



# AVERY RANCH

## City-Area Guide

[www.averyranchhoa.com](http://www.averyranchhoa.com)

### CITY INFORMATION

#### City Hall

450 Cypress Creek Rd  
512.401.5000

#### Boards

City Council  
Meeting Times 2nd & 4th Thursdays

#### Important Phone Numbers

Library 512.401.5600  
Parks and Recreation 512.401.5500  
Economic Development 866.326.5302

#### Utility Information

T-Mobile 512.528.8972  
AT&T 512.331.8883  
Utilities 512.401.5302  
Penderales Elec 512.331.8883  
Dish Network 512.996.8500  
Water 512.401.5300

### EDUCATION

#### ROUND ROCK ISD

[www.roundrockisd.org](http://www.roundrockisd.org)  
512.464.5000

#### LEANDER ISD

[www.leanderisd.org](http://www.leanderisd.org)  
512.570.0000

### DEMOGRAPHICS

2017 Estimated Population: 108,333  
2017 Estimated Median Age of Residents: 31.7  
2017 Estimated Median Household Income: \$70,896

Year	2010 Census	2016 Estimate
Population	61,136	99,887
Households	21,076	35,050
Median Home Value	n/a	\$375,400

*Based on Census information and city website sources*



### LOCATION

15 Miles Southwest of Georgetown  
20 Miles North of Austing  
26 Miles Northwest of Austin-Bergstrom International Airport

### TAX INFORMATION

City Sales Tax = 8.25%  
**Property (Ad Valorem) Tax**

Avery Ranch (Round Rock ISD) 1.337500  
Avery Ranch (Leander ISD) 1.511870

#### How do you estimate total taxes for the year?

Multiply the value of your home times the combined rate listed above.

Example: home value: \$298,900 in Frisco ISD/Collin Cty  
 $\$298,900 \times 0.0225 = \$6,725$

#### How do you find the value of your home?

[www.wcad.org](http://www.wcad.org) = Williamson Central Appraisal District

### AUSTIN AREA TOP EMPLOYERS

Company	# of Employees
1. Dell Inc.	14,000
2. Seton Healthcare	12,770
3. St. David's Healthcare	8,100
4. IBM Corp.	6,000
5. Wal-Mart Stores Inc.	5,500
6. Freescale Semi Conductor Inc.	4,000
7. Apple Inc.	3,100
8. AT&T Inc.	2,800
9. Flextronics	2,800
10. Applied Materials Inc.	2,727

## BEST PLACES TO EAT

Beach Hut Deli	14900 Avery Ranch Blvd
Ike's Love and Sandwiches	1335 E Whitestone Blvd
Eurasia Ramen	1335 E Whitestone Blvd
Twin Panda	9231 W Parmer Ln
Papa's Grill Korean-Mexican Fusion	11416 M Fm 620
Zao's Chinese Kitchen	1540 Cypress Creek Rd
Moonshine Comfort & Cocktails	10525 W Parmer Ln



## BEST PARKS

Amenity Center	14100 Morgan Creek Dr
Avery Ranch Morningside Park	10121 Morgan Creek Dr
Brushy Creek Lake Park	3300 Brushy Creek Rd
Ranch Trails Park	3701 Ranch Trails
Cluck Creek Park	806 Russet Valley Dr
Nelson Ranch Park	901 Nelson Ranch Rd
Rosemary Denny Park	2400 E Riviera Dr
Champion Park	3830 Brushy Creek Rd
Quest Village Park	614 Stallion Dr
Robinson Park	13308 Humphrey Dr



## TOP SHOPPING

Lakeline Mall	11200 Lakeline Mall Dr
Domain Northside	11821 Rock Rose Ave
Round Rock Premium Outlets	4401 n Interstate 35
The Plaza at Avery Ranch	14900 Avery Ranch Blvd
Grit and Grace Botique	1420 Cypress Creek Rd
Hidden Treasures	10700 Anderson Mill Rd
Dana Bazaar	14900 Avery Ranch Blvd



## MOST POPULAR AREA ATTRACTIONS

Pinballz Lake Creek	pinballzarcade.com
R5 Entertainment	r5entertainment.com
PLAYLive Nation	playlivenation.com
TapSnap 1212	tapsnap1212.com
Catch Air - Anderson Mill	catchairparty.com
Caricatures By Kevin and Friends	512.335.4224
iFly Indoor Skydiving	iflyworld.com

