

Cedar Park

TEXAS

Information gathered from <http://www.roughhollowlakeway.com/>



Cedar Park has attracted residents from all over the globe because of its unique charm, its close proximity to Austin, and the beauty of the Hill Country and Lower Colorado River Lake System.

REGIONAL INFORMATION | Cedar Park is perfectly situated between metro Austin and the Texas Hill Country. It is just 20 minutes from downtown Austin and sits at the top of our capital city's technology corridor.

MAJOR CITIES DISTANCE IN MILES | Austin (Downtown) 20
San Antonio 90 | Dallas 160 | Fort Worth 160 | Houston 185

CLIMATE | Median January Temp. 39°F | Median July Temp. 96°F
Avg. Relative Humidity 60% | Avg. Annual Precipitation 34 in

EDUCATION | Cedar Park schools are part of the Leander Independent School District. Leander ISD's success is driven by an uncompromising vision and an unwavering devotion to three key elements: a continually improving world-class curriculum, a focus on teaching and modeling ethical behavior, and the encouragement of a level of parent and community involvement that is the envy of school districts across Texas. Leander ISD's Vision is that "Every student is encouraged, supported, and challenged to achieve the highest levels of knowledge, skills, and character."

AREA INSTITUTIONS OF HIGHER EDUCATION

Austin Community College | Concordia University
Houston-Tillotson College | LeTourneau University
Round Rock Higher Education Center | Southwestern University
St. Edwards University | University of Texas at Austin

RECREATION | At home in Cedar Park you will find plenty of recreational opportunities for all family members. Youth sports are scheduled year-round and include basketball, Pop Warner football, soccer as well as baseball and softball for all ages. Cedar Park has two of the area's best swimming pool and park complexes as well as

numerous neighborhood parks spread throughout the city. One of the more popular scenic drives, anytime of the year but especially in the spring, begins in Cedar Park and ranges in a circular drive from Cedar Park to Marble Falls on Lake LBJ to Burnet and back to Cedar Park, a total driving distance of 90 miles.

Dining | Central Texas is renowned for its wide variety of ethnic cuisine, traditional American fare as well as upscale dining. Where else can you find the best in Mexican, barbecue, seafood or just a good old fashioned burger? Cedar Park gives you direct access to some of the best restaurants in Central Texas.

QUALITY OF LIFE | Community assets such as great schools, a family-oriented atmosphere, and a low crime rate have made Cedar Park one of the best places to live in the country. Whether you like hiking, bicycling, water sports, live music, fine wine, great food, shopping, or any other activity, you will find it here (or very close by).

BUSINESS OVERVIEW | Its labor force is well educated and highly skilled and its school district is rated exemplary. One of the many assets for Cedar Park is their extraordinary workforce. Cedar Park's workforce has an exceptional level of educational attainment; over two-thirds have at least some college and nearly half hold a four year degree or better. With the addition of the new Cedar Park Regional Medical Center, the City now offers a wide range of medical care as well as jobs. This 280,000 sq. ft., 77-bed, \$125 million medical center offers a hospital, physician offices, labs and diagnostic services all in one location.



Deborah Brickers, Realtor®
ABR,CNE, GRI
(512) 796-5046
deborahbrickersrealtor@gmail.com



Presented by: Texas Ally Real Estate Group, LLC

CEDAR PARK ATTRACTIONS:

CEDAR PARK HERITAGE FESTIVAL | Features live music great food, a Championship Hamburger Cook-off, an Arts & Crafts fair, big wheel races, concessions, inflatables and much more.

4TH OF JULY FESTIVAL | Come celebrate with us and enjoy live music, air castles, prizes, washer tournaments, and games for all ages. A magnificent fireworks display ends the fabulous day of celebration.

MOVIES IN THE PARK | Selected movies are shown at Elizabeth Milburn Park. Bring your blankets and lawn chairs as there will be plenty of grass area available. Concessions will be available, but you are welcome to bring a picnic.

BYDEE FESTIVAL | A celebration of community and diversity featuring artist booths, live music including steel bands, concessions, big wheel races, arts & crafts fair, inflatables, caricatures, stilt walkers, and much more fun for the whole family; guaranteed to Bring You Delightfully Entertaining Experiences.

AUSTIN STEAM TRAIN | Escape from the 21st Century and relax with us on a ride through American railroading romantic past. Let the rivers and ranches of the Hill Country, or the historic neighborhoods and lush parks of the heart of Austin, slip by your window as your family and friends share the delights of an adventure on Central Texas' very own vintage passenger train!

CAVE DAYS | Cave Day is your opportunity to visit several special Cedar Park, Texas cave preserves. The areas around Cedar Park, Texas, abound with scenic parks, unusual plant and animal life, and networks of caves and karst.

CEDAR PARK HERITAGE SOCIETY | Winston Churchill once said "The farther backward you can look, the farther forward you are likely to see." Come to Cedar Park and chronicle the lives of the intriguing individuals who braved many hardships to lay down roots for successive generations. Sense the fierce determination and blazing ingenuity of a people that is still embraced by the city of Cedar Park today.

GOLF | If you are the type of person who likes to spend your time hitting golf balls Cedar Park is the right place for you. Cedar Park is located right by two of the best golf courses in the Austin area.

AVERY RANCH | Avery Ranch is a 226 acre, 7121 yard, 18-hole championship public course offering 5 tee placements that will challenge the low-handicapper while creating an enjoyable golfing experience for all levels of players. Architect, Andy Raugust, has blended panoramic vistas and gentle rolling hills with oak-lined fairways and a 60-acre lake.

AVERY RANCH | Features the best Tif Eagle greens and 419 bermuda fairways and tees in the Austin area. Come experience Austin's Premier Daily-Fee Facility today.

TWIN CREEKS COUNTRY CLUB | Designer Lee Schmidt says of this Fred Couples Signature Course, "Playing this course will be what

it would feel like if you just happened upon a golf course carved out of nature." The fairways meander down through low-lying ravines, long views of unspoiled Texas Hill Country sprawl beyond the rocky outcroppings and two creeks traverse the course enhancing the experience with stream crossings and natural water elements. The designers set out to create an exceptional golf experience for every level of player, with a delicate balance of challenge and fun created by the positioning of the holes in their natural scenic settings.

GOLF CLASSIC | The Chamber Golf Classic is a fun and relaxing way to participate in a full day of networking. The all-day, shotgun-start tournament begins with chipping and putting contests and is followed by an awards banquet, with prizes for everyone. The top three teams walk away with cash and there is even a funny trophy for the last place team. If you like golf or just want to spend the day on one of our beautiful area courses, then this is the event for you.

LAKE TRAVIS | Just eight miles from Cedar Park you can enjoy nature's gift to the Hill Country the Highland Lakes. The Highland Lakes of Central Texas consist of six lakes (Lake Travis is the lake near Cedar Park) along the Colorado River starting 85 miles northwest of Austin and ending in Austin. Whether you are into hike and bike trails, fishing, boating, or just having a good time at the lake, Lake Travis is the place for you.

PARKS AND RECREATION | Looking to have some fun that the whole family can enjoy? Visit one of the many park's located in the City of Cedar Park. If your visiting in the summer have the kids cool off at the water playscape (free of charge) in Bushy Creek Lake Park or chill out in the pool at Elizabeth Milburn Park (entrance fee required for pool) equipped with a huge water slide. During the fall and year around you can enjoy miles of hike and bike trails at Brushy Creek Lake Park. At Elizabeth Milburn park you can take part in the waffle ball fields, basketball courts, and climbing wall.

SHOPPING | If you are an avid shopper there are plenty of places for you to shop in and around Cedar Park. Take advantage of Cedar Park's Shopping Centers featuring that priceless Cedar Park charm. We also have large retail businesses such as Toys R Us, Pier One Imports, Barnes and Noble's, Old Navy, and Best Buy just to name a few. Cedar Park also has Lakeline Mall as our neighbor. Lakeline Mall has main anchor tenants Dillard's, Macy's, JC Penny's, and Sears.

VOLENTE BEACH WATERPARK | Austin's got a waterpark and it is only minutes from Cedar Park! Volente Beach Waterpark right off of Lake Travis contains many heart stopping water rides for kids and adults. Enjoy a day out in the sun having some fun with the whole family.

WINE TOUR | Every fall brings with it the excitement and anticipation of the Hill Country Wine Tour. The tour begins at the chamber office with breakfast, before loading on tour buses for some networking on the way into the beautiful Hill Country. Here you are in for a treat with some great shopping and sightseeing. Afterward, we return to the buses and travel to a pre-selected wine vineyard for a sampling of Hill Country wine and entertainment before returning to Cedar Park.