Storage (100,000 sf)
- Amazing Explorers Daycare (12,110 sf)

Commercial



The only walkable, neighborhood-scale destination east of I-35.

Designed as a true mixed-use community, Goodnight Ranch has earned special mixed-use zoning rights from the City of Austin to thoughtfully integrate retail, services, parks, schools, and public transportation into daily life. The result is a 55-acre district poised to become the only walkable, neighborhood-scale commercial destination east of I-35 along this corridor.

Commercial Opportunity

Source:
RCLCO Market Analysis,
March 2026

THE MARKET GAP

Underserved trade area

Retail east of I-35 is nearly nonexistent. All major concentration — including Southpark Meadows — is auto-oriented and highway-anchored. GNR is first to deliver a walkable neighborhood core.

Medical office desert

GNR's zip code has just 3.9 SF of medical office per household vs. the MSA average — the lowest ratio in southeast Austin. Demand is household-driven and rooftops are coming fast.

Proven retail performance

The Ramble at Goodnight Ranch is already achieving \$32/SF NNN with 0% vacancy — validating tenant demand before the 55-acre district even opens.

RCLCO-PROJECTED DEMAND BY 2035

Restaurants & F&B **38,500 SF**

Entertainment & Fitness **18,500 SF**

Grocery & Drug **17,500 SF**

Hard & Soft Goods **35,000 SF**

Services & Auto/Gas **30,000 SF**

Total Retail Demand: **139,000 SF** + Office/Medical: **54,000 SF**

GOODNIGHT RANCH vs. COMPARABLE MIXED-USE COMMUNITIES (Traffic Count AADT)

Estrella Mtn Ranch

22,083

Woodforest TX

29,204

Creekside Park TX

13,571

Goodnight Ranch ★

38,104



Your story starts here.

Commercial

Sources:

2023 Census Data

RCLCO Market Analysis,

March 2026

3,626

Goodnight
Ranch
population

33

Median age

\$396,500

Median home
value

43%

College
educated or
higher

\$61,875

Median
household
income

11,200+

New lots in
trade area

5.2%

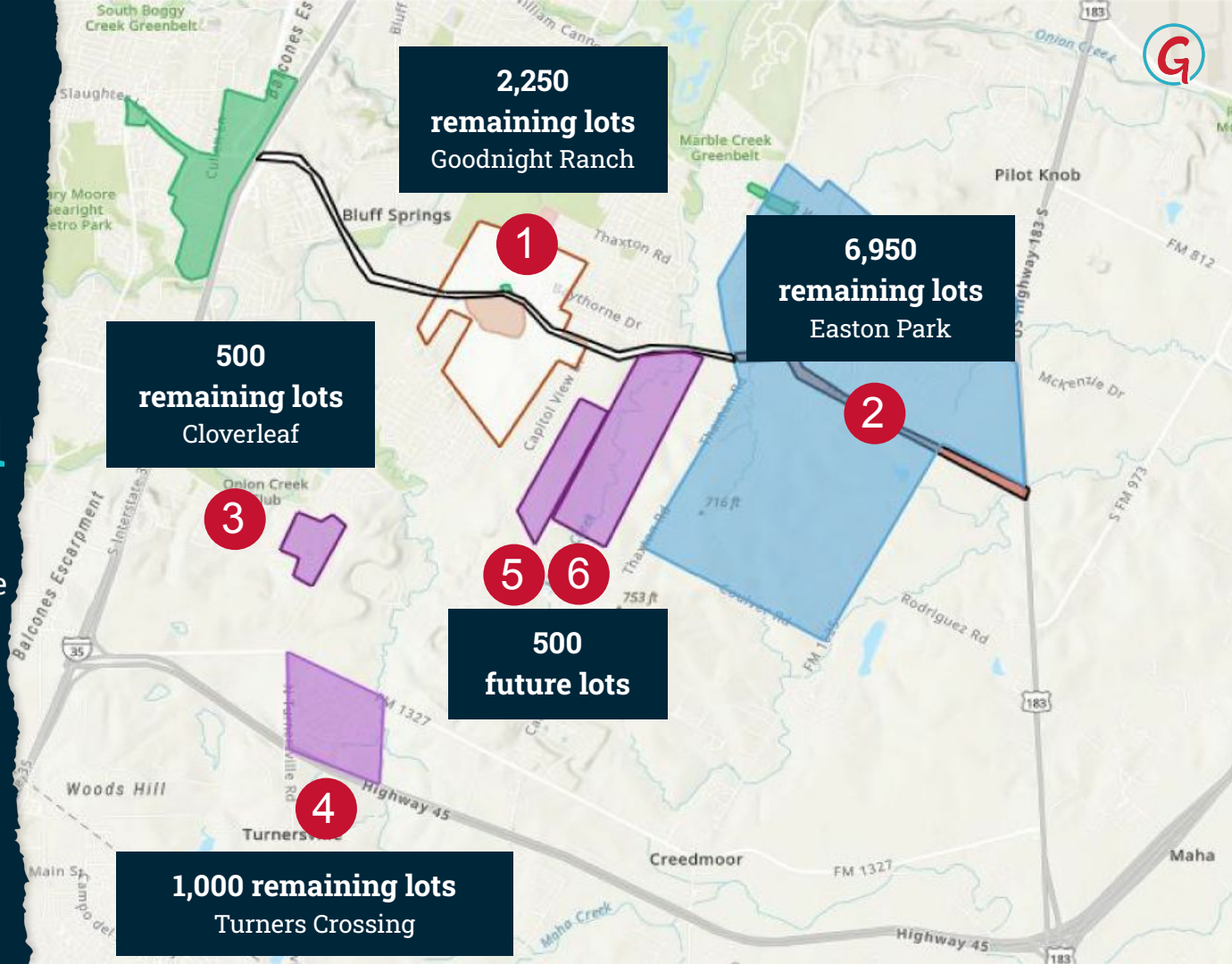
CAGR
household
growth '20-'25

38,104

Daily vehicle
trips at site

Growing Neighborhood

Over 11,000 additional
residential lots coming online
in the immediate trade area



Commercial

Goodnight Ranch specific advantages.



Built-In Customers

Immediate access to residents within walking distance in Goodnight Ranch and neighboring communities

Cost Advantages

Lower land prices than central Austin represents a great value



Strong Incomes

New home buyers with substantial disposable income across diverse family configurations, each with distinct lifestyle needs

Early Entry Advantage

Opportunity to define the market and integrate with community



Play hard, rest easy and live well.

Sign up to receive the community brochure or for builders to reach out with currently available homes.

Contact



5601 Baythorne Dr • Austin, TX



info@benchmarktx.net



@liveatgoodnightatx



@liveatgoodnightatx



@liveatgoodnightatx



liveatgoodnight.com



