COMMERCIAL PROPERTY CONSULTANTS, INC
Real Estate Investments

CASCADES AT ONION CREEK

Nestled on 223 acres, Cascades at Onion Creek is destined to become one of the most sought-after addresses in the South Austin area. With strong schools, several acres of open space, neighborhood amenities, premier award-winning home builders, and the general beauty of Onion Creek, Cascades at Onion Creek will become the lifestyle community of choice.

Cascades at Onion Creek is being planned as lifestyle community that will integrate neighborhood amenities and open space that will encourage positive social interaction and communication from the residents of the community. By preserving the natural attributes of the land, the outdoors will be an attractive and sustainable resource for residents to enjoy. Through extensive planning and careful execution of the master-plan, the community will become a community that will be a desirable and attractive place to live for generations to come.

With the development of Cascades at Onion Creek, a sense of balance and completeness through positive and responsible land use design will be achieved. The community will have a true sense of arrival and sense of place that will give the homeowner a strong sense of community and security.

This community will offer spectacular views of the city with amenities such as a swimming pool and pool house. The new community will have over 54 acres of open space throughout the property that will lend itself to outdoor enjoyment.

The new community is served by The Austin Independent School District (Austin ISD). Children will attend schools throughout their education the children will attend **Blazier Elementary school, Paredes Middle, and Akins High School. Secondary education is no further than 10 miles away in Austin, where you have a host of higher learning institutions such as the University of Texas at Austin, Austin Community College, and St. Edwards University and Texas State University, just to name a few.**

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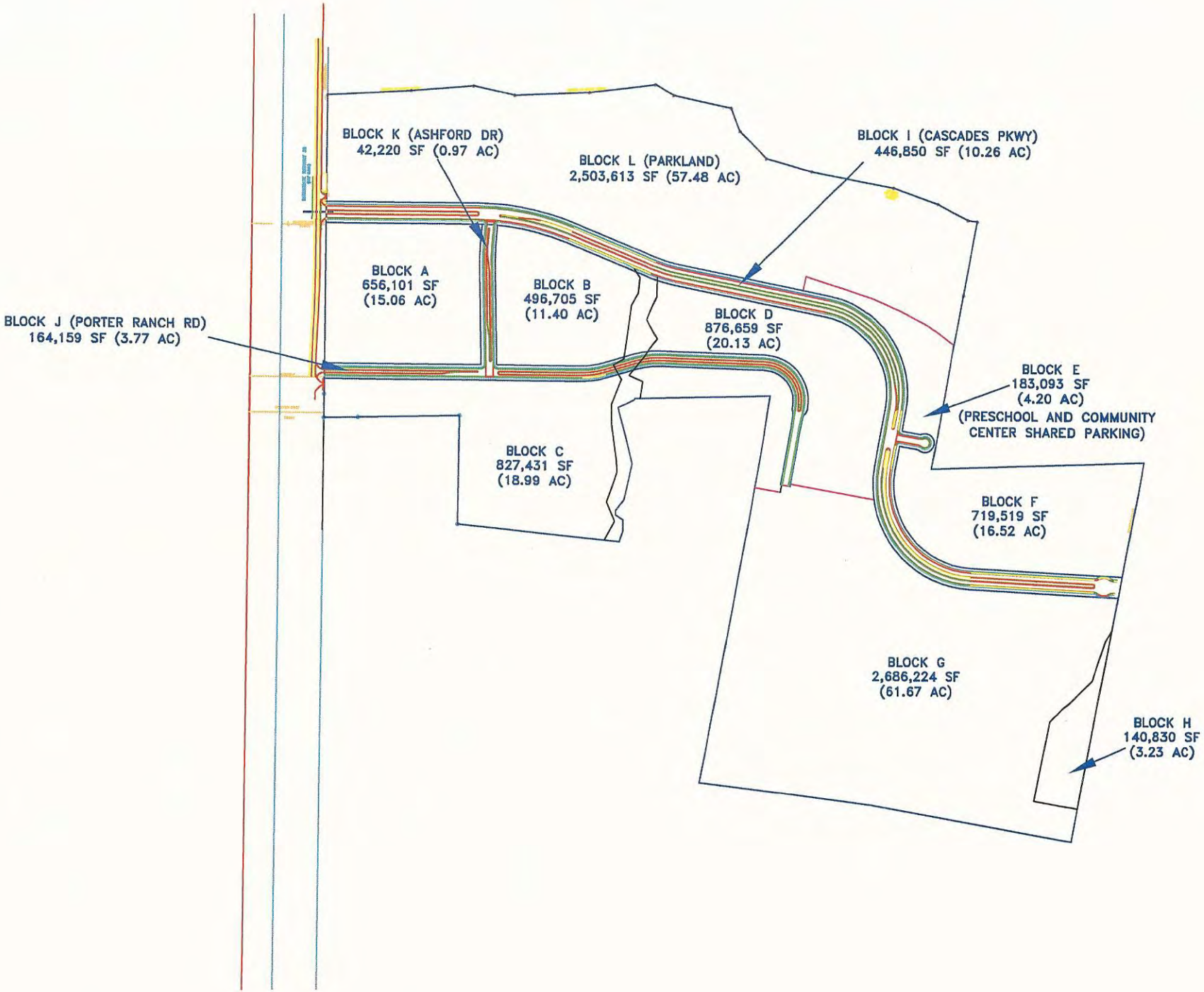
Circle C Ranch
1 TEXAS
Brodie
Brodie Springs
Manchaca Rd
Dittmar Rd
Slaughter Ln
1st St
Congress Ave
Stassney Ln
Old Lockhart Hwy
Colorado Crossing – Del Valle
Burleson Rd
Mckinney Falls
Dee Gabriel Collins Rd
Inks
Springfield
FM 812
Greyrock Ridge
Avana
Southpark Meadows
Onion Creek Park
The Oaks at Twin Creeks
Olympic Heights
Bridges at Bear Creek
Goodnight Ranch
McKinney Heights
Easton
McKenzie Dr
FM 1626
Bradshaw Crossing
Subject
Legend's Way
Thaxton Rd
Sassman Rd
FM 973
35
Bella Fortuna
Estancia Hill Country (Heep)
Coulver Rd
Rodriguez Rd
Travis County
Hays County
Old San Antonio Rd
Carl Rd
FM 1625
183
FM 967
Garlic Creek West
Elm Grove
Whispering Hollow
FM 1327
45 TEXAS
Creedmoor
Turnersville Rd
Buda
Loop 4
Sunfield
Goforth Rd
FM 2001
Bella Vita
Stonewood-Stonefield
Meadows @ Buda
Old Lockhart Hwy
130 TEXAS
Legend
Future Roads
Projects
Active
Future
Non-Residential
0 0.5 1
Mile
TXTR30876-10457 03-20-13


BLOCK K (ASHFORD DR)
42,220 SF (0.97 AC)
BLOCK L (PARKLAND)
2,503,613 SF (57.48 AC)
BLOCK I (CASCADES PKWY)
446,850 SF (10.26 AC)
BLOCK A
656,101 SF
(15.06 AC)
BLOCK B
496,705 SF
(11.40 AC)
BLOCK D
876,659 SF
(20.13 AC)
BLOCK J (PORTER RANCH RD)
164,159 SF (3.77 AC)
BLOCK E
183,093 SF
(4.20 AC)
(PRESCHOOL AND COMMUNITY
CENTER SHARED PARKING)
BLOCK C
827,431 SF
(18.99 AC)
BLOCK F
719,519 SF
(16.52 AC)
BLOCK G
2,686,224 SF
(61.67 AC)
BLOCK H
140,830 SF
(3.23 AC)

Block	Description	Area (SF)	Acreage
A	Commercial	656,101	15.06
B	Commercial	496,705	11.40
C	Commercial/Multifamily	827,431	19.00
D	Multifamily	876,659	20.13
E	Civic Reserve Community Center	183,093	4.20
F	Multifamily	719,519	16.52
G	Single Family	2,686,224	61.67
H	Parkland (Stream) in Single Family	140,830	3.23
I	Cascades Pkwy	446,850	10.26
J	Porter Ranch Blvd	164,159	3.77
K	Ashford Dr	42,220	0.97
L	Parkland (North of Cascades) and North-South Trib.	2,503,613	57.48
			223.68

Legend
Future Roads
10 ft Contours
100 Year Floodplain
0 250 500
Feet
35
Pinehurst Dr
Indian Wells Dr
Champions Ln
610 ft
590 ft
600 ft
580 ft
570 ft
620 ft
630 ft
640 ft
700 ft
690 ft
680 ft
750 ft
730 ft
670 ft
650 ft
660 ft
710 ft
720 ft