



ABOUT THE BRYSON COMMUNITY IN LEANDER

“Live at Your Perfect Pace”

When families live at Bryson, they’re free to set their own pace. Fast or slow, energetic or relaxed, wired or unplugged, Bryson offers a laid-back community that keeps people connected to the world and lets them escape it just as fast.

Bryson embraces a dynamic piece of land with sweeping views, elevation changes and distinctive foliage. Bryson enhances the natural access that its unique location affords it, making it easy to take the train into town, to take advantage of the less congested toll road, or to take a bike to the trail system all around the community.

With an eye to its history, Bryson offers a way of life that holds dear the traditional values and experiences of rural small towns — such as an emphasis on spaces designed for family engagement, time spent outdoors and a bias towards simplicity, while still providing the comfort, connectivity and confidence that are mandatory for modern life. Bryson will draw inspiration from all that Austin has come to represent, including its modern, technology-driven economy, its culture of music and food, and its way of life that is active, inclusive and outdoorsy.

- Land:** Approx 500 acres of rolling hills and native wooded areas with expansive views
- Homes:** Approx 1,200 single-family homes planned, with prices likely ranging from the high \$200Ks to the low \$400Ks; 250-500 higher-density/multifamily homes also planned
- Education:** Part of Leander ISD; elementary school planned in Bryson; Bryson is near the proposed future Austin Community College campus
- Amenities:** Significant open space; extensive hike/bike trails; amenity center that will likely feature a pool, pavilion, gathering areas, open fields, a ridge-top lookout and more
- Roads & Rail:** Fronts 183A expressway along a major Williamson County growth corridor; near Capital Metro’s Leander rail line
- Utilities:** City of Leander water and wastewater; PEC electric, Atmos natural gas
- Employers:** Easy access to major employment centers in northwest Austin, such as Apple, Visa, IBM, 3M, National Instruments and Leander ISD
- Zoning:** Bryson will participate in an In-City Municipal Utility District (MUD), Transit Oriented Development (TOD) and a Tax Increment Reinvestment Zone (TIRZ)
- Milestones*:**
 - Land closing: Early 2014
 - Groundbreaking: November 6, 2014
 - First home construction: Summer 2015
 - First resident move ins: Fall 2015
 - Community center opening: Spring 2016

About Crescent Communities: Founded in 1969 in Charlotte, Crescent Communities is a diversified real estate investment, development and operating company dedicated to enhancing the quality of life for people through sustainable multifamily, residential and commercial communities and responsible land management. Crescent’s portfolio today includes 22 master-planned communities, including its signature Palmetto Bluff, as well as 15 multifamily projects with 4,295 units under construction or in planning/pre-development. The company owns and manages approximately 42,118 acres, including 800 acres zoned for commercial use.

* Weather permitting