

For Immediate Release:
December 12, 2023

Contact:
Georgia Gerber
312.576.6537
[ggerber@
cadencemcshane.com](mailto:ggerber@cadencemcshane.com)

Cadence McShane Spearheads a Landmark \$88 Million Affordable Housing Project, The Preserve at Mustang Creek, Round Rock, Texas.



Preserve at Mustang Creek

Round Rock, Texas - A revolution in affordable housing is on the horizon as Cadence McShane Construction Company LLC announces the commencement of construction for The Preserve at Mustang Creek, in partnership with LS Black Development and Merriman Anderson Architects. This remarkable \$88 million project is set to redefine affordable living in Round Rock.

The Preserve at Mustang Creek will introduce a three-story garden style community comprising 252 units, crafted to enhance the lives of its future residents. This project was designed to accommodate households earning 30 to 60 percent of the area's median income and the community will offer a range of one to four-bedroom layouts, providing a variety of options for future residents.

Beyond offering affordable homes, this venture is dedicated to nurturing a vibrant community. The project involves many amenities including a spacious clubroom, an indoor play zone, an outdoor playground, and a lush resort-style pool complete with grilling stations. In addition, residents will have access to garages and covered parking options to ensure their comfort.

Notably, the project reflects Austin's environmentally responsible spirit with the integration of a substantial solar carport. This feature is designed to offset 90 to 100 percent of the communal electricity consumption, demonstrating a commitment to sustainability.

The Preserve at Mustang Creek is a testament to the combined expertise of LS Black Development, Cadence McShane, and Merriman Anderson Architects. Generous support from the Texas Department of Housing and Community Affairs and private investors has made this project a reality.

"We approach our projects with a sense of personal responsibility, driving us to find the best solutions for our clients. Our capabilities extend from preconstruction to project completion, featuring advanced technology, efficient productivity, and the highest standards of quality. Our goal is to exceed our clients' expectations every time," said Bob Zellner, Director of Operations at Cadence McShane.

"We are proud of the work we do as a general contractor, but we strive to do more. Social consciousness is deeply ingrained in the company culture, and we pride ourselves on making positive contributions to build a stronger society," Zellner added.

The Preserve at Mustang Creek is expected to be completed in August 2025 after an anticipated 24-month construction timeline.

About Cadence McShane Construction Company

Founded in 1985, Cadence McShane Construction Company (CMC) has grown to become one of the most trusted and well-established contractors in the State of Texas. Specializing in the Multifamily, Industrial, Education, Commercial, and Senior Living market sectors, we offer construction management and design-build services from our offices in Austin, Dallas, Houston, and San Antonio. CMC is part of The McShane Companies and, along-side our sister company McShane Construction, is recognized as one of the largest general contractors in the United States, with Top-10 rankings across the Multifamily, Senior Living, and Education sectors. For additional information, visit the firm's website at www.cadencemcshane.com.

About LS Black Development

LS Black Development was founded in 2020 by Sterling Black, Mike Hudson and Willy Boulay to build, acquire, and own resident-focused, high quality, affordable and workforce apartment communities. The company currently has several projects in various stages of development in its core markets of Minnesota and Texas.

About Merriman Anderson/Architects, Inc. (MAA)

A Dallas based architecture and planning firm offering programming, urban planning, architectural design, space planning, interior architecture/design, graphic design, construction document production, construction observation, 3-D visualization and facilities move coordination. With offices in Dallas, Texas; Austin, Texas and Charlotte, North Carolina, MAA provides services to clients on a national and international basis, emphasizing repeat clients as the heart of their practice. Each MAA professional listens to the needs of the firm's clients and works to meet their individual and specific schedule, budget, and scope requirements. For more information, visit <http://merriman-maa.com/>, follow on LinkedIn, Twitter @MerrimanArch Facebook @MerrimanAnderson, or on Instagram @maa_dallas.