



WEEKLY NOTES

JUNE 7TH, 2026

Presented by
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June 2026

Hello Everyone!

I hope your summer is off to a great start! June is here, and I hope you're enjoying time with family, vacations, summer activities, and all the fun that comes with this time of year.

As a reminder, June is my "One Lead" month. I'm asking each of my friends, family members, and past clients to send me **one real estate lead**. Whether it's someone looking to buy, sell, lease a home or apartment, or rent out a property, I'd love the opportunity to help.

Your referrals are the greatest compliment I can receive, and I truly appreciate your support.

Have a wonderful week, stay safe, and I look forward to connecting with you soon!

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NATIONAL DAY

CALENDAR

Monday June 8th

National Best Friends Day



Tuesday June 9th

National Rhubarb Pie Day

Wednesday June 10th

National Frosted Cookie Day



Thursday June 11th

National Corn on the Cob Day

Friday June 12th

National Peanut butter Cookie Day



Saturday June 13th

National Golf Cart Day

Sunday June 14th

National Strawberry Shortcake Day





ACL Radio's Blues on the Green

June 9th - June 10th

Zilker Metropolitan Park



Austin Yoga Festival

Saturday, June 13th - 8am

The Long Center for the Performing Arts



Burger Bash 2026

Saturday, June 13th - 12:30pm

Moody Amphitheater at Waterloo Park



Kings Kaleidoscope

Saturday, June 13th - 6pm

Haute Spot



MUFFIN-TIN MAC AND CHEESE CUPS



INGREDIENTS

- **1/2 LB UNCOOKED ELBOW MACARONI**
- **4 TABLESPOONS BUTTER**
- **2 TABLESPOONS GOLD MEDAL™ ALL-PURPOSE FLOUR**
- **1/2 TEASPOON SALT**
- **1/4 TEASPOON GROUND BLACK PEPPER**
- **1 CUP MILK**
- **2 CUPS SHREDDED SHARP CHEDDAR CHEESE (8 OZ)**
- **1/2 CUP PROGRESSO™ PLAIN PANKO CRISPY BREAD CRUMBS**
- **1 TABLESPOON FINELY CHOPPED FRESH ITALIAN (FLAT-LEAF) PARSLEY**

INSTRUCTIONS

Step 1

Heat oven to 425°F. Place foil muffin liner in each of 12 regular-size muffin cups. Spray liners with cooking spray. Cook macaroni as directed on package; drain, and set aside.

Step 2

Meanwhile, in 4-quart saucepan, melt 2 tablespoons of the butter over medium heat. Add flour, salt and pepper; cook and beat with whisk 1 to 2 minutes or until thickened. Slowly beat in milk. Heat just to boiling, stirring frequently. Remove from heat. Stir in cheese. Stir in macaroni. Divide mixture evenly among cups.

Step 3

In medium microwavable bowl, microwave remaining 2 tablespoons butter uncovered on High 60 to 90 seconds or until melted. Stir in bread crumbs and parsley. Spoon on top of mixture in cups. Gently press.

Step 4

Bake 18 to 22 minutes or until bread crumb mixture is golden brown. Let stand 5 minutes before serving.



Best Water Parks

Best
in
town

Best Water Parks

Typhoon Texas Waterpark Austin

Pflugerville

One of the largest water parks in the Austin area featuring massive water slides, a wave pool, lazy river, and dedicated children's play areas. A perfect destination for a full day of family fun.

Kalahari Indoor Water Park

Round Rock

America's largest indoor water park offers year-round fun with water slides, a lazy river, wave pool, family raft rides, and attractions for all ages. Great rain or shine.

Rock 'N River Water Park

Round Rock

Located inside Old Settlers Park, this family-friendly water park features exciting slides, a lazy river, splash playground, and affordable admission prices.

Lake Travis Waterloo Adventures

Leander

Part floating obstacle course and part water park, this unique attraction on Lake Travis is packed with climbing walls, slides, trampolines, and water challenges. Great for older kids, teens, and adventurous adults.

Volente Beach Water Park

Leander

Located on Lake Travis, this water park features water slides, pools, a sandy beach area, and beautiful lake views. Stay for the sunset and enjoy Beachside Billy's restaurant.

Splash Shack

Cedar Park

A popular indoor water park designed especially for younger children. With small slides, splash features, and a giant dumping bucket, it's perfect for kids under 10 years old.

Community News

Eggman food truck brings New York-style breakfast sandwiches to Round Rock

A new food truck is bringing New York-style breakfast options to Round Rock's east side.

About the business: Eggman, known for their east coast take on breakfast sandwiches, opened a food truck near Dell Diamond and Old Settlers Park in mid-May. The business was founded and remains locally owned by Rich Tavetian.

What's on the menu: The food truck's menu includes a variety of breakfast sandwiches featuring bacon, eggs, cheese, sausage and other proteins as well as condiments. Sandwiches are made-to-order, according to the business, and are served on a Kaiser roll specifically baked for Eggman.

The Peach Cobbler Factory now open in Round Rock

A new sweet spot is now open in Round Rock.

What you need to know: The Round Rock franchise of Peach Cobbler Factory held a soft opening May 22. It is located in the Sky Plaza retail center.

About the business: The Peach Cobbler Factory offers a variety of fruit cobblers, puddings, cinnamon rolls, cookies, bottled tea and smoothies, according to the brand's website. It has locations in 25 states, with 13 open in Texas. This will be the first Austin-area franchise.

Cedar Park, Leander land Austin favorites Salt Traders, Pinthouse Pizza and DayMaker

Several Austin-area restaurant concepts are set to expand into Cedar Park and Leander as part of the planned New Hope-Scottsdale Development along the cities' border, according to new state filings. The mixed-use project will bring three well-known dining brands to the area, with construction expected to begin this fall and finish by mid-2027.

A closer look: Pinthouse Pizza plans a \$7.43 million restaurant and brewery facility featuring a 13,640-square-foot space, covered canopy, outdoor beer garden and full site development. Salt Traders Coastal Cooking is slated for an 8,175-square-foot restaurant shell with a \$1.72 million buildout. Day Maker Half Day Cafe is also expected to open a second location in the development, with a \$1.21 million, 5,300-square-foot restaurant shell planned.

Of note: All three projects are targeted for completion by June 2027 and will be located at 1605 E. New Hope Drive across multiple buildings within the development. Pinthouse currently operates five locations across Central Texas, while Day Maker debuted in South Austin in 2024 from the team behind Jack Allen's Kitchen and Salt Traders.

Slim Chickens targets summer opening in Round Rock

Slim Chickens is targeting an opening for its Round Rock location at the end of July or early August, a company representative confirmed to Community Impact in May.

What you need to know: Company representatives shared intentions to bring a restaurant to the city in October, initially aiming for an April opening. A company representative confirmed the timeline for opening May 19.

About the business: Slim Chickens offers a variety of chicken wings, tenders, sandwiches and other chicken-based items on the menu, in addition to southern-style sides like macaroni and cheese, potato salad and fried pickles.



Real Estate

Preparing to Buy a Home: 6 Steps to Get Started

Buying a home is one of the biggest financial decisions you'll ever make, but with a little preparation, the process can be much smoother and less stressful. Whether you're a first-time buyer or planning your next move, here are six important steps to help you get ready for homeownership.

Check Your Credit Score

Your credit score plays a major role in determining your loan options and interest rate. Before you begin your home search, review your credit report and address any errors or outstanding issues. Even a small improvement in your score can save you thousands of dollars over the life of your loan.

Understand Your Budget

Take a close look at your monthly income, expenses, and debt. Just because a lender approves you for a certain amount doesn't mean that's what you should spend. Establish a comfortable monthly payment that fits your lifestyle and long-term goals.

Start Saving

While many buyers believe they need a large down payment, that's not always the case. However, you'll still want savings available for earnest money, inspections, moving expenses, and other costs associated with buying a home. Some loan programs require very little money down.

Get Pre-Approved

One of the most important steps is speaking with a trusted lender and obtaining a pre-approval letter. This gives you a clear understanding of your buying power and shows sellers that you're a serious buyer when it's time to make an offer.

Explore All Your Options

Many first-time buyers are surprised to learn that some new construction communities offer incentives that can help cover closing costs and reduce upfront expenses. There may also be loan programs and grants available depending on your situation. A knowledgeable Realtor can help you explore every opportunity.

Partner With a Realtor Early

One of the biggest mistakes buyers make is waiting until they're ready to purchase before contacting a Realtor. Meeting with a Realtor early allows you to create a plan, understand the market, and avoid costly mistakes. Having an experienced professional by your side can make the entire process easier and more successful.

Final Thoughts

If you're thinking about buying a home in the next six months to a year, now is the perfect time to start preparing. The earlier you begin, the more options you'll have when the right home comes along.

If you have questions about buying, financing, or new construction opportunities, I'd be happy to help you create a game plan and guide you every step of the way.



Want more information on the local market?

Whether you are buying, selling, or just daydreaming about a new home. I can help you make an informed decision.

Call or text **512-619-4870** or go to
<https://calendly.com/ld-schaiblerealty> to schedule a
one-on-one video Appointment.

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