WELCOME TO MOCKINGBIRD PARK

In the shade of the cedar elms, under a big Texas sky is the exciting new community of Mockingbird Park. Here, you’ll find a neighborhood of welcoming farmhouse-style homes, perfectly situated for a laid-back lifestyle. Choose from a variety of homesites, including the charming Cottages at Mockingbird Park. Students can walk to the nearby Leander school district, and kids can kick a ball around in one of the many greenspaces. Families can stroll through the hiking trails, or gather the ingredients at Whole Foods for an intimate dinner party. With quick access to Austin’s best activities, you can spend your days experiencing all the city has to offer. Catch a fly ball at Dell Diamond Stadium, or savor a seasonal cocktail at Chez Nous.

And when you arrive at your new home in Mockingbird Park, know that you’re coming home to a space that’s a reflection of you. Enjoy a large kitchen featuring granite countertops and modern appliances. Relax in your elegant owner’s suite bath with stunning vanities and a frameless glass shower. Whether inspired by the idyllic feel of the neighborhood itself or the culture of Austin, at Mockingbird Park, you’ll love the possibilities.

LOCATION
Leander

HOMESITES
Single-family homes

PRICE
From the mid $200s

DESIGN
Ranging in size from 1409-2988+ sq. ft.

AMENITIES
Hiking trails with trees and nature spaces

SCHOOLS
Bagdad Elementary School (K-5)
Stacy Danielson Middle School (6-8)
Glenn High School (9-12)

Ashton Woods is a green company! We’re no longer printing our floorplan sheets, but you can find the same information, PLUS interactive floorplans, furniture placement tools, 360° home tours and more at ashtonwoods.com/austin/mockingbird-park. Visit today, you’ll love the possibilities.
CULTURAL ATTRACTIONS
Bullock Texas State History Museum
Paramount Theatre
Texas Memorial Museum
Thinkery
Zach Theatre

GYMS & FITNESS
Grand Mesa CrossFit
Planet Fitness
Hero Way Strength 24-Hr Gym

MEDICAL FACILITIES
Baylor Scott & White Cedar Park Clinic
Cedar Park Regional Medical Center
Pediatric Specialty Center

PARKS AND RECREATION
Bagdad Heritage Trailhead Park
Robin Bledsoe Park

RETAIL SERVICES
1890 Ranch
The Domain
The Forum Shopping Center
Gateway Shopping Center at Leander
The Shops at Crystal Falls

SPORTING EVENTS
The Crossover
Dell Diamond
H-E-B Center at Cedar Park

Model Home
2605 Acoma Lane
Leander, TX 78641

DIRECTIONS TO MOCKINGBIRD PARK
From 183, head west on San Gabriel Pkwy.
Take a right on 279/Bagdad Rd. and continue for approximately 1 mile. The new community of Mockingbird Park will be on the left.

HOURS OF OPERATION
Tuesday-Saturday
10:00 AM to 6:00 PM
Sunday-Monday
Noon to 6:00 PM

512.648.4616
ashtonwoods.com

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