

# WEEKLY NOTES

AUGUST 3RD, 2025

Presented by  
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Schaible Realty

August 2025

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Hello Everyone,

Can you believe we're already heading into the final stretch of summer? It feels like just yesterday we were kicking things off with BBQs and fireworks—and now, here we are, talking back-to-school shopping and earlier bedtimes.

For families with kids, this time of year can be a whirlwind—trying to squeeze in a few more carefree days before the backpacks come out. Whether you're soaking up those last pool days, fitting in one more weekend getaway, or just enjoying the slower pace of late summer evenings, I hope you're finding a moment to breathe it all in.

Have a wonderful week and I look forward to connect with you soon!

*LD*

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# NATIONAL DAY

CALENDAR

**Monday August 4th**

National Chocolate Chip Cookie Day



**Tuesday August 5th**

National Oyster Day



**Wednesday August 6th**

National Root Beer Float Day



**Thursday August 7th**

National Purple Heart Day



**Friday August 8th**

National Whataburger Day  
National Pickleball Day



**Saturday August 9th**

National Rice Pudding Day



**Sunday August 10th**

National S'mores Day

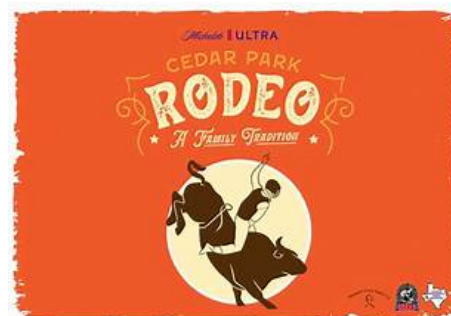


**Blues on the Green**  
Tuesday, August 5<sup>th</sup> - 7pm  
Zilker Park, Austin



**Name That Tune Bingo**  
Thursday, August 7<sup>th</sup> - 7pm  
Fieldhouse at the Crossover, Leander

**Cedar Park Rodeo**  
August 8<sup>th</sup> - 9th  
HEB Center, Cedar Park



**Ron White**  
Saturday, August 9<sup>th</sup> - 7pm / 9:30pm  
Paramount Theater, Austin



## BIRTHDAY CAKE-MIX COOKIES



### INGREDIENTS

**1 PACKAGE (8 OZ) CREAM CHEESE, SOFTENED**  
**1/2 CUP BUTTER, SOFTENED**  
**1 CUP FROM 1 TUB (16 OZ) BETTY CROCKER™  
RICH & CREAMY VANILLA FROSTING (FROM 16-  
OZ CONTAINER)**  
**1 EGG**  
**1 TEASPOON VANILLA**  
**1 BOX BETTY CROCKER™ SUPER MOIST™  
YELLOW CAKE MIX**  
**1 CONTAINER (1.75 OZ) BETTY CROCKER™  
RAINBOW MIX SPRINKLES (ABOUT 1/3 CUP)**

### INSTRUCTIONS

#### Step 1

Heat oven to 350°F.

#### Step 2

In large bowl, beat cream cheese, softened butter and 1/2 cup of the frosting with electric mixer on medium speed about 1 minute or until well blended; scrape side of bowl. Beat in egg and vanilla until smooth. On low speed, beat in cake mix until blended. Stir in 1/4 cup of the sprinkles. Drop dough by rounded tablespoonfuls 2 inches apart on ungreased or parchment lined cookie sheets.

#### Step 3

Bake 11 to 14 minutes or until edges are light golden brown. Top with additional sprinkles while cookies are still warm. Cool on cookie sheet 2 minutes; remove to cooling rack. Cool completely, about 20 minutes.



# Best Pizza By The Slice

Best  
in  
town

## Best Pizza by the Slice

### **Home Slice Pizza (South Congress + North Loop)**

A local icon. Their NY-style slices are consistently top-tier, with crispy crust and fresh toppings.

### **Via 313 (Multiple locations)**

Known for Detroit-style, but many locations offer personal-sized slices that are thick, cheesy, and satisfying.

### **East Side Pies (Various locations)**

Creative toppings and thin crust. Not always sold by the slice, but many spots offer individual portions.

### **Buffalo Exchange Pizza (Near UT Campus)**

A classic college favorite. Cheap, tasty, and quick—perfect for a grab-and-go slice.

### **Pizza Press (Downtown + Airport Blvd)**

More of a build-your-own place, but many locations offer solid slice deals, especially at lunch.



### **Slice Factory Pizza (Round Rock)**

True to its name—New York-style slices with good crust and plenty of cheese. Great lunch stop.

### **Parry's Pizzeria & Tapouse (Cedar Park)**

More of a full pie place, but known to offer slices during lunch. Bold toppings and a cool beer list.

### **Niki's Pizza (Round Rock)**

Hidden gem. Traditional NYC-style pizza with loyal local fans. Large slices, thin crust, great sauce.

### **The Backspace (Domain NORTHSIDE)**

Neapolitan style—smaller slices but premium quality ingredients. Worth it for flavor.

### **Tony C's Coal Fired Pizza (Cedar Park + Avery Ranch)**

A sit-down experience, but check during lunch hours—sometimes they offer pizza by the slice or personal-sized pizzas that hit the same craving.





**Welcome to the newest addition to our newsletter—Coaches' Corner—a dedicated space just for you! This page is designed to highlight the incredible work of local coaches and teams. Share your latest team news, achievements, upcoming camps, and any events or updates that could benefit our community. Coaches, we'd love to feature your stories! Please email me with your updates, announcements, or celebrations so we can spotlight them in upcoming issues.**

## **NEWS**

### **Walk-In Sports Physical Clinics – CVS MinuteClinic (Austin + Suburbs)**

#### **Round Rock:**

1855 Gattis School Rd  
501 University Blvd  
Both accept walk-ins for sports physicals

#### **Austin:**

Parmer Ln (Avery Ranch area), Austin 78717  
South Congress Ave, Austin 78745  
North Lamar Blvd and others in Northwest/Domain area  
All locations welcome walk-ins for sports physicals

#### **Urgent Care Clinics Offering Walk-In Physicals**

If CVS locations are busy or inconvenient, many urgent care centers also perform sports physicals on a walk-in basis:

**AFC Urgent Care** – North Austin (FM 734): Open until 8 pm daily, known for short wait times and walk-in availability

**Texas MedClinic Urgent Care** (Parmer/I-35 area): Open late, offers online booking with walk-in flexibility, and sports physical services

**CareNow Urgent Care:** Multiple Austin area locations; widely used and recommended by locals

**Austin Regional Clinic (ARC)** urgent care facilities: Some offer same-day or walk-in visits and after-hours access

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# Real Estate

## **How to Get Down Payment Assistance When Buying a Home in the Austin Area** **— Especially for Teachers and First-Time Buyers**

**Buying a home in the Austin area isn't easy—especially with rising prices and tough competition. But if the down payment is holding you back, you should know: there are programs that can help, and many don't need to be repaid.**

**Whether you're a first-time buyer, a public school teacher, or just someone looking to get a foothold in the market, there are options worth exploring.**

### **Local Assistance for Austin-Area Buyers**

#### **City of Austin Down Payment Assistance Program**

If you're purchasing within Austin city limits, this program offers up to **\$40,000** in down payment and closing cost assistance. It comes in the form of a **0% interest, forgivable loan**. You'll need to meet income limits (around \$72K–\$112K depending on household size) and complete a HUD-approved homebuyer class.

#### **Travis County Hill Country Home Program**

For homes **anywhere in Travis County** (including outside Austin city limits), this program provides **4–6% of your loan amount** to help with your down payment. It's available to both first-time and repeat buyers with moderate incomes and credit scores of 640 or higher.





## Special Help for Public School Teachers

If you're a **teacher, librarian, counselor, or school staff member**, the **Texas State Affordable Housing Corporation (TSAHC)** offers a program just for you. Known as "**Homes for Texas Heroes,**" it provides:

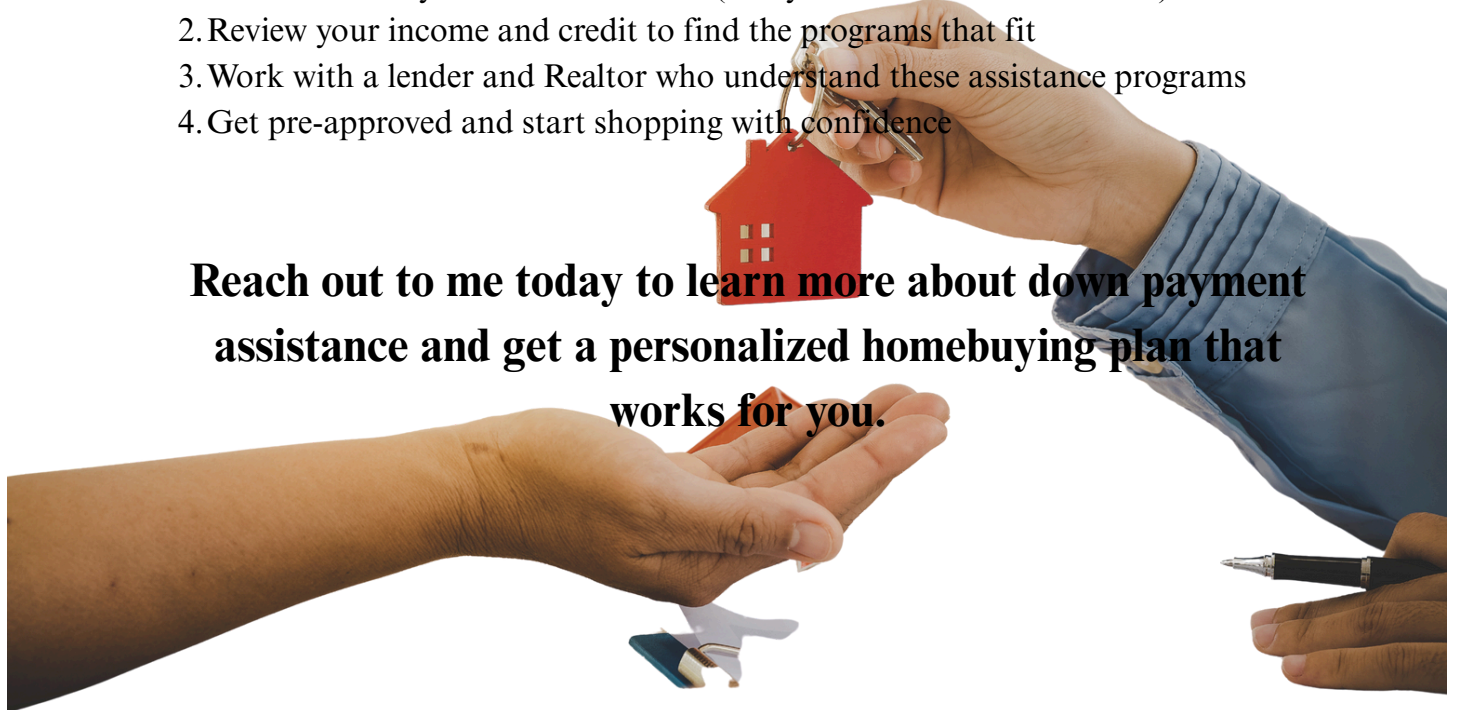
- **Up to 5% of your loan amount** to use toward a down payment or closing costs
- Flexible options, including **grants or forgivable loans**
- Access to a **Mortgage Credit Certificate (MCC)**, which could save you up to \$2,000/year on federal taxes

No repayment is required for the grant version as long as you stay in the home for three years or more. And yes—teachers qualify even if they're not first-time buyers.

## How to Get Started

1. Take a homebuyer education course (many are online and affordable)
2. Review your income and credit to find the programs that fit
3. Work with a lender and Realtor who understand these assistance programs
4. Get pre-approved and start shopping with confidence

**Reach out to me today to learn more about down payment assistance and get a personalized homebuying plan that works for you.**



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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