



FALCON POINTE

NEIGHBORHOOD PROFILE



Families seeking old-fashioned value in a new community need look no further than Falcon Pointe, a master-planned community by Newland Communities in the Pflugerville area. Falcon Pointe's location makes it an ideal choice for a family on the go, with close proximity to area schools, golf courses, and other activities.

Homes in the Falcon Pointe community are priced from the \$200,000s to the mid \$300,000s, with square footage ranging from 1,400 to 3,700 square feet. Falcon Pointe features five brand new model homes from four of Austin's premier homebuilders, Chesmar Homes, Centerra Homes, Lennar and Ryland Homes. With a variety of home designs and quick move-in homes you can find the perfect home at Falcon Pointe.

Located just off FM 685, Falcon Pointe is in the award-winning Pflugerville Independent School District. Residents will find all grades easily accessible to their school-age children, with Murchison Elementary School and Park Crest Middle School nearby. Hendrickson High School is adjacent to Falcon Pointe.

Falcon Pointe features an Amenity Center and Residents' Clubhouse that serves as a 6.7-acre community retreat for residents and their guests, including a fully functional kitchen and a party room available for residents to reserve and use for parties, and an on-site Activity Director to help.

The Residents' Clubhouse/Pavilion facility has a large fitness room indoors, while outdoors features a multi-feature pool, sand volleyball, tennis courts, an outdoor sports court, a park with children's play equipment, a play field, and picnic facilities.

Newland Communities has landscaped Falcon Pointe with more than 1,000 trees as part of a community forestry program to enhance the neighborhood's overall appeal and encourage the growth of wildlife. Newland Communities also has an extensive trail system, "pocket parks," and pavilions with picnic facilities throughout the development. Another added benefit to living in Falcon Pointe is it is only minutes away from Blackhawk and Star Ranch, two daily-fee golf courses.

