

# AVERY RANCH

## NEIGHBORHOOD PROFILE



Rich in a history that includes Native American tribes, cowboys, and even an outlaw or two, Avery Ranch is poised to bring the best the modern world has to offer to its residents, from a 226-acre golf course to homes hard-wired for fiber-optic and other broadband services – all within a natural setting of hike and bike trails, natural ponds, and parklands.

Located just 20 minutes northwest of Austin, the Avery Ranch Golf Course offers a variety of amenities, including a 15-acre driving range with chipping, putting, and bunker practice areas. But Avery Ranch is more than just a golfing community, featuring distinctive features for every type of family and interest.

The community of Avery Ranch, has been planned in such a way that the oak tree lined streets meander through the neighborhood; and trails connect to an abundance of places for families to walk, swim, or play, thus giving residents a greater chance to get to know each other. Avery Ranch is connected by miles of paths and trails that will take residents anywhere on the Ranch. The Regional Hike and Bike Trail spans 180 acres with access points throughout Cedar Park and Round Rock, allowing children to bike to school or to their friends' homes in connected neighborhoods without ever having to cross a major street.

Avery Ranch is located within the award-winning Leander and Round Rock Independent School Districts, with several schools located right in the neighborhood. In addition to five community centers totaling 17 acres of recreational family fun within Avery Ranch, the City of Cedar Park, Texas built an expansive 140-acre community park complex adjacent to the community. The main community center at Avery Ranch has basketball, tennis and swimming facilities, as well as an outdoor amphitheater, and the Avery Ranch Golf Course, was voted Best Overall Golf Course by Avid Golfer magazine. Designed by Andy Raugust, this spectacular course features natural limestone caverns, live oak tree, rolling hills and meandering streams and lakes to create the total golf experience.

Avery Ranch is popular with young professionals, families, and empty nesters. Many people build in Avery Ranch because they like the Cedar Park, Texas area, and they also like the fact that it's a master-planned community with a strong homeowners association. Its location off Parmer Lane with easy access to area tollways also hold wide appeal; it's easy to commute to major Austin employers and is close to major shopping areas.

Nestled along Austin's major growth corridor, Avery Ranch is convenient to such major employers as Texas Instruments, Time Warner Communications, Abbott Laboratories, Dell Computer, Freescale, Samsung, IBM, 3M, and National Instruments. Close to RR 620, Highway 183 or I-35, nearby shopping includes The Domain, Lakeline Mall, The Arboretum, and the Gateway Shopping Center.

