

# BLACKHAWK



**B**lackhawk is a terrific place to live, laugh, grow and connect. Located in the city of Pflugerville, Blackhawk features an incredible Amenity Center with 3 water features, party room and kitchen, exercise room, staff, sand volleyball and more. Golf, lake activities, and great, convenient shopping are minutes away. Whether it's award-winning schools, fantastic amenities, or connectivity to employment centers and shopping you're looking for, Blackhawk has it. Come see what we mean when we say that Blackhawk is more of a great thing.

## Blackhawk - Park 65' Home Sites

- Homes from 1,900 to 3,400 square feet

## Blackhawk - Lakeside 70' Home Sites

- Homes from 2,500 to 4,200 square feet

## Blackhawk - Lakeside 80' Home Sites

- Homes from 2,700 to 4,200 square feet

## Schools - One of Texas' Top Rated Elementary Schools

Pflugerville Independent School District  
<http://cms.pflugervilleisd.net/Page/1> 512-594-0000

Rowe Lane Elementary School  
 3112 Speidel Drive, Pflugerville 78660 512-594-6600

Kelly Lane Middle School  
 18900 Falcon Pointe Blvd, Pflugerville 78660 512-594-2800

Cele Middle School  
 6000 Cele Road, Pflugerville 78660 512-594-3000

Hendrickson High School  
 2905 FM 685, Pflugerville 78660 512-594-1100

## Utilities

Water/Waste Water/Trash: City of Pflugerville 512-251-3076

Natural Gas: Atmos Energy  
[www.atmosenergy.com](http://www.atmosenergy.com) 888-286-6700

Electric: Several options available, please visit  
[www.powertochoose.com](http://www.powertochoose.com) 866-797-4839

Internet / Television  
 Suddenlink / [www.suddenlink.com](http://www.suddenlink.com) 512-566-0094  
 AT&T U-verse / [www.att.com/u-verse](http://www.att.com/u-verse) 800-288-2020

HomeTeam Pest Defense 512-491-7475

Post Offices  
 301 S. Heatherwilde Blvd 512-251-1184  
 2250 Double Creek Drive 512-244-6432

Pflugerville Police Department (Non-Emergency) 512-251-4004

Pflugerville Fire Department (Non-Emergency) 512-251-2801

Poison Control 800-746-7661

## Property Tax Rates per \$100 of taxable assessed value

Total Estimated Tax Rate 3.1%

## Preferred Lender – Southern Lending Services, LTD

NMLS# 342900 PH 512-293-1855

Teena Machado, RMLO NMLS# 513314

[tmachado@southerlending.com](mailto:tmachado@southerlending.com)

## Community and Area Features

- Amenity Center with 3 water features, party room and kitchen, exercise room, sand volleyball
- Sports fields, hike and bike trails, greenbelt areas
- Lake Pflugerville
- Blackhawk Golf Course
- Round Rock Outlets
- Ikea
- Stone Hill Center: Super Target, Best Buy, Home Depot, and more...

## Homeowner's Association

HOA Fees • \$483/Year

Goodwin Property Management • 512-502-7500

## Model Home

20517 Martin Lane  
 Pflugerville, TX 78660

## Sales Associate

Mike Ormiston • 512-762-8348 cell  
[mormiston@sfhtx.com](mailto:mormiston@sfhtx.com)

## Directions

From Austin, travel north on IH-35. Take TX 45 East. Stay straight as TX 45 becomes Kelly Ln. at Hwy 130. Turn left on Kennemer Dr. Turn right on Speidel Dr. Turn left on Jackies Ranch Blvd. Turn right on Martin Lane. Model Home is on the left.



**SCOTT FELDER  
HOMES**

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