



**L**a Cima is located at the start of the Texas Hill Country, between San Antonio and Austin. This premier master-planned community is located just 5 minutes west of San Marcos. With over 2,400 acres in the heart of the “Next Great Metropolis”, 800 acres of open space and parkland, 10-plus miles of trails, and an over 45-acre “Central Park”, La Cima is the perfect place to call home. Enjoy a blend of small town charm with big-city conveniences. Spend the weekend on the Guadalupe River or shopping at the San Marcos Outlets. Scott Felder Homes offers beautiful designs with many options for expanding and personalization, situated on 60’ wide homesites. La Cima offers a place to live, work and play in nature.

### La Cima

- La Cima - Regency Collection
  - Homes from 1,800 to 3,400 square feet plus options to add
  - Priced from the \$290’s

### Schools

San Marcos Consolidated ISD www.smcisd.net	512-393-6700
Hernandez Elementary School 333 Stagecoach Trl, San Marcos 78666	512-393-6109
Miller Middle School 301 Foxtail Run, San Marcos, 78666	512-393-6660
San Marcos High School 2601 Rattler Road, San Marcos, 78666	512-393-6800

### Property Owners Association

Goodwin Management, Inc.  
11149 Research Blvd., Ste 100, Austin, TX 78759  
Phone: (512) 502-7540  
Email: info@goodwintx.com  
Dues \$600/year  
Transfer Fee \$225  
Resale Certificate Fee \$325

### Utilities

Electric: Pedernales Electric Company	888-883-3379
Water / Wastewater: City of San Marcos	512-393-8010
Cable/Phone: Grande Communications	844-357-0942
Gas: City of San Marcos	512-393-8010

Post Office - 210 Stagecoach Trail, San Marcos, 78666 800-275-8777

### Shopping / Attractions

- San Marcos Outlet Mall
- Texas Ski Ranch
- San Marcos River
- Texas State Univeristy
- Meadows Center Glass-Bottom Boat Tours
- Canyon Lake
- Guadalupe River
- Purgatory Creek
- HEB Grocery

### Community Features

- Ball Fields
- Junior Olympic Pool
- Amenity Center
- Plaza
- Amphitheater
- Walking Trails
- 45 Acres of Open Space
- “Central Park”
- Playscapes
- Outdoor Education Center

### Tax Information

La Cima PID (Public Improvement District)	0.186
Total Estimated Tax Rate	3.05

### Model Home

217 Lady Bug Road  
San Marcos, TX 78666

### Sales Associate

Roland Adams • (210) 441-8793  
radams@sfhtx.com

### Directions

San Antonio: Travel North on I-35, take exit 202 for Ranch Rd. 12 and turn left. Continue on Ranch Rd. 12 for 5 miles. Turn left onto West Centerpoint Rd. into the entrance of La Cima. Model Coming Soon!



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HOMES**  
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