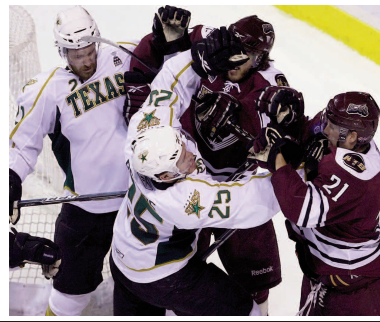




# Cedar Park Texas



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Alamo Title

## Regional Information

Located only 17 miles from the heart of downtown Austin, the State Capitol and home of The University of Texas, Cedar Park offers all the amenities of a major metropolitan area but is far enough away to offer the relaxed life style that is in keeping with a family oriented community.

## Education

Cedar Park is one of Texas' fastest-growing school districts, LISD. LISD has grown in the last dozen years from six campuses to 37 campuses for the 2010–2011 school year. LISD is ranked as a Recognized school district with 21 schools rated as exemplary, 11 rated as recognized and 2 as academically acceptable.

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."

Leander ISD's athletic program is an integral part of the total school experience for both boys and girls. It is the goal of the LISD athletic program to offer the opportunity of participation to every student who has the ability and desire to do so.

## Recreation

Cedar Park is perfectly situated between metro Austin and the Texas Hill Country, so there is something here for everyone. Whether you like hiking, bicycling, water sports, live music, fine wine, great food, shopping, or any other activity, you will find it here.

The Highland Lakes area, a system of five lakes created along the beautiful Colorado River, stretches from downtown Austin (Town Lake and Auditorium Shores) to Lake Buchanan some 60 miles away in Burnet. The largest of the lakes, Lake Travis, is the most popular recreational site among the lakes and can be easily accessed at numerous sites ranging from five miles to ten miles from Cedar Park.

One of the advantages of living in Cedar Park and Central Texas is that there is just so much to do and so much to enjoy. Springtime in the Hill Country is one of the most popular seasons of the year as native Texas wildflowers turn the hillsides into virtual gardens of color. 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.

Cedar Park recently celebrated the opening of the 1890 Ranch, Cedar Park's largest lifestyle center, at just over 900,000 SF. 1890 opened in May 2008, and is anchored by Super Target, Cinemark Movie Theater, Office Max, Academy Sports and Gold's Gym. The project was developed by Endeavor Real Estate Group of Austin, developer of the Domain, and is located at the intersection of 1431 and the new north/south commuter toll road, 183A.

With over 46 and 860 acres of parkland, Cedar Park takes its recreation very seriously. The city has a new 47,500 SF state of the art recreation center. The new recreation center has a double gymnasium with an elevated walking/jogging track, a cardio and weight area, three multiuse community rooms, and a babysitting area.

The \$55 million dollar Cedar Park Center is a multi-purpose event center on city-owned property at the corner of New Hope Drive and Toll Road 183A. The indoor event center is 181,000 square feet, with 6,800 seats, 24 luxury suites, a center hung scoreboard, conference and meeting space, and 2,500 parking spaces immediately adjacent to the building. The event center hosts 40 regular season games plus pre-season and playoff games for the Texas Stars, American Hockey League affiliate of the Dallas Stars. The arena will also host numerous family events, such as concerts/live entertainment, rodeo, ice shows, basketball, graduations, trade shows and more.

## Quality of Life

Cedar Park is the third largest city in the Austin metropolitan area, known for its outstanding schools, pro-business climate and relaxed family environment. Named one of Family Circle's Top 10 Places to Raise a Family, Cedar Park offers all the benefits of life in the beautiful Texas Hill Country, with desirable neighborhoods, an entrepreneurial business environment, and an effective, conservatively managed city government. Our commitment to growth and a high quality of life make Cedar Park the right choice for you, your family, and your business!

The Cost of Living Index measures housing, grocery, transportation and other items for the typical management family. The national average is 100. The Austin metro and other Texas cities offer much greater affordability than other major US cities. Cedar Park has grown over 400% in the last ten

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.

years. Now exceeding 52,000 people within our city limits, 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.

### **Business Overview**

In Cedar Park, business is a key part of the community. Cedar Park is home to some of the most advanced manufacturing companies in Central Texas such as MD Totco, ETS Lindgren, 3PS and Flame Technologies. In addition, Cedar Park is also home to innovative high tech firms such as Mystic Pharmaceuticals, Integrated Bank Technology, EEStor, and Fallbrook Technologies. These companies enjoy Cedar Park's highly skilled workforce, low cost of doing business, access to Austin, and pro-business environment.

One of the many assets for Cedar Park is our extraordinary workforce. Our 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. Over half of the working adults in Cedar Park travel 10 miles or more to work. Of these individuals 60% would be willing to change jobs if there was a comparable opportunity available closer to home. Many companies have found Cedar Park to be the perfect place to live and work. 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. CPRMC is a state-of-the-art facility that provides full-service acute care and comprehensive inpatient/outpatient services.