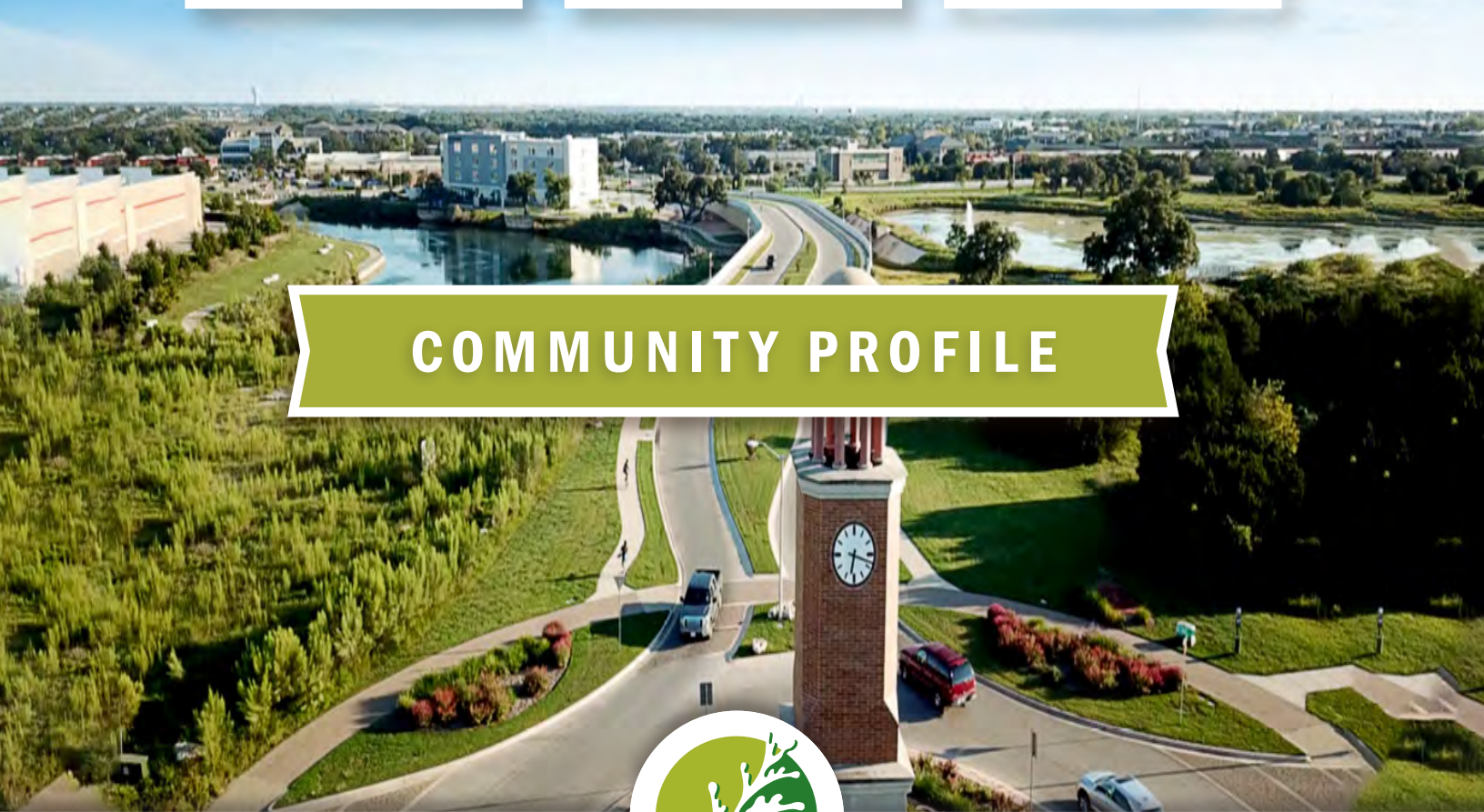




## COMMUNITY PROFILE



**CEDAR**  
**PARK**



# Welcome to Cedar Park, Texas!

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!

Cedar Park is part of the Austin-Round Rock MSA (population 2.227 million\*), the fourth largest region in the state of Texas. Cedar Park is located in western Williamson County (population estimate 566,719\*) and northeastern Travis County, one of the fastest-growing areas in the Region.

Cedar Park is located in the Texas Hill Country with an elevation of 906 ft. The climate is classified as humid subtropical, with hot summers and mild, typically dry winters. Freezing temperatures occur only about 25 days per year. While summer days are hot, summer nights are usually pleasant. There are 111 days each year with temperatures above 90 °F, usually from June until September. Austin receives 31.35 in. of rain per year, with most of the precipitation in the spring.

## MAJOR CITIES DISTANCE IN MILES

Austin (Downtown)	17
San Antonio	90
Houston	175
Dallas-Fort Worth	190
Laredo	250



\*Source: Austin Chamber of Commerce



*live*

## CLIMATE

MINIMUM	AVERAGE	MAXIMUM	
37.3° F	48.1° F	58.9° F	January Temperatures
71.5° F	82.8° F	94.0° F	July Temperatures

Avg. Relative Humidity: 67% | Avg. Annual Precipitation: 31.35 in.

Source: National Climatic Data Center

## COST OF LIVING

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.

Source: Austin Chamber of Commerce



## COST OF LIVING INDEX, 2020 Q1

	Composite	Grocery (13.47%)	Housing (28.15%)	Utilities (9.90%)	Transportation (8.99%)	Healthcare (4.57%)	Misc. (34.92%)
Cedar Park	94.8	81.5	107.2	87.6	87.4	90.0	95.4
Austin	100.7	90.4	104.5	94.9	88.8	106.4	105.7
Boston	148.8	110.7	219.6	121.9	113.9	122.9	128.3
Denver	111.1	94.2	135.2	79.3	107.0	100.0	109.9
Los Angeles	146.6	113.0	228.6	107.7	133.6	109.6	114.4
Nashville	96.0	101.0	92.2	95.1	94.2	94.5	98.0
New York	245.7	144.0	553.2	100.3	128.5	109.4	133.2
Phoenix	100.9	94.9	114.6	107.0	100.6	87.2	92.6
Raleigh	96.8	93.0	92.4	96.3	89.4	105.8	102.6

Source: Austin Chamber of Commerce

# DEMOGRAPHICS



# CEDAR PARK

## DEMOGRAPHICS

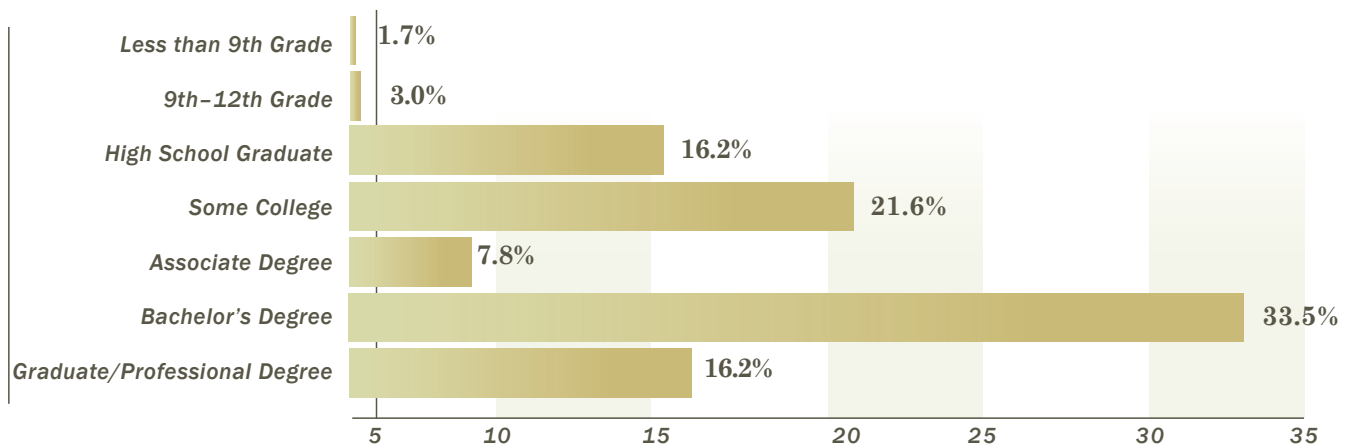
## FOR CEDAR PARK

	2010 (CENSUS)	2020 (ESTIMATES)	2024 (PROJECTIONS)
<b>Total Population</b>	48,937	82,220	87,253
<b>Median Age</b>	32.8	34.7	34.8
<b># Households</b>	17,817	27,453	30,755
<b>Median Household Income</b>	\$70,914	\$101,086	\$117,3759
<b>Per Capita Income</b>	\$33,184	\$36,246	\$41,101
<b>Median Home Value</b>	\$198,032	\$333,200	\$350,607

Source: ESRI; U.S. Census Bureau; City of Cedar Park - Development Services; Applied Geographic Solutions.

OVER **49%** OF THE WORKFORCE HAS A BACHELOR'S DEGREE OR HIGHER

## 2020 POPULATION BY EDUCATIONAL ATTAINMENT



Source: Applied Geographic Solutions, 2020

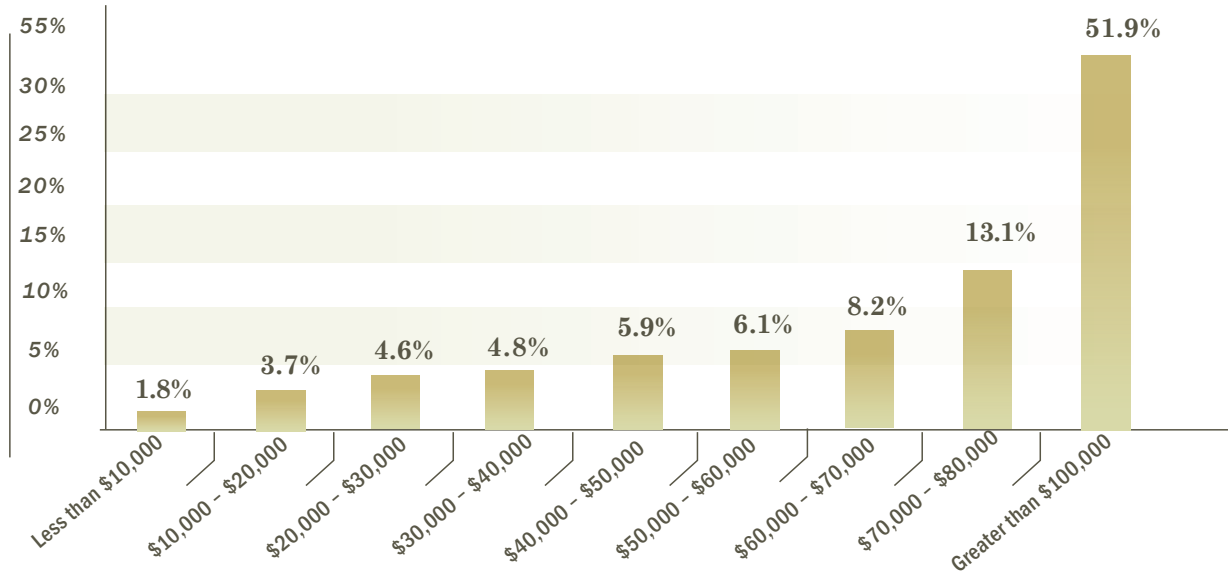


# DEMOGRAPHICS



# CEDAR PARK

## 2020 HOUSEHOLDS BY INCOME



Source: Applied Geographic Solutions, 2020

## 2018 POPULATION

### 25 - 55 YEARS

20-24	5%
25-34	15%
35-44	16%
45-55	14.7%

Source: ESRI, Census Bureau



## 2020 CEDAR PARK

### LABOR FORCE

Labor Force	43,458
Employed	40,859
Unemployed	2,599
Unemployment Rate	6.0%

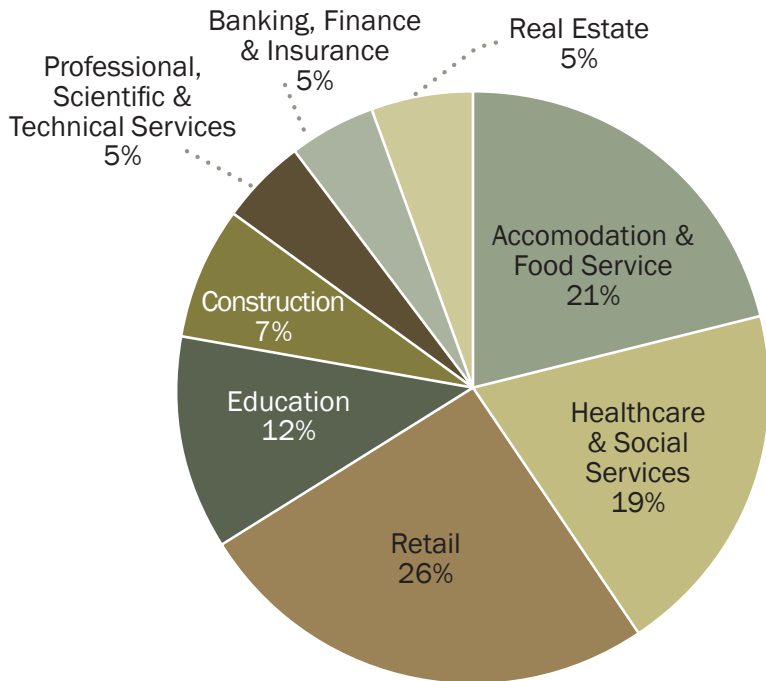
Source: Texas Workforce Commission

# DEMOGRAPHICS

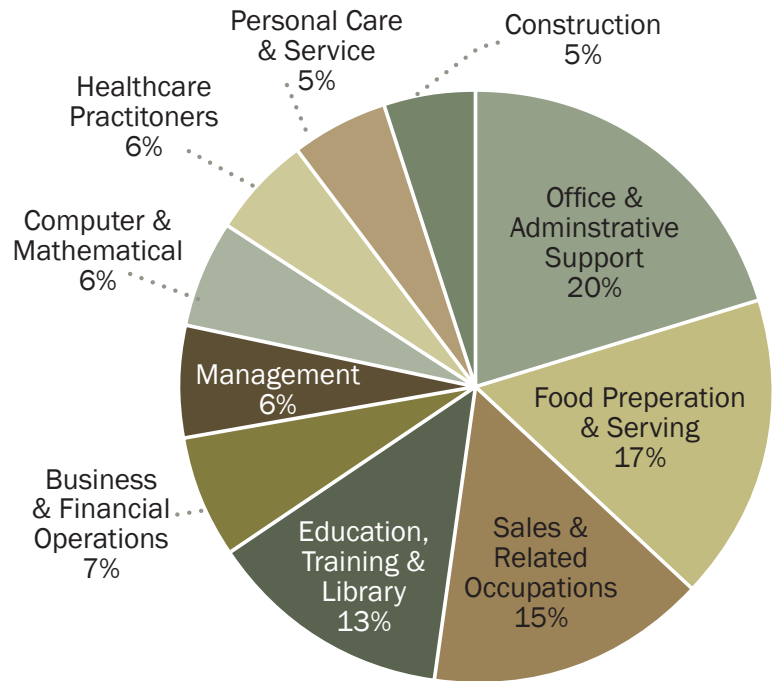


# CEDAR PARK

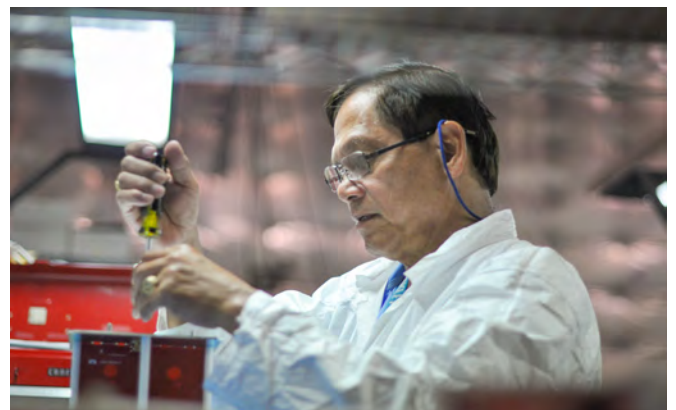
## OCCUPATIONS BY JOBS



## OCCUPATIONS OF RESIDENTS



*Within 10 Miles of Cedar Park, more than 20,000 people are employed in Management Occupations, more than 25,000 employed in Business and Financial Occupations and almost 30,000 employed in Computer and Mathematical Occupations.*





## EDUCATIONAL ATTAINMENT OF

## PERSONS 25 YEARS OR OLDER, 2020

	Cedar Park	Austin MSA	Texas	United States
<i>High school graduate or higher</i>	97.1%	90.1%	84.3%	88.8%
<i>At least some college</i>	83%	71.5%	59.6%	63%
<i>Bachelor's degree or higher</i>	49.7%	44.5%	30%	32.9%
<i>Graduate degree</i>	16.2%	15.1%	10%	12.1%

Source: Applied Geographic Solutions

## LEANDER INDEPENDENT SCHOOL DISTRICT

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

Leander ISD's success is driven by an uncompromising vision and 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. LISD continues to be among the nation's fastest-growing school districts!

'20/'21 LISD Student Enrollment (Projected): 42,660  
 5-year projected enrollment: 47,973  
 '18/'19 Graduates: 2,700  
 Operating Budget: \$366,651,724  
 Average Expenditures Per Student: \$8,595  
 Average Teacher Years of Experience: 11.7  
 Average Experience with LISD: 7 years  
 Total Tax Rate: \$1.4184  
 Total number of campuses: 42  
 High Schools: 6  
 Middle Schools: 8  
 Elementary Schools: 26  
 Alternative Program Facilities: 2

## ACADEMICS

Leander ISD is one of the fastest growing school districts in the state, educating more than 39,939 students at its 42 campuses. The district encompasses nearly 200 square miles.

STAAR Test Scores Met 2019 Standard	2019 College Entrance Exams
English I: 58%	SAT Mean: 1190
English II: 83%	ACT Mean: 24.0
Biology: 95%	
Algebra I: 81%	
US History: 97%	

Source: Texas Education Agency



## AUSTIN COMMUNITY COLLEGE

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Austin Community College Cypress Creek Campus is one of 12 campuses in the ACC District service area. Located on 24.5 acres in the Leander ISD area, the campus provides comprehensive higher education programs and services to more than 4,500 students.

ACC Cypress Creek offers university transfer degrees and core curriculum courses, workforce/technical degrees and certificates, and comprehensive student support services, such as advising and counseling, financial aid, library facilities and media services, as well as computer centers and a learning lab with free tutoring.

The campus is home to a variety of workforce programs including Criminal Justice, Health Sciences, and Real Estate.

## COLLEGES AND UNIVERSITIES IN THE AREA/ 2020 ENROLLMENT

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- Austin Community College (Multiple Locations, including Cedar Park): 41,056
- Concordia Lutheran College (Austin): 2,518
- Huston-Tillotson College (Austin): 1,120
- Southwestern University (Georgetown): 1,511
- St. Edward's University (Austin): 3,976
- Texas State University (San Marcos): 38,187
- University of Texas (Austin): 51,090



# learn

## GRADUATES, YEAR ENDING 2018

### 4 -YEAR COLLEGES AND UNIVERSITIES THROUGHOUT AUSTIN-MSA

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Total Associates Graduates: 7,352  
Total Bachelors Graduates: 20,535

Total Masters Graduates: 5,939  
Total PhD. Graduates: 1,448





## MAJOR ROADWAYS SERVING CEDAR PARK

**U.S. HIGHWAY 183A** 183A was the first toll road opened by the Central Texas Regional Mobility Authority in 2005, and its ongoing success led to to completion of the northern extension.

**ADT (South Segment; NB & SB): 81,479**  
*TxDot 2019*

**U.S. HIGHWAY 183 (BELL BLVD.)** The major in-town North/South corridor within the City of Cedar Park connects the City to Leander to the north and Austin to the South.

**ADT: 48,347 at RM 1431:** source: City of Cedar Park Traffic Operations

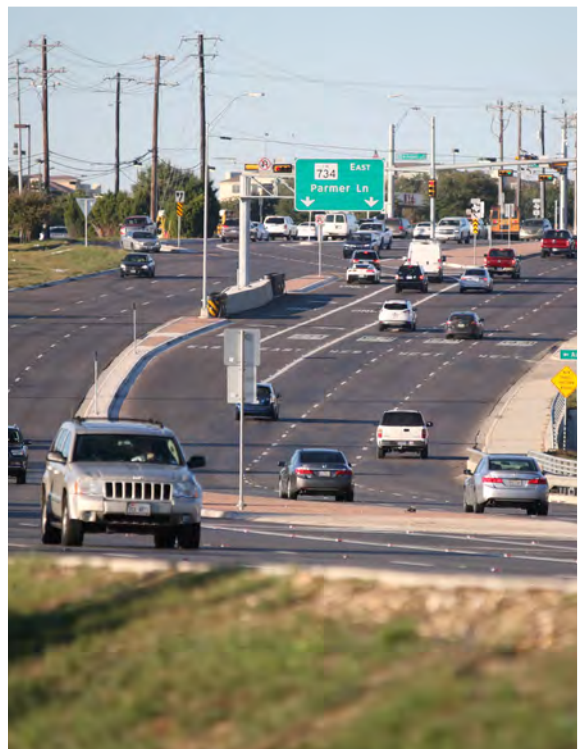
**FM 1431 (WHITESTONE BLVD.)** The major East/West corridor in Williamson County connects to I-35 in the East, and Lake Travis in the West via the “Farm to Marker” (FM) road system, the largest secondary highway system in the United States.

**ADT: 46,000 at 183.** *Source: City of Cedar Park Traffic Operations*

### PARMER LANE/RONALD W. REAGAN HIGHWAY

This North/South corridor on the eastern side of the City of Cedar Park connects to SH 45 in the south and FM 2243 in the north.

**ADT: 46,896 at RM1431.** *Source: City of Cedar Park Traffic Operations*





## AIR SERVICE

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Austin-Bergstrom International Airport is only 28 miles from Cedar Park, and has non-stop service to 61 cities, including 10 international locations in Mexico, Canada, and Europe on the following passenger airlines: AeroMexico, Air Canada, Alaska Airlines, Allegiant Air, American Airlines, British Airlines, Continental Airlines, Delta Air Lines, Frontier Airlines, JetBlue Airways, KLM Royal Dutch Airlines, Lufthansa, Norwegian Air, Southwest Airlines, Spirit Airlines, Sun Country Airlines, United Airlines, Vacation Express and West Jet.

## AIR CARGO SERVICES

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ABIA's cargo facilities are strategically located near a 12,250 ft. long runway and next to Texas State Highway 71, just minutes of IH-35. Air cargo providers include: Amazon Air, Baron Aviation Service, Fed Ex, PHL Express, Telesis Express and UPS.

The cargo facilities are serviced by the following ground handlers: Worldwide Flight Services, Menzies Aviation USA, World Service Company, Air Genera, and Ground Services International, Inc.

\*Source: Austin Chamber of Commerce

\*\*Source: City of Austin, Austin-Bergstrom Airport





## UTILITIES

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**Telecommunications:** A variety of both telephone and wireless services is available to Cedar Park residents and businesses. AT&T supplies the telecommunications infrastructure throughout the city and continues to provide the latest in technology and services, with extensive fiber in place.

*thrive*

## AVAILABLE BUSINESS SERVICES

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**Ethernet** Servicing bandwidth requirements ranging from 512k to 10G

**Internet Access** DS1 (1.544 Mbps) to OC-12 (622.08 Mbps).

**Optical** 150Mbps to OC-192, or converged SONET/DWDM rings

**Electric Power Supplier** Pedernales Electric Cooperative is a private electric utility owned by the consumers they serve and the largest electric cooperative in the United States. PEC provides electricity to more than 300,000 members throughout their 8,100 square mile territory, which includes some of the fastest growing counties in the state.

**Natural Gas Supplier** Atmos Energy, the largest natural gas distributor in the United States, is the main gas provider in Cedar Park. Atmos delivers natural gas to more than 3 million residential and commercial customers in 9 states.

**Cable** Spectrum Cable

**Water and Wastewater** The City of Cedar Park's Water Treatment Facility is located on Lake Travis, the source of the City's water supply. Originally constructed in 1973, it has undergone several expansions over the years to keep pace with the community's rapid growth. The Cedar Park drinking water meets or exceeds all federal (EPA) drinking water requirements. The City's Wastewater Treatment Facility is an award winning EPA facility.

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Water Source: Lake Travis

Water Plant Capacity: 30 MGD

Average Water Consumption: 12 MGD

Peak Water Consumption: 22 MGD

Sewer System Operator: City of Cedar Park

Sewer Plant Capacity: 6 MGD (2.5 MGD at Cedar Park Plant and 3.5 MGD at Brushy Creek Regional Wastewater Plant)

Permitted Capacity: 6.0 MGD

Current Daily Usage: 4 MGD

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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 Hyliion, NOV (National Oilwell Varco), ETS-Lindgren, McCoy Global, Flame Technologies and Visual Lighting Technology. In addition, Cedar Park has a growing number of innovative high tech firms that have moved to the City such as Corvalent, Voltabox, Firefly Aerospace and Additive Manufacturing Technologies (AMT). These companies enjoy Cedar Park's pro-business climate, highly skilled workforce, low cost of doing business and easy access to Austin. Cedar Park is the next regional employment hub. Its demographics lend themselves well to high tech and corporate headquarters.

### MAJOR EMPLOYERS AND HIGH GROWTH COMPANIES IN CEDAR PARK

Cedar Park Regional Medical Center: 600

CoreSlab Structures: 340

ETS Lindgren: 315

National Oilwell Varco: 240

BHI: 200

Firefly Aerospace: 150

Revenue Cycle: 120

BMC Millworks: 120

Texas Materials Group: 100

Innovative Funding Services: 100

American Constructors: 75

Hyliion: 75



### MAJOR PRIVATE EMPLOYERS IN AUSTIN METRO AREA

#### Employing 6,000 & Over

Apple

Dell Technologies

Samsung Semiconductor

Ascension Health

IBM Corp.

St. David's Healthcare

#### Employing 2,000 - 5,999

Accenture

Baylor Scott & White Healthcare

Charles Schwab

Tesla

AT&T

Amazon

Applied Materials

Visa

National Instruments

Flex

Keller Williams Realty

Intel

NXP Semiconductors

Whole Foods Market

General Motors

Indeed

Oracle Corp.

Advance Micro Devices

#### Employing 1,000 - 1,999

Q2 Software

Clinical Pathologies Laboratories

Facebook

Cirris Logic

Google

Software House International

Progressive Insurance

ICU Medical

Intel Corp.

Hewlett -Packard Enterprises

Wells Fargo Bank

Spectrum

VRBO

Source: Austin Chamber of Commerce





## THE CITY OF CEDAR PARK

[www.cedarparktexas.gov](http://www.cedarparktexas.gov)

Type of Local Government: Home Rule Charter

Form of Government: Council-Manager

Number of Council Members: One Mayor, six at-large Council Members

Number of City Departments: 19

Full-time City Employees: 490

Number of Sworn Law Enforcement: 98

Number of Firefighters: 77

Fire Department: ISO class 1, five stations

HazMat Response: Yes

2020/21 Operating Budget: \$145 million



## AVAILABLE INCENTIVE PROGRAMS

The City of Cedar Park Economic Development Corporation is proud to participate in the region's premier economic development initiative, Opportunity Austin

Tax Abatement – yes

4A/4B Sales Tax – yes

Chapter 380 Programs – yes

### FREEDPORT EXEMPTION

City – yes

County – yes

LISD – yes

### 2020-21 AD VALOREM TAX RATE PER \$100 VALUATION

City of Cedar Park: 0.446977

Williamson County: 0.458719

Leander Independent School District: 1.4184

Other: 0.1258

Total Tax Rate: 2.449896

### SALES TAX RATE

State Sales Tax: 6.25%

City Sales Tax: 1.125%

Economic Development Sales Tax (4A): 0.375%

Community Development Sales Tax (4B): 0.50%

Drainage Fund: 0.125%

Total Sales Tax: 8.25%



## PARKS

With over 49 parks and more than 1000 acres of parkland, Cedar Park takes its recreation very seriously. The city's 47,500 square foot state-of-the-art recreation center has a double gymnasium with an elevated walking/jogging track, a cardio and weight area, three multi-use community rooms, and a babysitting area. The Recreation Center is in the Cedar Park Town Center subdivision at 1435 Main Street.



## OTHER COMMUNITY AMENITIES

Number of City Parks: 49

Total Parklands: Over 1000 acres

Trails: Over 31 miles

Community Aquatic Facilities: 4

Tennis Courts: 9

Library: One Municipal Library

## ANNUAL CITY EVENTS



**Spring Egg-Stravanganza** (March/April)

**Movies in the Park** (Spring & Fall)

**Concerts in the Park** (Spring & Fall)

**Fourth of July Parade Celebration** (July)

**Veterans Celebration** (November)

**Parks Golf Tournament** (Fall)

**Holiday Tree Lighting** (December)

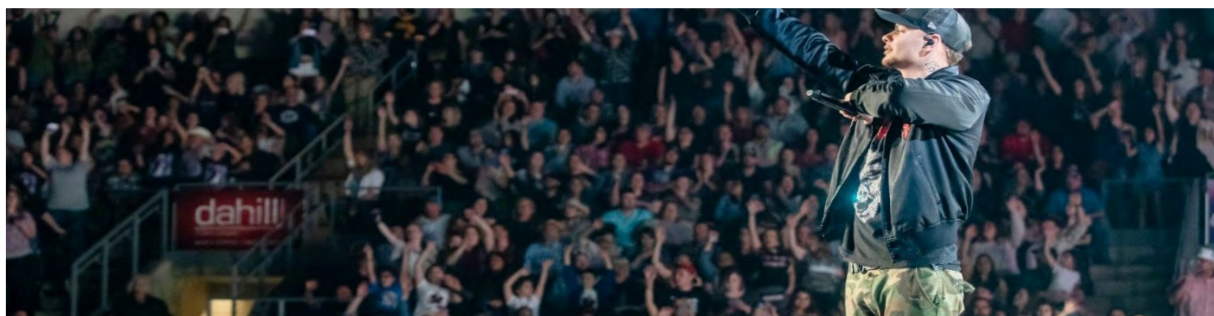
**Santa's Workshop** (December)





## SHOPPING

Shopping and dining opportunities abound in Cedar Park. With more than 1.5 million square feet of retail and restaurants Cedar Park offers a wide variety of options to choose from. 1890 Ranch located on Whitestone Boulevard (RM 1431) is a 900,000 square-foot lifestyle center anchored by Super Target, a 12 screen CineMark, Academy Sports and more. Across the 183A Toll Road is the Town Center a 350,000 square-foot retail center anchored by Costco and At Home. Just to the north is The Parke a 400,000 sf retail center anchored by Whole Foods, Nordstrom Rack, Dick's Sporting Goods, Field & Stream, DSW and Old Navy.



## H-E-B CENTER AT CEDAR PARK

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

The \$55 million H-E-B Center at Cedar park is a city owned multi-purpose event venue located at the corner of New Hope Drive and the 183A Toll Road. The Center has 6,800 fixed suites, 24 luxury suites and two party suites. The venue hosts everything from professional sports play to family entertainment and even high school graduations. The Texas Stars, the AHL affiliate of the Dallas Stars Hockey Team as well as the Austin Spurs, NBA Development League team of the San Antonio Spurs both play all of their home games at the H-E-B Center. Since the H-E-B Center opened with a sold-out George Strait concert in 2009, it has also hosted numerous family events from Disney on Ice, circuses and rodeos, and many other events.



## HOUSING

Housing construction is a common sight in Cedar Park and careful consideration has been given to provide greenbelts and hike and bike trails in most neighborhoods.

Cedar Park's housing market offers a variety of options for home buyers and renters. Families are able to find housing priced from \$100,000 to over \$1,000,000 in neighborhoods offering a wide range of services and amenities.

### Largest Residential Communities

Carriage Hills	Caballo Ranch
Ranch at Brushy Creek	Buttercup
Reserve at Brushy Creek	Red Oaks
Cedar Park Town Center	Walsh Trails
Scottsdale Crossing	Silver Oak
Silverado West	Twin Creeks
Buttercup Creek	Forest Oaks

## HEALTHCARE

**Cedar Park Regional Medical Center**, opened as a joint venture of Community Health Systems and the Seton Family of Hospitals, in December 2007. The hospital features state-of-the-art surgical suites and user-friendly patient rooms. The hospital currently employs over 600 and operates 108 beds. Cedar Park Regional Medical Center features advanced surgical and patient facilities, emergency facilities and physicians in over 25 specialties. In addition, Cedar Park Regional Medical Center is a Primary Stroke Center and also includes a Level II Neonatal Intensive Care Unit.



Hospitals within 30-mile radius: 24

Number of Acute Care Beds: 2,505

Trauma Care Center: Yes

24-hour Emergency Care: Yes

Neonatal Care: Yes

In addition there are 11 Urgent Care facilities located in Cedar Park that offer acute care.







## COMMUNICATIONS

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### CEDAR PARK NEWSPAPERS

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Hill Country News (online & weekly)

Community Impact (online & monthly)

### REGIONAL NEWSPAPERS

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Austin Business Journal (weekly)

Austin American Statesman (daily)

## BROADCAST TELEVISION

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KVUE-TV (ABC)

KEYE-42 (CBS)

KXAN-TV (NBC)

KTBC-TV (Fox)

KLRU-TV (PBS)

Spectrum local news



## FAITH

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Cedar Park has a diverse selection of more than 40 houses of worship to accommodate a variety of faiths.





## ANNUAL CHAMBER EVENTS

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Annual Awards Banquet (February)  
Cedar Chopper Barbecue Cook-Off (March)  
Golf Classic (Spring)  
Business Expo & Job Fair (August)

## TOURISM

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Texas Stars Hockey  
Austin Spurs Basketball  
Austin Steam Train  
Lake Travis North Shore: boating and fishing

## RECREATION

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State Parks within 60 miles: 14  
Public and Private Golf Courses within 15 miles: 32  
Distance from Lake Travis: 8 miles

## HOTELS

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Best Western	La Quinta Suites
Comfort Inn	Motel 6
Holiday Inn Express	Candlewood Suites
The Bungalows	SpringHill Suites
Hyatt Place	Quality Inn

## FINANCE

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Number of Financial Institutions with Branches  
in Cedar Park: 27

## MORE INFORMATION

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Contact the CedarPark Economic Development Corporation

Phone: 512-401-5028

Web: [www.cedarparktexasdc.com](http://www.cedarparktexasdc.com)

Email: [economicdevelopment@cedarparktexas.gov](mailto:economicdevelopment@cedarparktexas.gov)