

YOUR RELOCATION GUIDE

LIVING IN AUSTIN, TX

WITH STEPH



**STEPH
BARTONE**
REAL ESTATE AGENT

*Homes, communities,
and local flavor from
Austin to San Antonio.*



WELCOME TO AUSTIN TX

Stretching from Austin's creative neighborhoods to the river-centered lifestyle of New Braunfels, this Central Texas corridor offers many ways to feel at home.

You can choose a walkable city neighborhood, an established suburban community, a newer residential development, or a quieter Hill Country setting. Each location has its own personality, conveniences, and daily rhythm.

MEET STEPH BARTONE

Steph Bartone is an Austin-area Realtor who combines lifelong Austin knowledge with a thoughtful, personalized approach to real estate. She helps her clients understand not only the homes available, but also the communities, lifestyle, and opportunities that come with each area. Whether you're relocating, buying your first home, building new, or making a move within the Austin area, Steph provides local insight, clear communication, and trusted guidance from the first conversation through closing and beyond.

LEARN MORE 



WHY MOVE TO THE AUSTIN TO SAN ANTONIO?



Where to Live in Austin?

Here are the top things I wish I knew earlier to help you stay ahead.



ONE REGION, MANY WAYS TO LIVE

This corridor connects vibrant employment centers, welcoming downtown districts, outdoor destinations, growing residential communities, and some of Central Texas' most recognizable food and entertainment experiences. Residents can enjoy Austin's energy while remaining connected to the smaller cities and Hill Country communities that give the region its distinct character.

WHAT DRAWS PEOPLE HERE

- A diverse mix of established homes and newer developments
- Access to Austin, San Marcos, New Braunfels, and San Antonio
- Parks, rivers, trails, lakes, and year-round outdoor recreation
- Local restaurants, live music, festivals, and community events
- Employment opportunities across technology, healthcare, education, government, manufacturing, and hospitality
- Communities suited to different commuting and lifestyle priorities

A PRACTICAL RELOCATION ADVANTAGE

The right community is not always the closest one to downtown. It is the location that balances your work schedule, preferred home style, school needs, social life, and everyday routine. Steph helps buyers compare those tradeoffs before choosing where to focus their search.

THINGS TO KNOW ABOUT THE **COST OF LIVING** & **TEXAS TAXES**

PLAN FOR THE COMPLETE MONTHLY PICTURE

Housing expenses can vary considerably between Austin, the surrounding suburbs, and the communities farther south along Interstate 35. Rather than comparing purchase prices alone, consider property taxes, homeowners insurance, utility providers, community fees, maintenance needs, and commuting expenses.

UNDERSTANDING TEXAS TAXES

Texas does not impose a personal state income tax. The state also does not collect a state property tax; property taxes are established and collected by local taxing authorities. Rates and exemptions can therefore vary by address, school district, county, and other local jurisdictions.

COMPARE BEFORE YOU COMMIT

When evaluating a property, review:

- Local tax districts and applicable exemptions
- Homeowners association fees
- Utility and water providers
- Home and flood insurance considerations
- Toll-road and commuting expenses
- Landscaping and seasonal maintenance

STEPH'S KITCHEN-TABLE ADVICE

A home should work for your lifestyle after closing day. Steph helps buyers look beyond the list price and understand how each property may fit their complete financial picture.



WHAT CENTRAL TEXAS WEATHER FEELS LIKE

WEATHER OVERVIEW

Central Texas features long, hot summers, mild winters, and pleasant shoulder seasons. Outdoor life thrives, though summer heat requires staying near water, shade, or early outings. Spring brings severe storms and rapid weather shifts, making flood alerts, seasonal HVAC maintenance, efficient insulation, and proper irrigation essential for homeowners.

AVERAGE MONTHLY CLIMATE

The table below uses Austin Camp Mabry climate normals as a regional planning reference. Conditions can vary across the corridor, with communities farther south sometimes experiencing slightly warmer temperatures.

Month	Average High °F	Average Low °F	Precipitation
January	62.5	41.8	2.64 in
February	66.5	45.8	1.89 in
March	73.3	52.2	2.88 in
April	80.3	58.9	2.42 in
May	86.9	66.8	5.04 in
June	93.2	72.9	3.68 in
July	96.6	75.0	1.96 in
August	97.8	75.1	2.74 in
September	91.4	70.1	3.45 in
October	82.5	60.8	3.91 in
November	71.5	50.5	2.92 in
December	63.9	43.4	2.72 in

Climate figures are based on National Weather Service monthly normals for Austin Camp Mabry.

A LOCAL FOOD PERSPECTIVE FROM STEPH BARTONE

DINING WITH THE REAL ESTATE CHEF

Before entering real estate, Steph attended Le Cordon Bleu and built a successful career in the restaurant industry. Through dedication and creativity, she became a head chef and helped open restaurants across the country.

That culinary background still shapes how she experiences Central Texas.



MORE THAN A RESTAURANT LIST

Steph looks at a community through the way people actually live there:

- Daily Life: Coffee spots, shaded patios, and family dinners.
- Neighborhood Culture: Distinct local dining that defines character.
- Convenience: Quick access to groceries and everyday dining.



FROM THE KITCHEN TO REAL ESTATE

Cooking and real estate both require preparation, communication, creativity, and attention to detail. Steph brings those same qualities to every relocation. Her goal is to help you create the right combination of home, community, convenience, and lifestyle.

STEPH'S LOCAL TIP

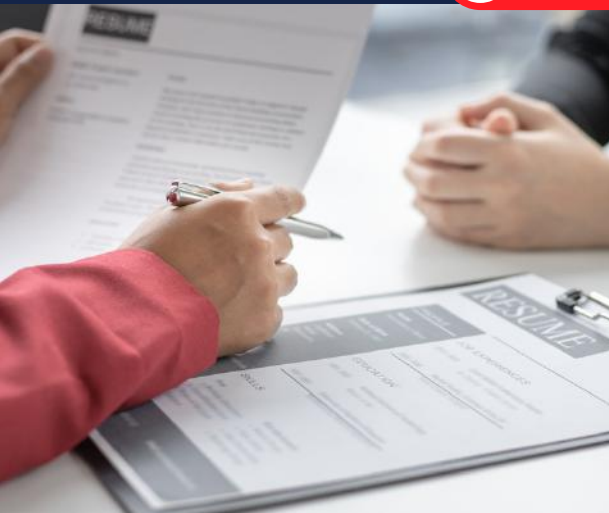
Don't judge a community by its highway exit. Experience its downtown, dine locally, walk a park, and visit during your normal routine to see how it really feels.

KEY LOCAL AMENITIES

SCHOOLS, EMPLOYMENT & HEALTHCARE

SCHOOLS

Public school assignments depend on exact property addresses, and cities often span multiple districts. Always confirm attendance zones, transport, programs, and enrollment directly with the district before buying. Use the Texas Education Agency (TEA) School District Locator for official address searches.



MAJOR EMPLOYMENT SECTORS

- Tech & Manufacturing: High-tech innovation and advanced manufacturing.
- Healthcare & Government: Medical services, state/local government, and public/higher education.
- Commerce & Services: Logistics, construction, retail, hospitality, and professional services.

HEALTHCARE ACCESS

Hospital and specialty-care options across the corridor include Baylor Scott & White facilities in the Austin region, CHRISTUS Santa Rosa hospitals in San Marcos and New Braunfels, and additional Ascension Seton, St. David's, Texas Children's, urgent-care, and outpatient locations throughout Central Texas.





LOCAL AMENITIES

SHOPPING & THINGS TO DO

You can spend the morning shopping in Austin, enjoy an afternoon near the San Marcos River, or finish the day with dinner and live music in Gruene.

SHOPPING HIGHLIGHTS

- South Congress and South Lamar in Austin
- The Domain and North Austin retail districts
- Historic Downtown Buda, Gruene, and Wimberley Square
- Kyle's growing retail corridors

THINGS TO EXPERIENCE

- Swimming, paddling, and riverside recreation
- Live music and outdoor performances
- Farmers markets and community festivals

Austin's visitor resources emphasize live music, food, outdoor recreation, local shopping, and cultural districts, while San Marcos and New Braunfels highlight their downtown and river-centered experiences.





EXPLORE WITH STEPH

SEE THE COMMUNITIES BEFORE YOU MOVE

Relocating is easier when you can experience an area beyond listing photographs. Steph's online resources are designed to help you understand local streets, housing styles, commute patterns, dining options, and community atmosphere.

INTERACTIVE COMMUNITY MAP

Use Steph's interactive map to compare:

- Downtown districts
- Residential communities
- Major commuter routes
- Parks and outdoor destinations
- Shopping and dining areas
- Nearby hospitals and employment centers

CapMetro operates bus and rail services across Austin and parts of the surrounding region, including Red Line rail service between Downtown Austin and Leander and selected connections serving Round Rock.

CONNECT WITH STEPH

Tell Steph where you are moving from, where you expect to work, and what matters most in your next community. She will help you turn a large search area into a focused relocation plan.

BUDA



SMALL-TOWN CHARACTER CLOSE TO SOUTH AUSTIN

Buda combines historic small-town charm and modern suburban neighborhoods with fast I-35 access to South Austin.

LOCAL LIFESTYLE

- **Downtown Vibe:** Historic main street featuring boutique shops, local dining, and live music.
- **Parks & Festivals:** Stagecoach Park and Buda City Park offer active trails and community events.
- **Housing Options:** A mix of established homes and newer developments with modern amenities.

PRO TIP

I-35 traffic fluctuates heavily—test your daily commute during peak travel hours before committing to a neighborhood.

 **POPULATION**
16,000

 **MEDIAN HOME PRICE**
\$380,000

 **HOA FEES**
VARIES

 **SCHOOL DISTRICT**
HAYS CISD

 **AVG DRIVE TO
DOWNTOWN AUSTIN**
20 – 25 MINS

 **PUBLIC TRANSIT**
LIMITED

SEE HOMES IN BUDA →

KYLE



GROWING, CONVENIENT AND CONNECTED

Kyle is now a key hub between Austin and San Marcos. New housing, healthcare, and shopping give buyers ultimate convenience right at home.

LOCAL LIFESTYLE

- Outdoor Recreation: Lake Kyle, community parks, and youth sports programs offer active suburban living.
- Retail & Dining: Expanding commercial corridors feature convenient everyday shopping and dining.
- Housing Options: Mix of established neighborhoods, new developments, and planned communities.

PRO TIP

Kyle spans a wide area—compare neighborhoods based on highway access, local schools, and commute times to your daily destinations.



POPULATION
74,790



MEDIAN HOME PRICE
\$310,000 – \$336,000



HOA FEES
VARIES



SCHOOL DISTRICT
HAYS CISD



AVG DRIVE TO
DOWNTOWN AUSTIN
20 – 35 MINS



PUBLIC TRANSIT
LIMITED
CARTS / UBER TRANSIT /
LOCAL ON-DEMAND

[SEE HOMES IN KYLE →](#)

SAN MARCOS



RIVER-CITY VIBRANCY & UNIVERSITY CHARM

San Marcos combines a spring-fed river, Texas State University, and a vibrant downtown with a distinct local identity.

LOCAL LIFESTYLE

- River Culture: Year-round floating, swimming, and parks along the spring-fed San Marcos River.
- Downtown Vibe: Historic square packed with local cafés, live music, arts, and college-town energy.
- Outdoor & Retail: Expansive Hill Country hiking trails paired with top-tier outlet shopping.

PRO TIP

Test your I-35 drive during peak travel hours if commuting to Austin or San Antonio.



POPULATION

79,800 – 91,000



MEDIAN HOME PRICE

\$310,000 – \$336,000



HOA FEES

VARIES



SCHOOL DISTRICT

SAN MARCOS CISD



AVG DRIVE TO

**DOWNTOWN AUSTIN
20 – 25 MINS**



PUBLIC TRANSIT

LIMITED

**SMTX TRANSIT / CARTS /
INTERCITY BUS**

**SEE HOMES IN SAN
MARCOS →**

NEW BRAUNFELS



GERMAN HERITAGE & RIVER LIFESTYLE

New Braunfels pairs German-Texan history and river recreation with easy access to San Antonio and Austin.

LOCAL LIFESTYLE

- River Life: Tubing, swimming, and parks along the Comal and Guadalupe rivers.
- Gruene & Downtown: Historic district featuring live music, dining, and boutique shops.
- Housing Options: Mix of historic homes, traditional subdivisions, and new developments.

PRO TIP

Summer river tourism brings heavy traffic—be sure to account for seasonal congestion when picking a neighborhood.

 **POPULATION**
98,000–104,000

 **MEDIAN HOME PRICE**
\$325,000 – \$350,000

 **HOA FEES**
VARIES

 **SCHOOL DISTRICT**
NEW BRAUNFELS / COMALISD

 **AVG DRIVE TO DOWNTOWN AUSTIN**
45 – 55 MINS

 **PUBLIC TRANSIT**
LIMITED
ALAMO REG TRANSIT (ART) / CARTS / INTERCITY BUS

**SEE HOMES IN
NEW BRAUNFELS →**

DRIPPING SPRINGS



DRIPPING SPRINGS



HILL COUNTRY VIEWS & RURAL CHARM

Dripping Springs combines rolling Hill Country landscapes, world-class wedding venues, and a booming craft beverage scene with a charming small-town identity.

LOCAL LIFESTYLE

- Wedding & Craft Spirits: "Wedding Capital of Texas" loaded with scenic distilleries, breweries, and wineries.
- Historic Downtown: Mercer Street's historic storefronts, boutiques, and dance halls.
- Outdoor Wonders: Home to Hamilton Pool Preserve, nearby Pedernales Falls, and dark-sky stargazing.

PRO TIP

Book Hamilton Pool reservations months in advance, and test US-290 travel times during rush hour if commuting into downtown Austin.



POPULATION

**11,000–
20,000**



MEDIAN HOME PRICE

**\$635,000 –
\$780,000**



HOA FEES

VARIES



SCHOOL DISTRICT

**DRIPPING
SPRINGS ISD**



AVG DRIVE TO
DOWNTOWN AUSTIN
25 – 35 MINS



PUBLIC TRANSIT

LIMITED

**CARTS (COUNTY TRANSIT) /
PRIVATE SHUTTLES**

**SEE HOMES IN
DRIPPING SPRINGS →**

AUSTIN



CREATIVE, ACTIVE AND ALWAYS EVOLVING

Austin blends tech, live music, food, and outdoor life across distinct neighborhoods, making location selection crucial.

LOCAL LIFESTYLE

- Outdoors & Recreation: Lady Bird Lake, Zilker Park, Barton Springs, and extensive urban trails.
- Arts & Culture: Renowned live music, cultural events, museums, sports, and university activities.
- Housing Options: A diverse mix of downtown condos, historic bungalows, modern infill, and suburban homes.

PRO TIP

A home close on the map can mean a very different commute—factor in river bridges, highway bottlenecks, and peak travel patterns before choosing a neighborhood.



POPULATION

**1,000,000–
1,035,000**



MEDIAN HOME PRICE

**\$399,000–
\$426,000**



HOA FEES

VARIES



**SCHOOL DISTRICT
AUSTIN ISD**



**AVG DRIVE TO
DOWNTOWN AUSTIN
0 – 20 MINS**



PUBLIC TRANSIT

MODERATE

**CAPMETRO (BUS,
METRORAIL, METRORAPID,
PICKUP ON-DEMAND)**

SEE HOMES IN AUSTIN →

ROUND ROCK



AUSTIN SUBURB HIDDEN GEM



ROUND ROCK, TEXAS

ESTABLISHED CONVENIENCE NORTH OF AUSTIN

Round Rock mixes major employers, diverse neighborhoods, top parks, dining, and healthcare, anchored by a historic, vibrant downtown.

LOCAL LIFESTYLE

- Parks & Recreation: Old Settlers Park, sports centers, and vibrant community recreation facilities.
- Dining & Entertainment: Historic downtown restaurants, lively community events, and major shopping hubs.
- Housing Options: Mix of mature neighborhoods, planned communities, townhomes, and new construction.

PRO TIP

Round Rock neighborhoods vary in age, tax rates, school assignments, and access to I-35 or SH-45—compare these details property by property before buying.



POPULATION

**135,000–
145,000**



MEDIAN HOME PRICE

**\$395,000–
\$445,000**



HOA FEES

VARIES



SCHOOL DISTRICT

**ROUND ROCK
ISD**



AVG DRIVE TO

**DOWNTOWN AUSTIN
20 – 35 MINS**



PUBLIC TRANSIT

MODERATE
CAPMETRO (LOCAL BUS
ROUTES, EXPRESS BUS,
PICKUP ON-DEMAND)

**SEE HOMES IN ROUND
ROCK →**

GEORGETOWN



HISTORIC BEAUTY WITH A RELAXED PACE

Georgetown pairs a historic town square, parks, and diverse neighborhoods with a distinctly local feel that remains connected to North Austin.

LOCAL LIFESTYLE

- Historic Square & Dining: Iconic town square featuring boutique shopping, dining, arts, and local markets.
- Parks & Outdoors: San Gabriel River recreation, Garey Park, and extensive city trails and festivals.
- Housing Options: Historic homes, subdivisions, new communities, and low-maintenance living.

PRO TIP

Georgetown covers a wide footprint—neighborhoods near the historic square, the western developments, and eastern growth corridor.



POPULATION

**105,000–
115,000**



MEDIAN HOME PRICE

**\$425,000–
\$465,000**



HOA FEES

VARIES



SCHOOL DISTRICT

**GEORGETOWN
ISD**



AVG DRIVE TO
DOWNTOWN AUSTIN
35 – 55 MINS



PUBLIC TRANSIT

LIMITED

**CAR-DEPENDENT /
CAPMETRO ON-DEMAND
TRANSIT OPTIONS NEARBY**

SEE HOMES IN

GEORGETOWN →

HUTTO



COMMUNITY SPIRIT EAST OF ROUND ROCK

Hutto pairs railroad history, expanding housing, and highway access with a playful hippo identity that gives its community distinct character.

LOCAL LIFESTYLE

- Dining & Entertainment: Historic Old Town and The Co-Op District featuring local dining, festivals, and community markets.
- Parks & Connectivity: Local parks and easy regional access to Round Rock, Taylor, and East Austin.
- Housing Options: Traditional subdivisions, newer planned communities, and growing residential developments.

PRO TIP

Hutto is evolving quickly—review nearby land use, future commercial projects, and planned road upgrades to understand how a neighborhood will develop over time.



POPULATION
**35,000–
42,000**



MEDIAN HOME PRICE
\$330,000



HOA FEES
VARIES



SCHOOL DISTRICT
HUTTO ISD



AVG DRIVE TO
DOWNTOWN AUSTIN
30 – 45 MINS



PUBLIC TRANSIT
VERY LIMITED
GO GEO / CAPMETRO ON-
DEMAND TRANSIT

SEE HOMES IN HUTTO →

LEANDER



RESIDENTIAL LIVING WITH HILL COUNTRY ACCESS

Leander blends diverse neighborhoods, parks, and growing services with easy access to North Austin, Lake Travis recreation, and the Hill Country.

LOCAL LIFESTYLE

- Outdoors: Local Neighborhood Parks, Lake Travis, and Hill Country access.
- Transit & Commerce: CapMetro rail to Austin; local retail and dining.
- Housing: Subdivisions, master-planned communities, and custom lots.

PRO TIP

Leander is ideal for northwest employment hubs, but test your commute during peak hours if you travel across town or into downtown Austin.



POPULATION
80,000–
90,000



MEDIAN HOME PRICE
\$410,000–
\$450,000



HOA FEES
VARIES



SCHOOL DISTRICT
LEANDER ISD



AVG DRIVE TO
DOWNTOWN AUSTIN
30 – 45 MINS



PUBLIC TRANSIT
MODERATE
CAPMETRO RAIL RED LINE
COMMUTER TRAIN &
EXPRESS BUS

SEE HOMES IN LEANDER →

PFLUGERVILLE



LAKE PARKS & EASY COMMUTES

Pflugerville pairs lakeside recreation with fast highway access to North and East Austin.

LOCAL LIFESTYLE

- Lake & Trails: Kayaking, fishing, and trails around Lake Pflugerville.
- Retail Convenience: Everyday shopping and dining at Stone Hill Town Center.
- Housing Options: Mix of established subdivisions and modern communities.

PRO TIP

School district lines and city boundaries overlap—verify tax rates and school assignments for each property.



POPULATION

**65,000–
75,000**



MEDIAN HOME PRICE

**\$395,000–
\$435,000**



HOA FEES

VARIES



SCHOOL DISTRICT

**PFLUGERVILLE
ISD**



AVG DRIVE TO

**DOWNTOWN AUSTIN
20–35 MINS**



PUBLIC TRANSIT

LIMITED

**CAPMETRO PICKUP ON-
DEMAND TRANSIT**

**SEE HOMES IN
PFLUGERVILLE →**

LOCKHART



BARBECUE CAPITAL & HISTORIC CHARM

Lockhart pairs legendary Texas barbecue and a historic courthouse square with easygoing small-town living southeast of Austin.

LOCAL LIFESTYLE

- **Downtown Vibe:** Historic square packed with iconic barbecue spots, local cafés, and boutique shops.
- **Local Culture:** Community events, arts, and a distinct identity separate from suburban sprawl.
- **Housing Options:** Mix of historic central homes, quiet residential streets, and newer developments with extra space.

PRO TIP

Lockhart sits off the main I-35 corridor—test your commute route if traveling regularly to Austin or San Marcos.



POPULATION

**18,000–
20,000**



MEDIAN HOME PRICE

**\$310,000–
\$350,000**



HOA FEES

VARIES



SCHOOL DISTRICT

LOCKHART ISD



AVG DRIVE TO
DOWNTOWN AUSTIN
35–50 MINS



PUBLIC TRANSIT

LIMITED
CARTS NOW ON-
DEMAND TRANSIT

**SEE HOMES IN
LOCKHART →**

WIMBERLEY



RIVER BEAUTY & ARTISAN CHARM

Wimberley pairs iconic spring-fed swimming holes and a creative arts scene with quiet Hill Country living southwest of Austin.

LOCAL LIFESTYLE

- Natural Wonders: Home to famous clear-water spots like Blue Hole Regional Park and Jacob's Well.
- Artisan Square: Historic downtown filled with local art galleries, boutique shops, and riverside dining.
- Spacious Living: A mix of cozy river cabins, scenic acreage properties, and quiet residential streets.

PRO TIP

Many properties rely on private wells and septic systems—verify water infrastructure and flood zones before purchasing near the river.



POPULATION
3,000–15,000



MEDIAN HOME PRICE
**\$550,000–
\$610,000**



HOA FEES
VARIES



SCHOOL DISTRICT
**WIMBERLEY
ISD**



AVG DRIVE TO
DOWNTOWN AUSTIN
45–60 MINS



PUBLIC TRANSIT
VERY LIMITED
CARTS RURAL TRANSIT /
ON-DEMAND SERVICE

**SEE HOMES IN
WIMBERLEY →**

DRIFTWOOD



RIVER BEAUTY & ARTISAN CHARM

Driftwood pairs iconic barbecue, vineyards, and sprawling ranches with a quiet Hill Country lifestyle just southwest of Austin.

LOCAL LIFESTYLE

- Eats & Drinks: World-famous Salt Lick BBQ, renowned wineries, craft distilleries, and rustic beer gardens.
- Scenic Hill Country: Rolling hills, local parks, and quick access to Wimberley and Dripping Springs.
- Housing Options: Private ranch estates, custom luxury homes on large acreage lots, and gated developments.

PRO TIP

Driftwood offers a serene, rural escape—verify well water, septic systems, and local school zoning, as services span multiple school districts.

 **POPULATION**
2,500–6,500

 **MEDIAN HOME PRICE**
\$850,000–\$950,000

 **HOA FEES**
VARIES

 **SCHOOL DISTRICT**
DRIPPING SPRINGS ISD

 **AVG DRIVE TO DOWNTOWN AUSTIN**
35–45 MINS

 **PUBLIC TRANSIT**
VERY LIMITED
CARTS RURAL TRANSIT / ON-DEMAND SERVICE

SEE HOMES IN DRIFTWOOD →

READY TO CALL TEXAS HOME?

Thinking about moving to Central Texas? Steph Bartone, the Real Estate Chef, is here to help you explore communities, find the right home, and make your move with confidence.

Let's find your place in Texas.



**STEPH
BARTONE**
REAL ESTATE AGENT

 **WATCH NOW**



WWW.STEPHBARTONE.COM



512-557-9576

steph@stephbartone.com

9600 Great Hills Trail, Ste 150w, Austin, TX 78759

