

## ADELTON

BASTROP

### 35' HOMESITES

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
139 Weaver Lane	Dyer / 1584	3 / 3 / 2	\$359,090	\$334,998	NOW
132 Weaver Lane	Hughes / 1976	4 / 2.5 / 2	\$403,130	\$379,498	NOW
144 Weaver Lane	Hughes / 1976	3 / 2.5 / 2	\$398,998	\$374,998	July
141 Weaver Lane	McCormick / 2159	4 / 2.5 / 2	\$402,990	\$377,998	July
147 Weaver Lane	Dyer / 1584	3 / 3 / 2	\$354,770		September
146 Weaver Lane	McCormick / 2159	4 / 2.5 / 2	\$398,990		November
184 Weaver Lane	Johnston / 1551	3 / 2.5 / 2	\$342,998	\$324,998	December

### 45' HOMESITES

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
176 Adelton Blvd	Pecos / 2579	3 / 2.5 / 2	\$502,473	\$499,498	July

## BLANCO VISTA

SAN MARCOS

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
316 Chaste Tree Dr	Sweet Briar / 2231	3 / 2 / 2.5	\$472,729	\$449,998	July
308 Chaste Tree Dr	Hamilton / 3084	4 / 3 / 3	\$518,599	\$499,998	October
311 Chaste Tree	Kingsland / 2767	4 / 3.5 / 2	\$503,140	\$499,998	December

## DOUBLE EAGLE RANCH - 1-ACRE LOTS

CEDAR CREEK

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
122 Albatross Cove	Bowman / 2550	4 / 3 / 3	\$759,794	\$699,998	NOW
111 Bateleurfrey Cove	Nueces / 2067	3 / 2 / 3	\$599,998		NOW
110 Merlin Court	Braunig / 2946	4 / 3 / 3	\$769,363	\$749,998	July
105 Booted Eagle Claw	Brackenridge / 3961	4 / 4 / 3	\$889,585	\$874,998	November

## GOODNIGHT RANCH

AUSTIN

### 35' HOMESITE - PRIOR MODEL HOME FOR SALE

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
8925 Panhandle Dr	McCormick / 2242	4 / 2.5 / 2	\$622,715	\$574,998	NOW

### 30' HOMESITES

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
6312 Cowman Way	Oasis A / 2128	3 / 3.5 / 2	\$527,824	\$499,998	NOW
6402 Cowman Way	Driskell A / 2058	4 / 3.5 / 2	\$556,333	\$549,498	NOW
6302 Cowman Way	Driskell A / 2058	3 / 3.5 / 2	\$520,587		July
6308 Cowman Way	Driskell B / 2058	3 / 3.5 / 2	\$528,015		July
6404 Cowman Way	Oasis B / 1704	4 / 2.5 / 2	\$476,429		August



For fast answers, contact Jennifer Bell

Your New Home Specialist

512-271-9414 | newhomesales@empirecommunities.com

# EMPIRE INSIDER

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### 2024 REALTOR INCENTIVE PROGRAM

1st Closing

# 3%

Commission\*

2nd Closing

# 4%

Commission\*

3rd + Closing

# 5%

Commission\*

### GOODNIGHT RANCH

AUSTIN

#### 30' HOMESITES

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
6502 Cowman Way	Gruene B / 2261	5 / 4 / 2	\$559,761		August
6416 Cowman Way	Driskell A / 2058	4 / 3.5 / 2	\$560,738		August
6412 Cowman Way	Gruene A / 2261	5 / 4 / 2	\$563,677		August
6500 Cowman Way	Gruene A / 2261	5 / 4 / 2	\$564,574		August
6414 Cowman Way	Driskell A / 2058	4 / 3.5 / 2	\$561,428		September

#### THE RAMBLE - 3 STORY CONDOS

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
9103 Cattle Baron Path	2443 C / 2443	3 / 3.5 / 3	\$719,400		August
9101 Cattle Baron Path	2316 A / 2316	3 / 3.5 / 2	\$711,635		August
9105 Cattle Baron Path	2443 B / 2443	3 / 3.5 / 2	\$712,635		August
9033 Cattle Baron Path	2443 A / 2433	3 / 3.5 / 3	\$720,635		August
9029 Cattle Baron Path	2316 A / 2316	3 / 4 / 2	\$701,400	\$674,998	August
9031 Cattle Baron Path	2443 B / 2443	3 / 3.5 / 2	\$706,635		August
9025 Cattle Baron Path	2443 C / 2443	3 / 3.5 / 2	\$709,230		August
9027 Cattle Barron Path	2443 A / 2443	3 / 3.5 / 2	\$710,400		August

#### PASEO COURT

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	AVAIL.
6301 Stockman Dr. Blg #1	Congress A / 2340	3 / 2 + 2 / 2	\$559,790	October
6301 Stockman Dr. Blg #2	Congress B / 2293	3 / 2 + 2 / 2	\$551,990	November
6301 Stockman Dr. Blg #3	Bullock B / 2050	3 / 3.5 / 2	\$511,790	October
6301 Stockman Dr. Blg #4	Bullock C / 2050	3 / 3.5 / 2	\$511,990	October
6301 Stockman Dr. Blg #5	Zilker A / 1818	3 / 2 + 2 / 2	\$501,935	October
6301 Stockman Dr. Blg #6	Zilker C / 1818	3 / 3.5 / 2	\$498,990	October
6307 Stockman Dr. Blg #1	Congress A / 2340	3 / 2 + 2 / 2	\$555,990	October
6307 Stockman Dr. Blg #2	Congress B / 2293	3 / 2 + 2 / 2	\$551,990	November
6307 Stockman Dr. Blg #3	Bullock A / 2050	3 / 3.5 / 2	\$510,990	November
6307 Stockman Dr. Blg #4	Bullock B / 2050	3 / 3.5 / 2	\$507,990	November
6307 Stockman Dr. Blg #5	Zilker B / 1818	3 / 3.5 / 2	\$494,990	November
6307 Stockman Dr. Blg #6	Zilker A / 1818	3 / 3.5 / 2	\$497,990	November

\*\*Please see an Empire Sales Agent or visit EmpireTexasInsider.com for complete terms and conditions for the Empire Insider 2024 Realtor program. Not valid with any other offer or previously written contracts. To qualify for the Real Estate Agent Rewards Program, all contracts must be written on or after 01/01/2024 and close no later than 12/31/2024. Empire Communities reserves the right to terminate or change the rules at anytime without notice. Prices, plans, features, promotions and completion dates are subject to change without notice. Square footage is approximate. Please see sales counselor for additional details. Equal Housing Opportunity. January, 2024



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## MUELLER AUSTIN

### ROW HOMES

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
3011 Chennault Street	Unit B / 2394	3 / 3.5 / 2	\$1,227,990	\$992,990	August
3005 Chennault Street	Unit C / 2404	3 / 2.5 / 2	\$1,229,990	\$994,990	August
3003 Chennault Street	Unit B / 2394	3 / 3.5 / 2	\$1,231,990	\$996,990	August
3013 Chennault Street	Unit C / 2404	3 / 3.5 / 2	\$1,233,990	\$998,990	August

## PARMER RANCH GEORGETOWN

### 40' HOMESITES

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
2300 Sawdust	Thistle / 2393	4 / 2.5 / 2	\$465,530	\$465,430	August
2313 Sawdust	Thistle / 2393	4 / 2.5 / 2	\$442,175		September
2369 Sawdust	Primrose / 2124	3 / 3 / 2	\$427,229	\$399,998	December
2332 Sawdust	Paintbrush / 1520	3 / 2 / 2	\$354,990	\$349,998	February

### 50' HOMESITES

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
100 Charro	San Saba / 2167	3 / 2 / 3	\$580,072	\$556,998	NOW
1705 Garret Oaks	San Saba / 2167	3 / 2 / 2	\$507,278	\$474,998	NOW
133 Plainsman	Hamilton / 3084	4 / 3 / 3	\$579,038	\$574,898	September
113 Plainsman	Llano / 2973	5 / 4 / 2	\$590,101	\$589,901	September
1312 Garrett Oaks	Rollingwood / 1964	3 / 2 / 2	\$426,223		December
1709 Garrett Oaks	Rollingwood / 1964	3 / 2 / 2	\$442,324		December
312 Millbend	Llano / 2633	3 / 2.5 / 2	\$519,707	\$499,998	February

## VILLAS AT ROWE - ATTACHED TOWNHOMES PFLUGERVILLE

ADDRESS	PLAN/SQ.FT.	BED/BATH/GAR	PRICE	REDUCED	AVAIL.
20600B Haygrazer Way	Abbey / 1517	3 / 2.5 / 2	\$354,760		July
20504A Haygrazer Way	Magnolia / 1602	3 / 2.5 / 2	\$364,410		July
20503B Tractor Drive	Magnolia / 1606	3 / 2.5 / 1 + carport	\$358,410		August
20503A Tractor Drive	Magnolia / 1602	3 / 2.5 / 2	\$364,410		August
20601A Haygrazer Way	Edgewater / 1330	3 / 2 / 2	\$336,990	\$324,998	November
20605B Haygrazer Way	Abbey / 1517	3 / 2.5 / 1 + carport	\$345,990		December
20605A Haygrazer Way	Abbey / 1517	3 / 2.5 / 2	\$351,990		December

The advertised rate must be available on the date and at the time of Rate Lock execution and subject to change at any time without further notice. Offer valid on select Empire homes in the <city> area for contracts signed after July 14, 2024. Homes must close by September 30, 2024. Borrowers' loan must close with Empires preferred lender to receive the promotion. Offer is not valid on contract rewrites, transfers, or for buyers who have signed a contract with Empire Communities prior to July 15, 2024. This offer is not valid if prohibited by law. Not applicable with any other offers. See an on-site Empire sales consultant for details. Offer, specifications, terms, prices, features and availability are subject to change without notice. For complete terms and conditions visit <https://www.empirecommunities.com/austin/current-offers/>.  
<https://www.empirecommunities.com/san-antonio/current-offers/>. July, 2024





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# EXPLORE COMMUNITIES ACROSS THE GREATER AUSTIN AREA



### 1. ADELTON

FROM THE \$300s  
148 ADELTON BLVD, BASTROP, TX 78602

### 2. BLANCO VISTA

FROM THE \$300s  
765 BLUE OAK BLVD, SAN MARCOS, TX 78666

### 3. DOUBLE EAGLE RANCH

FROM THE \$500s  
118 DOUBLE EAGLE RANCH DR, CEDAR CREEK, TX 78616

### 4. GOODNIGHT RANCH

FROM THE \$400s  
8925 PANHANDLE DR, AUSTIN, TX 78747

### 5. MUELLER

FROM \$1.0M  
2608 MCBEE ST, AUSTIN TX 78723

### 6. PARMER RANCH

FROM THE \$300s  
2010 CLEARLIGHT LN, GEORGETOWN, TX 78633

### 7. VILLAS AT ROWE

FROM THE \$300s  
20501-B TRACTOR DR, PFLUGERVILLE, TX 78660

### NEW COMMUNITY COMING SOON

### 8. FLORA

HUTTO



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