

Crystal Falls Relocation Package

Your Complete Guide to Living in Leander, Texas

Prepared exclusively by **Tina Mallach** Broker/Owner · *Mallach & Company Real Estate* (512) 587-9127 · tina@mallachandcompany.com · mallachandcompany.com

Welcome to Crystal Falls

Nestled in the Texas Hill Country on the northwestern edge of the Austin metro, **Crystal Falls** is one of Central Texas's most celebrated master-planned communities. Spanning more than 5,000 acres of rolling limestone terrain, cedar-draped canyon ridges, and open sky, this is a neighborhood that doesn't feel like a suburb — it feels like a destination.

For over 26 years, **Tina Mallach** has called Crystal Falls home. As the highest-selling real estate agent in the community's history and the founder of Crystal Falls Local, Tina is the definitive guide to everything this neighborhood has to offer. Whether you're relocating from across the country or moving up from another Austin suburb, this package will give you everything you need to make an informed, confident decision about calling Crystal Falls home.

Why Crystal Falls?

Crystal Falls was developed with a singular vision: to create a community where Hill Country beauty and modern Texas living coexist seamlessly. The result is a neighborhood where:

- **Homes range from the mid-400,000s to over 2,000,000**, offering options for first-time luxury buyers, growing families, and estate-level buyers alike.
 - **Every section has its own character**, from the approachable family-friendly streets of The Highlands to the gated grandeur of Grand Mesa.
 - **Resort-style amenities** — two community pools, a waterslide, tennis courts, sand volleyball, basketball courts, miles of hike-and-bike trails, and a disc golf course — are woven throughout the community.
 - **Crystal Falls Golf Club**, an 18-hole championship course designed by Jack Miller, sits at the heart of the community and is one of the most scenic public courses in Central Texas.
 - **Top-rated Leander ISD schools** serve the community, consistently ranked among the best in Texas.
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The Five Sections of Crystal Falls

Crystal Falls is organized into five distinct sections, each with its own price range, character, and lifestyle identity.

The Highlands

Price Range: Mid-400,000s–Mid-600,000s **Character:** The welcoming heart of Crystal Falls

The Highlands is where Crystal Falls began, and it remains the community's most accessible and family-friendly section. Homes here were built primarily between 1998 and 2010 by builders including Centex, KB Home, and Ryland. Lot sizes range from 6,000 to 10,000 square feet, and the neighborhood's mature tree canopy gives streets a settled, established feel that newer developments simply cannot replicate.

The Highlands is home to the community's primary amenity center — the Quarry Pool complex — which features a resort-style pool, waterslide, splash pad, sand volleyball court, basketball court, and covered pavilion. The community's extensive hike-and-

bike trail network originates here and winds throughout the entire 5,000-acre property.

Ideal for: Families seeking value, established neighborhoods, and immediate access to amenities and schools.

Cap Rock

Price Range: Mid-500,000s–Mid-700,000s **Character:** Elevated living with Hill Country panoramas

Cap Rock occupies the elevated limestone ridgelines of Crystal Falls, offering some of the most dramatic Hill Country views in the entire community. Homes here sit on larger lots — many exceeding a quarter-acre — and were built primarily between 2005 and 2015. The section’s elevated terrain means that many backyards open to sweeping canyon and cedar-covered hillside views.

The name “Cap Rock” refers to the exposed limestone caprock formations that define the Texas Hill Country landscape, and this section leans fully into that identity. Streets wind along ridgelines, and the natural topography creates a sense of privacy and separation that flat-terrain suburbs cannot offer.

Ideal for: Buyers who want Hill Country views, larger lots, and a slightly more private feel within the community.

The Fairways

Price Range: Mid-600,000s–Mid-800,000s **Character:** Golf-course living with curated elegance

The Fairways wraps around Crystal Falls Golf Club’s 18-hole championship course, offering the rare combination of golf-course views and Hill Country terrain. Homes here are larger — typically 2,800 to 4,200 square feet — and were built by premium builders including Drees Custom Homes and Wilshire Homes. Many lots back directly to the fairways, offering unobstructed green-space views and a sense of openness that is increasingly rare in the Austin metro.

The Fairways has its own secondary amenity center — the Fairways Pool — providing residents with a quieter, more intimate pool experience in addition to access to the main Quarry Pool complex.

Ideal for: Golf enthusiasts, buyers seeking larger homes with premium views, and those who want a more curated, upscale neighborhood feel.

Grand Mesa

Price Range: High 700,000s–2,000,000+ **Character:** Crystal Falls’ premier luxury address

Grand Mesa is the crown jewel of Crystal Falls — a gated enclave of custom and semi-custom estate homes on expansive lots, many exceeding one acre. Homes here were built primarily from 2010 onward by luxury builders, and the section continues to see new custom construction today. Grand Mesa’s elevated position within the community offers the most dramatic panoramic views, and its gated entry provides an additional layer of privacy and prestige.

Homes in Grand Mesa routinely feature 4,000 to 6,000+ square feet of living space, resort-style pools, outdoor kitchens, 3- and 4-car garages, and finishes that rival anything in the Austin luxury market. The section is home to some of the most architecturally significant residences in Williamson County.

Ideal for: Luxury buyers, custom home seekers, estate-level buyers, and those relocating from high-cost markets who want maximum value per square foot.

Wild Rock

Price Range: Mid-500,000s–Mid–700,000s **Character:** The newest chapter in Crystal Falls living

Wild Rock is Crystal Falls’ newest section, representing the community’s continued evolution and expansion. Homes here are newly constructed, featuring the latest open-concept floor plans, energy-efficient systems, and modern design aesthetics that today’s buyers expect. Wild Rock benefits from everything Crystal Falls has built over

25+ years — the trails, the golf course, the schools, the community identity — while offering the fresh-construction advantage of modern layouts and builder warranties.

Ideal for: Buyers who want new construction within an established, amenity-rich community.

Community Amenities

Crystal Falls was designed as a lifestyle community, and the amenities reflect that commitment.

Amenity	Details
Quarry Pool Complex	Resort-style pool, waterslide, splash pad, sand volleyball, basketball
Fairways Pool	Secondary pool for Fairways & Grand Mesa residents
Crystal Falls Golf Club	18-hole championship course, Jack Miller design, public access
Hike & Bike Trails	Miles of maintained trails throughout the 5,000-acre property
Disc Golf Course	18-hole course winding through natural Hill Country terrain
Tennis Courts	Multiple courts maintained by the HOA
Pavilion & Event Space	Covered community pavilion for events and gatherings
Playgrounds	Multiple playgrounds distributed throughout sections

Schools: Leander ISD

Crystal Falls is served exclusively by **Leander Independent School District (LISD)**, one of the most highly regarded school districts in Texas. LISD has been recognized as

a “Texas Education Agency Distinction District” and consistently earns top ratings from GreatSchools, Niche, and the Texas Education Agency.

School	Level	Rating
Whitestone Elementary	K-5	GreatSchools: $\frac{8}{10}$
Leander Middle School	6-8	GreatSchools: $\frac{7}{10}$
Leander High School	9-12	GreatSchools: $\frac{8}{10}$
Crystal Falls Elementary	K-5	GreatSchools: $\frac{9}{10}$

Leander ISD also operates several magnet and specialized programs, including STEM academies and fine arts programs, giving families a wide range of educational options within the district.

Location & Commutes

Crystal Falls is located in **Leander, Texas**, one of the fastest-growing cities in the United States. Its position at the intersection of US-183 and Crystal Falls Parkway places it within easy reach of Austin’s major employment corridors.

Destination	Drive Time	Notes
Austin-Bergstrom Airport	~40 min	Via TX-45 Toll
Downtown Austin	~35 min	Via US-183 / TX-45
The Domain (North Austin Tech)	~25 min	Via US-183
Apple Campus (Austin)	~22 min	Via US-183
Tesla Gigafactory Austin	~45 min	Via TX-130
Samsung Austin	~30 min	Via US-183
Dell Technologies HQ	~35 min	Via TX-45
Oracle Austin Campus	~28 min	Via US-183
Cedar Park Medical Center	~10 min	Via Crystal Falls Pkwy
Lakeline Mall / H-E-B	~12 min	Via US-183
MetroRail (Leander Station)	~8 min	Direct rail to Downtown Austin

The **Capital Metro MetroRail** Leander Station is approximately 8 minutes from Crystal Falls, offering a stress-free, no-traffic commute option directly into downtown Austin — a significant advantage for professionals who prefer not to drive.

Retail, Dining & Entertainment

The Leander/Cedar Park corridor has transformed dramatically over the past decade and continues to grow. Crystal Falls residents enjoy proximity to a rich and expanding mix of retail, dining, and entertainment.

Grocery & Daily Essentials

- **H-E-B** (multiple locations within 10–15 minutes) — Texas’s beloved grocery institution

- **Costco** (Cedar Park) — ~15 minutes
- **Whole Foods** (Cedar Park) — ~18 minutes
- **Target, Walmart, Sam's Club** — all within 15 minutes

Dining Highlights

- **Torchy's Tacos** — Austin's iconic taco institution, Cedar Park location
- **Biscuits & Groovy** — beloved local breakfast spot
- **Leaning Pear** — Wimberley-style Hill Country dining
- **Taco Deli, Chuy's, Kerbey Lane** — Austin classics, all within range
- **Numerous new restaurant openings** in Leander's Crystal Falls Marketplace and Northline development (2025–2026)

Entertainment & Recreation

- **Leander Northline** — major mixed-use development bringing retail, restaurants, and entertainment to Leander's downtown core (opening 2025–2026)
- **Alamo Drafthouse** (Cedar Park) — ~15 minutes
- **Top Golf** (Austin) — ~30 minutes
- **Lake Travis** — ~35 minutes for boating, swimming, and waterfront dining
- **Barton Creek Greenbelt** — ~40 minutes for hiking and swimming holes
- **Domain Northside** (Austin) — ~25 minutes for upscale shopping and dining

Major Employers Nearby

The Austin metro has become one of the world's premier technology hubs, and Crystal Falls is exceptionally well-positioned to serve the professionals who work there.

- **Apple** — 3 million sq ft campus in North Austin (~22 min)
- **Tesla** — Gigafactory Austin (~45 min)
- **Samsung** — Austin Semiconductor (~30 min)

- **Dell Technologies** — Round Rock HQ (~35 min)
 - **Oracle** — Austin Campus (~28 min)
 - **Google** — Austin Office (~30 min)
 - **Meta / Facebook** — Austin Office (~30 min)
 - **Amazon** — Multiple Austin locations (~30–40 min)
 - **Indeed** — Austin HQ (~35 min)
 - **Charles Schwab** — Westlake Hills (~35 min)
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The Crystal Falls Lifestyle

Living in Crystal Falls is not simply owning a home — it is belonging to a community. Over 25 years, Crystal Falls has developed a culture of neighborliness, outdoor living, and civic pride that is rare in fast-growing Texas suburbs.

Morning runs on the trail network as the Hill Country wakes up. **Weekend rounds** at Crystal Falls Golf Club as the limestone ridges glow in the morning light. **Summer afternoons** at the Quarry Pool with neighbors who have become lifelong friends. **Evening drives** through Grand Mesa as the sun sets over the cedar-covered canyons.

This is the Crystal Falls lifestyle — and it is why people who move here rarely leave.

Market Overview (2025–2026)

Crystal Falls remains one of the most resilient and in-demand submarkets in the Austin metro. While the broader Austin market has experienced price corrections since its 2022 peak, Crystal Falls has demonstrated remarkable stability due to its limited inventory, strong community identity, and continued demand from tech-sector relocators.

Section	Median Sale Price	Avg Days on Market	Avg \$/Sq Ft
The Highlands	\$525,000	28 days	\$195
Cap Rock	\$620,000	24 days	\$205
The Fairways	\$735,000	21 days	\$215
Grand Mesa	\$1,100,000	35 days	\$235
Wild Rock	\$610,000	18 days	\$210

Data reflects recent 12-month averages. Contact Tina for current, address-specific valuations.

Your Crystal Falls Expert: Tina Mallach

There is one name that has defined Crystal Falls real estate for over a quarter century: **Tina Mallach.**

Tina moved to Crystal Falls in 1998 — before most of the community was even built — and has watched it grow from a vision on a plat map into one of Texas’s most beloved neighborhoods. As Broker/Owner of Mallach & Company Real Estate and founder of Crystal Falls Local, Tina has closed more Crystal Falls transactions than any other agent in the community’s history.

When you work with Tina, you are not working with an agent who “covers” Crystal Falls. You are working with a neighbor, a community leader, and a market expert whose knowledge of this neighborhood is unmatched.

What Tina offers relocating buyers:

- A private, no-pressure neighborhood tour of all five Crystal Falls sections
- Access to off-market and pre-market listings through her 26-year buyer network
- School district guidance, builder reputation knowledge, and lot-specific advice
- Connections to trusted local service providers — from inspectors to contractors

- A relocation concierge experience from first visit to closing day
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Ready to Make Crystal Falls Home?

Tina Mallach Broker/Owner · Mallach & Company Real Estate Crystal Falls Resident Since 1998

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“I don’t just sell homes in Crystal Falls. I live here. I know every street, every section, every builder, and every neighbor. When you’re ready to make this community yours, I’m ready to make it happen.” — Tina Mallach

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