

AUSTIN NEIGHBORHOOD GUIDE



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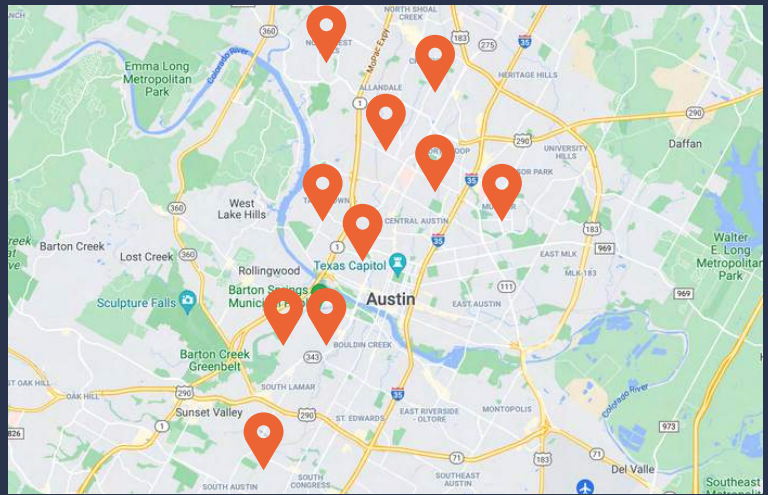
Platinum Top 50 Austin 2018-2024

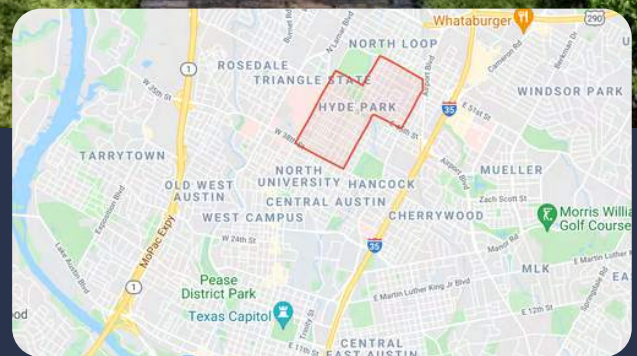
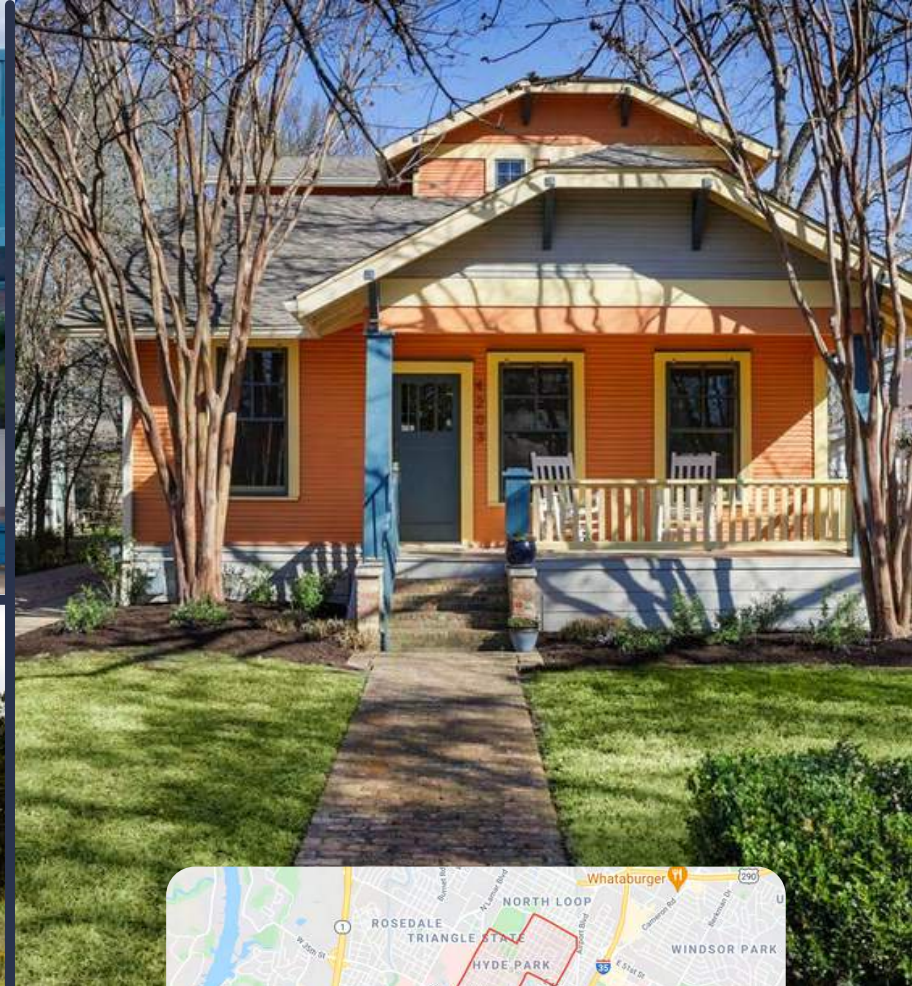
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Central Austin Neighborhoods

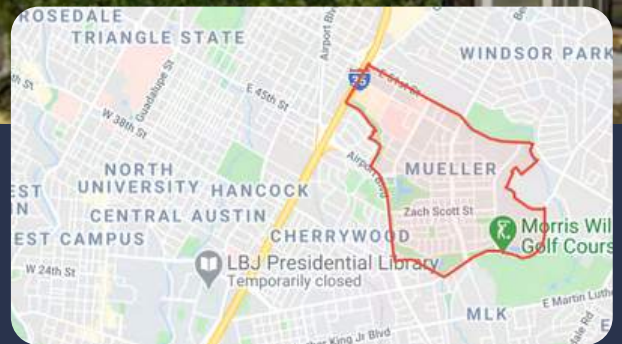




Hyde Park

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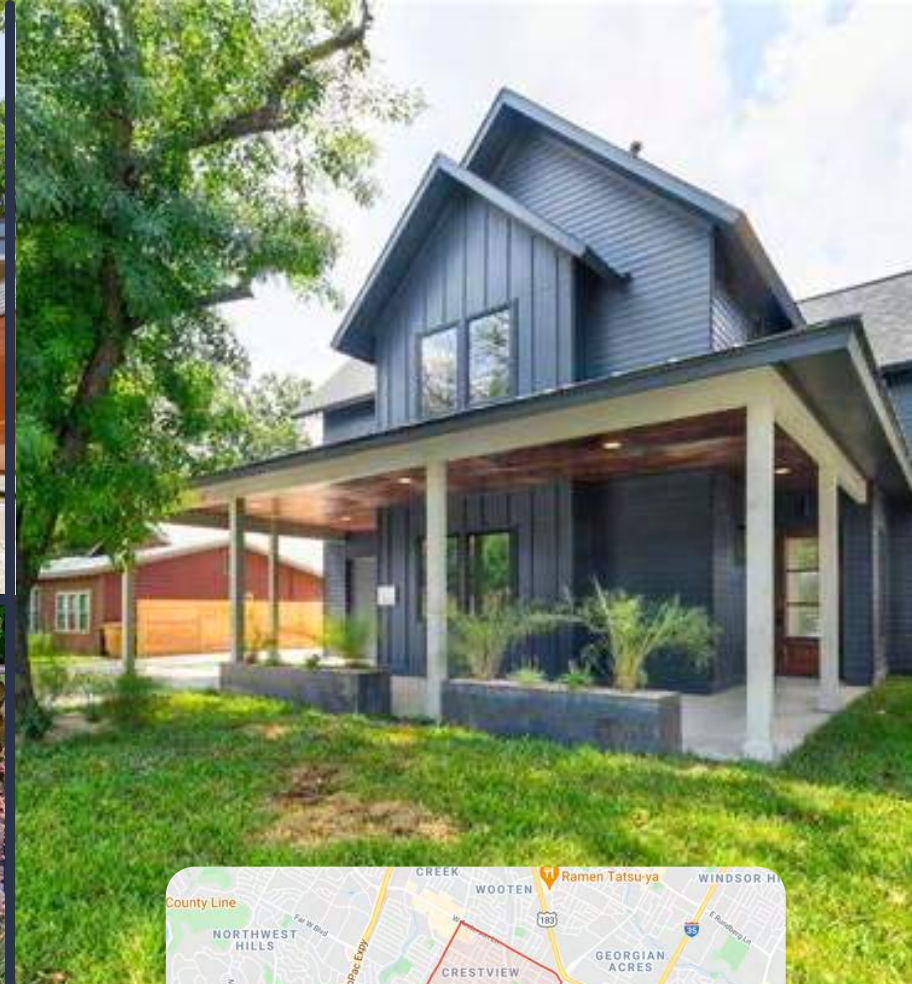
- Walkable neighborhood located in Central Austin, 3 miles north of downtown
- Easy access to I-35 and Mopac, short bike ride to University of Texas
- Austin's first suburb: a few grand homes from the late 1800s, but mostly developed in the 1930s and 1940s; known for its classic bungalow-style homes
- The Hyde Park Historic District covers the area south of 45th Street between Duval and Guadalupe
- Shipe Park is a large attraction with a fantastic pool, tennis and basketball courts as well as the Elisabet Ney Museum
- Celebrates Halloween by closing down the streets and having bands perform, as many as 1,000 trick-or-treaters visit each house!
- Other favorite neighborhood events: the annual Fire Station Festival and the Historic Homes Tour
- Nearby restaurants: Uncle Nicky's, Asti, Hyde Park Grill, Julio's, Home Slice, Bureau de Poste
- Central commercial hub: 43rd Street and Duval Street with restaurants, a bakery, and Fresh Plus Grocery
- First Light Books has the best coffee in the neighborhood
- [Read more about what makes Hyde Park so unique](#)



Mueller

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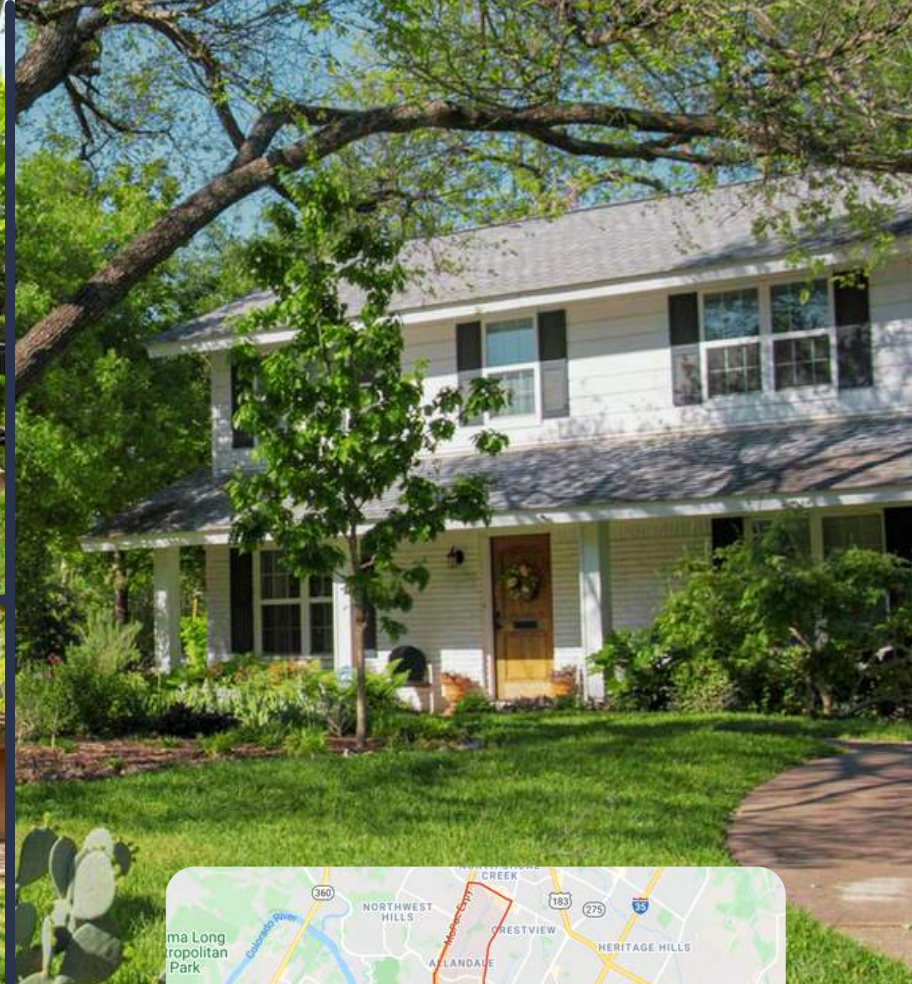
- A relatively new development located on the site of the old Austin airport
- Development began in the early 2000s and is ongoing
- Highly walkable
- Known for its restaurants, entertainment, parks, HEB, and farmers market
- High density creates a bustling area with many pedestrians
- Townhomes, condos, and large homes
- Commercial center of the area: the western portion along I-35, 51st Street, and Mueller Blvd.
- Team favorites: Alamo Drafthouse, the food truck park, The Thinkery children's museum, Contigo, and Torchy's Tacos
- Fantastic farmers' market every Sunday from 10-2



Crestview/Brentwood

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- 5 miles north of downtown
- Good public transit with the Crestview Metro rail station and express buses
- Notable for large lots and walkable community feel
- Very walkable neighborhood with good bike lanes
- Within biking distance to the University of Texas
- Tends to have smaller homes from the late 1940s and 1950s
- Many are simple, pier and beam, cottage-style homes under 1600 square feet
- Some ranch-style homes with slab foundations as well
- Many homes here have been added on to or remodeled
- Redevelopment started in the 2020-2023 time frame with many new construction options now available
- Brentwood Park has a swimming pool, tennis and basketball courts, and more
- Commercial center: Crestview Shopping Center features a neighborhood grocery store, Little Deli Pizzeria, a barbershop, and more. Additional commercial amenities on Burnet Road and Anderson Lane
- Home to the iconic Lala's Little Nugget, decorated like Christmas year-round!



Allandale

[View Properties for Sale](#)

- Popular due to proximity to downtown
- Gullet Elementary School, Lamar Middle School, and McCallum High School & Fine Arts Academy are draws for the area
- Typical home styles: 1940s-1960s ranch homes with slab foundations
- Some traditional 2-story homes
- Redevelopment has started in this area since 2020, providing new modern homes.
- Some older homes have not had the cast iron plumbing replaced - this concern can be addressed during an option period
- Main commercial areas: Anderson Lane & Burnet Road. Restaurants and attractions include the Alamo Drafthouse movie theater, Summermoon Coffee, Epoch Coffee, Cover 3, and Ginny's Little Longhorn Saloon
- Northwest Park has an Olympic-sized pool, tennis and basketball courts, baseball fields and a playground
- Shoal Creek Boulevard provides an excellent bike lane for a 10-mile round-trip ride

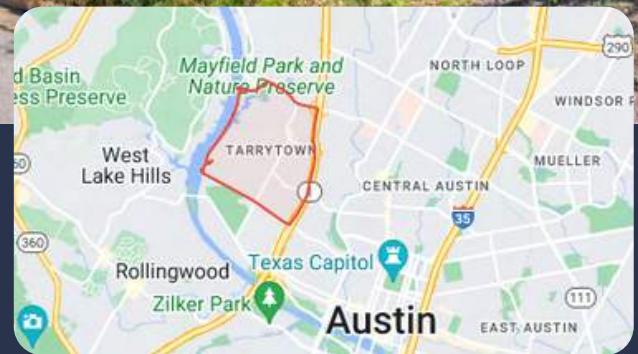


Northwest Hills

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- 10 miles north of town and developed from the late 1960s to mid 1980s
- Closest area to downtown that was originally developed with homes larger than 1,800 square feet
- Primarily ranch-style homes with some two-story traditional homes, mid-century modern, and modern homes. New construction homes since 2019.
- Known for its rolling hills, views of the Hill Country, and large lots
- Close to The Domain (a popular outdoor mall with high-end shops, dining and entertainment) as well as Gateway Shopping Center, the Arboretum, and Arbor Walk
- Still within the city limits and a short 15-minute drive from downtown with no traffic; with traffic, up to 35 minutes
- Proximity to major north Austin employers
- Great parks including the Bull Creek Greenbelt
- The JCC provides a community center with a fantastic outdoor pool
- Track & field at Murchison Middle School
- Plenty of outdoor activity at Bright Leaf Preserve, and 4 miles from Covert Park at Mount Bonnell
- Westover Club provides convenient tennis and pool amenities
- Doss Elementary, Murcheson Middle School and Anderson High School draw residents to the area

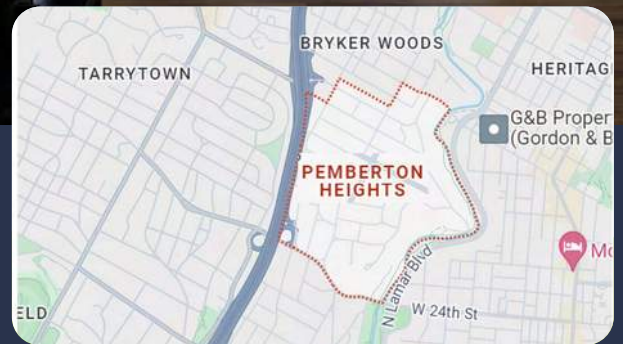




Tarrytown

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- Established as a suburb in 1915
- Luxury homes tucked along a scenic stretch of Lake Austin
- Variety of architectural styles, from twenties-era cottages to grand Tudors
- Highly sought-after area, so homes with more acreage and/or a pool command a high premium
- Very close to downtown, but quieter and more residential than Clarksville and other neighborhoods east of Mopac
- Some commercial amenities along Exposition and Lake Austin Boulevard
- Close to Red Bud Isle, a 17-acre off-leash dog park with a scenic walking loop, and Deep Eddy Pool, a spring-fed (but man-made) swimming hole that's always 65 to 75 degrees
- Mozart's Cafe (top photo) on Lake Austin and Tarrytown Pharmacy, opened in 1941, are two iconic Austin businesses in the neighborhood
- Casis Elementary School draws residents to the area



Pemberton

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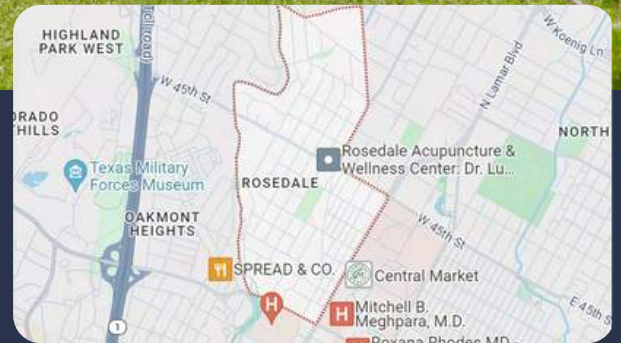
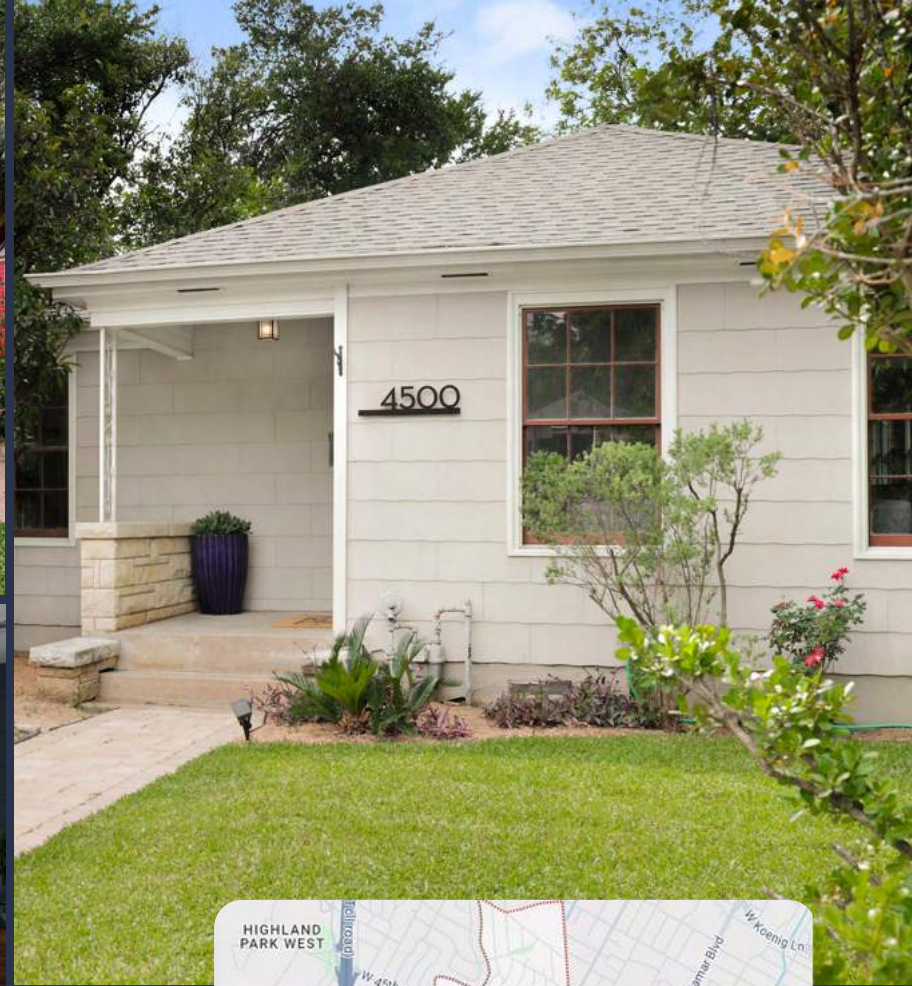
- Historic neighborhood named after Dr. Joseph Pemberton, an early mayor of Austin and landowner in the area, known for its classic charm blended with modern convenience
- Development began in the 1920s and continued through the 1930s
- Celebrated for its diverse architectural styles, including American Craftsman, Colonial Revival, Tudor Revival, and Mediterranean Revival, set among spacious lots and wide streets
- Recognized for its commitment to historic preservation, with over 40 residences designated as historical landmarks including Pemberton Castle, the Reed Estate, the Bohn House, and the Catterall-Mills House, each with unique architectural and historical features
- Offers a blend of tranquility and urban accessibility, being just a 10-minute commute from downtown
- Tree-lined streets and proximity to the Shoal Creek Greenbelt and Pease Park provide ample opportunities for outdoor activities
- In the Austin Independent School District and served by Casis Elementary, O'Henry Middle School, and Austin High School
- Close to the commercial amenities of downtown as well as smaller commercial centers, such as 38th & Lamar, and 43rd & Duval



Clarksville

[View Properties for Sale](#)

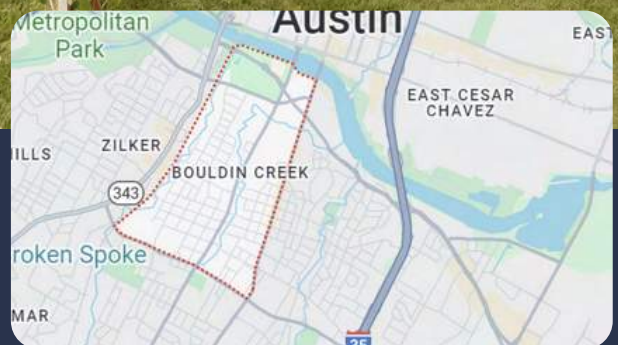
- Small neighborhood known for its local establishments, hilly, tree-lined streets, and proximity to downtown
- Dating back to the 1870s, this is one of Austin's oldest neighborhoods
- Some historic homes have been renovated and enlarged, leaving the neighborhood with a varied blend of cottages, apartments, condos, and homes
- The area east of West Lynn is in the Old West Austin Historic District
- Plenty of restaurants, art galleries, and coffee shops accessible by foot
- Very close to downtown and the Lady Bird Lake running trail
- Convenient access to Mopac, Cesar Chavez, and Lamar
- 9th Street has a great dog park where neighbors gather
- Mathews Elementary draws residents to the area
- Walkable to Whole Foods, Lady Bird Lake, and other east downtown eateries
- Team Favorites: Josephine House (bottom left photo), Jeffrey's, Nau's Pharmacy, Medici Cafe, Swedish Hill Bakery, and Fresh Plus Grocery



Rosedale

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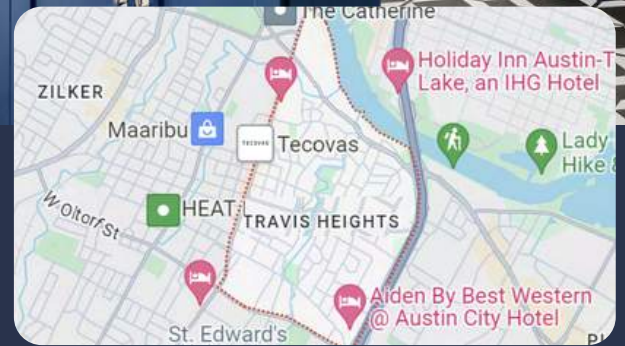
- Rosedale is a historic neighborhood located in the north-central part of Austin
- The neighborhood is known for its tree-lined streets, Tudor cottages, and 1930s and 1940s bungalows
- A blend of old-world charm and modern conveniences, the architectural diversity is one of its defining features, showcasing styles like Craftsman, Tudor, and mid-century modern
- Most homes in Rosedale were originally built between the 1920s and 1950s, giving the area a strong historical character
- Excellent proximity to downtown Austin, the University of Texas, and major thoroughfares
- Ramsey Park a popular local park with a swimming pool, tennis courts, basketball courts, and renovated playscapes
- The neighborhood has a diverse culinary scene, offering everything from casual dining at food trucks to upscale restaurants and easy access to Central Market



Bouldin Creek

[View Properties for Sale](#)

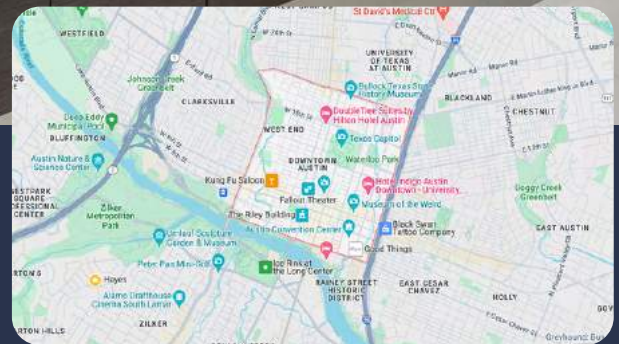
- One of Austin's oldest neighborhoods, formed at the turn of the 20th century
- Celebrated for its eclectic architecture, primarily from the early twentieth century, with a blend of late-nineteenth-century cottages and modern structures
- Bounded by Lady Bird Lake, South Congress Avenue, Oltorf Street, and the Union Pacific Railroad tracks
- Proximity to early Austin's city limits made it one of its first "suburbs." The area's significance in Austin's past is reflected in its structures from different periods of the city's history
- Noted for its walkability and a blend of residential and commercial areas, this is a neighborhood where residents can enjoy a variety of local businesses, bars, restaurants, coffee shops, and parks
- Home to the Texas School for the Deaf, established in 1856, and the oldest continually operating public school in the state
- Mattie's at Green Pastures, a historic landmark and a popular dining destination known for its Southern cuisine and charming setting, is located on a beautiful treed estate in the neighborhood
- Boasts several parks and green spaces, such as the West Bouldin Creek Greenbelt, a hidden gem for those seeking a peaceful hike away from the hustle and bustle
- Provides a unique combination of Austin's historical roots and contemporary lifestyle just steps from downtown



Travis Heights

[View Properties for Sale](#)

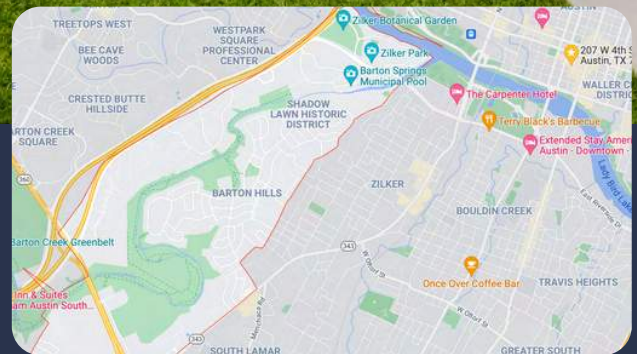
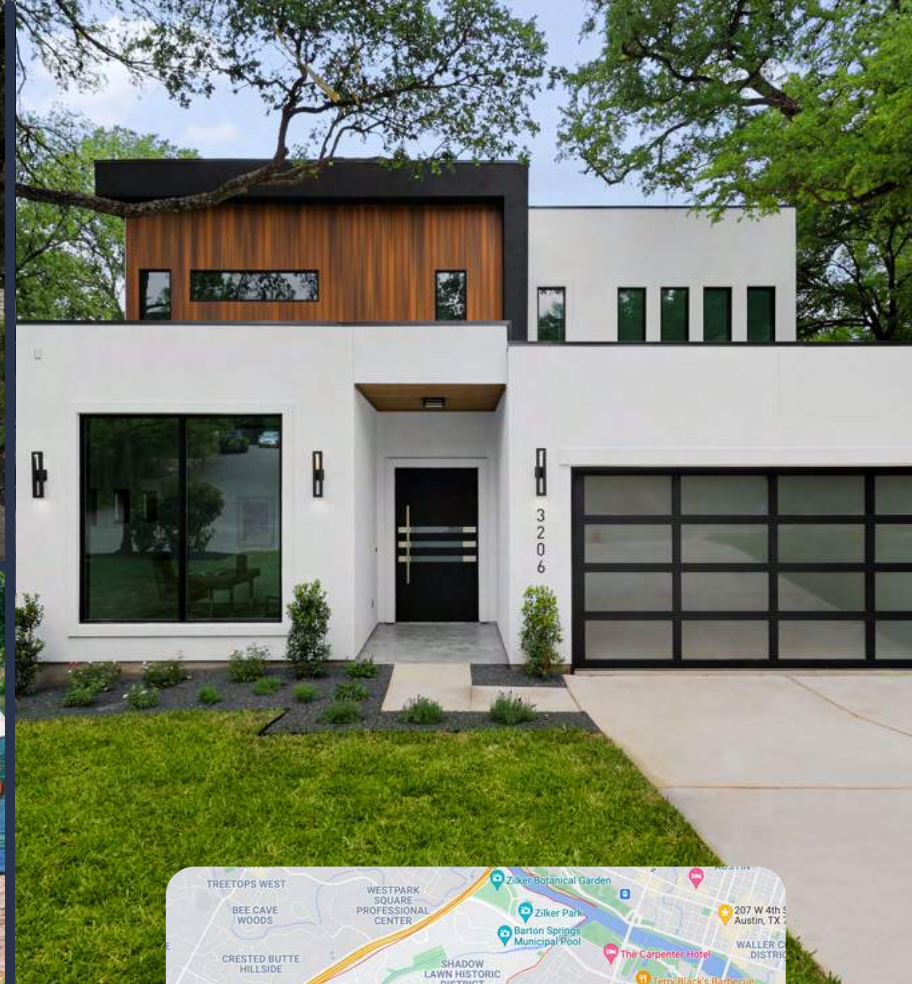
- Historic neighborhood in south Austin bounded by Lady Bird Lake to the north, Interstate 35 to the east, Congress Avenue to the west, and Oltorf Street to the south.
- Features a variety of architectural styles, including 1800s Victorians, mid-century modern homes, and newly built houses, reflecting the neighborhood's evolution over the years
- Recognized for being the first Local Historic District south of the river in Austin
- Home to several parks, including Little Stacy and Big Stacy parks, connected by the Blunn Creek Greenbelt, that offer amenities like wading pools for children, a year-round public pool, picnic tables, and tennis and basketball courts
- Proximity to South Congress Avenue, known for its unique shops, excellent restaurants, and iconic landmarks like the 1955 Continental Club
- Stands out for its central location, just minutes away from downtown Austin, making it convenient for residents to access the city's cultural scenes, live music venues, and a diverse culinary landscape
- Harmoniously blends tradition with modern urban living, offering residents a diverse architectural landscape, rich amenities, and a vibrant community spirit



Downtown Condos

[View Properties for Sale](#)

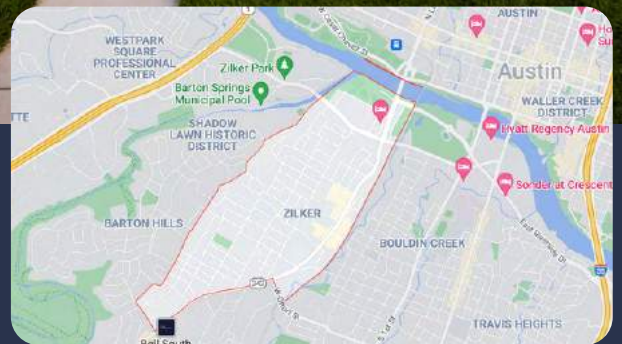
- Condos in downtown Austin are a relatively recent development
- Towers of Town Lake was the first building in the area dating from the 1980's
- The next buildings came in a boom in the early 2000's with the 360, Four Seasons and The Shores
- Residents of the condos on the eastern edge of downtown have easy access to Rainey Street and amenities east of I-35
- Residents of the condos on the western side of downtown gravitate towards Whole Foods, and the 6th and Lamar area
- All areas have easy access to the Lady Bird Hike and Bike trail for 10 miles of hike and bike paths
- Each building has a unique set of amenities making it very important for buyers to consult with agents experienced in these condos so they can make sure they are finding the best building for their needs
- Some buildings offer exclusivity and others offer amenities, there truly is something for everyone
- Waller Creek Hike and Bike Trail provides a verdant path to the Lady Bird Trail
- Easy access to all downtown employers and downtown restaurants
- It is important to have an experienced advisor when navigating the downtown landscape - each building has unique characteristics with rental rules and upcoming repairs. It is important to ask the right questions!



Barton Hills

[View Properties for Sale](#)

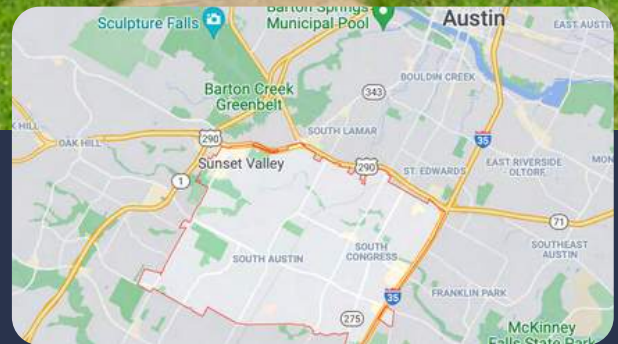
- One of the first subdivisions developed south of the river
- 1950s and 1960s ranch-style homes on slab foundations
- Uniquely large lots, usually over .2 acres
- Hilly, wide streets
- Undergoing a building boom of new construction homes larger than 3,000 square feet
- Hikers love this area for the 7 miles of hiking and mountain bike trails that wind through the neighborhood connecting the Barton Creek Hike and Biker trail to Zilker Park
- Residents can access Lady Bird Lake Hike & Bike Trail and Barton Springs Pool in less than 10 minutes
- Main commercial area on Lamar Boulevard, however, residents can get downtown in under 15 minutes
- Team favorites: Radio Coffee, Medici Coffee, Loro, and Matt's El Rancho
- Barton Creek Elementary draws residents to the area



Zilker

[View Properties for Sale](#)

- Developed in the 1930s and the 1940s
- Smaller lots and older homes
- In the process of a building boom since 2019: older bungalows are being torn down and replaced with larger, new construction
- Main commercial area: South Lamar Boulevard and nearby downtown
- Close to downtown, Zilker Park, and the Lady Bird Lake trail
- Walkable to the festivals hosted at Zilker Park such as Austin City Limits Music Festival
- Team favorites: Medici Coffee, ThoroughBread bakery (best cookies in the city!), Alamo Drafthouse movie theatre, Austin Beer Garden and Brewery, Uchi, Odd Duck, Loro
- Easy walk to Barton Spring Pool
- Zilker Elementary School draws residents
- Little Zilker Park near the school features tennis courts for the neighborhood



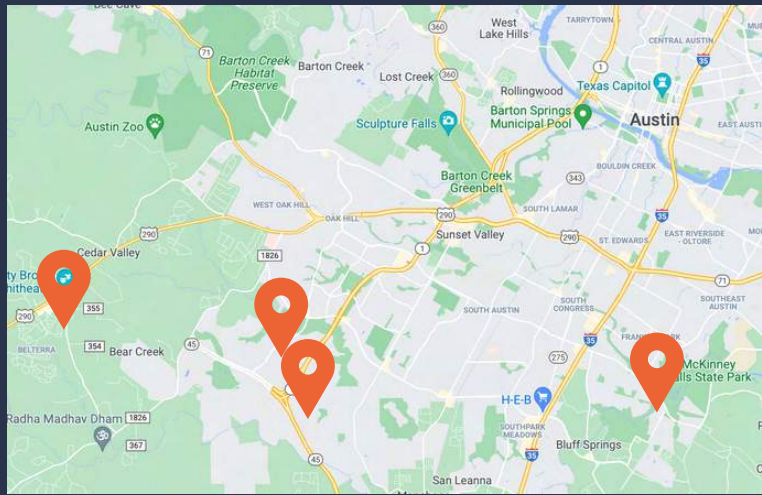
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[View Properties for Sale](#)

- Sometimes referred to as "the new 78704," since pricing in 78704 has increased so dramatically in recent years
- Some pockets are being redeveloped due to their larger lots
- New construction homes are either A/B condo units on larger lots, or large, single-family homes over 3,000 square feet
- The original homes in the area were mostly small 1930s-1940s homes in the northern part of the zip code, while the rest of the area was developed between the 1950s and 1980s. '50s homes can be found closer to town with '70s and then '80s homes becoming more common as you get progressively further away from downtown
- Only 20 minutes from downtown on most days, making it an affordable alternative to 78704
- Many south Austin music venues are easily accessible such as The Little Darlin' and Sam's Townpoint
- Team Favorites: Quacks on Manchaca, Spokesman Coffee, Moontower Saloon, and St. Elmo Brewing

Austin Suburbs & Neighbors

SOUTH/WEST

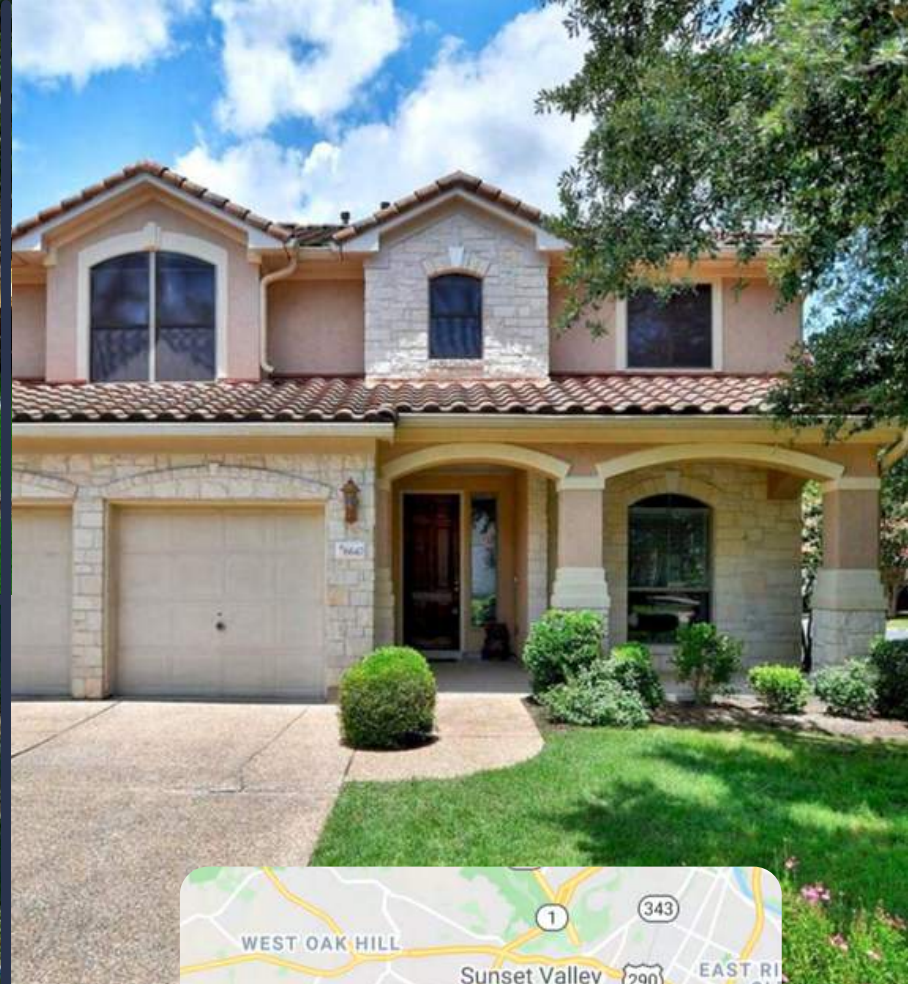




McKinney Falls/Easton Park/Goodnight Ranch

[View Properties for Sale](#)

- Seeing an incredible amount of growth
- Easy access to the airport
- 15-30 minutes to downtown
- McKinney Falls State Park features two swimming spots, the Upper Falls and the Lower Falls and provides residents with easy access to outdoor recreational activities like hiking, swimming in Onion Creek, and picnicking
- Easton Park is known for its modern amenities, including a resort-style pool, fitness center, and community center
- Other amenities: golf courses, Circuit of the Americas F1 racetrack, Onion Creek sports complex, and Meanwhile Brewing
- Some neighborhoods are within the city limits, some are just outside



Circle C Ranch

[View Properties for Sale](#)

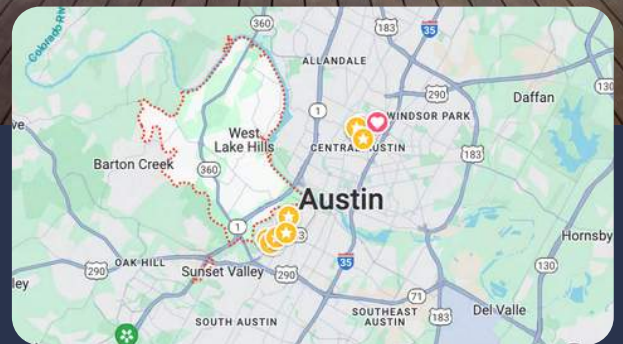
- Farther south/southwest, but still within the City of Austin
- Developed in the late 1980s and early 1990s
- Has the look & feel of a master-planned community, and the HOA cares for landscaping on the streets
- With light traffic, only 15 minutes from downtown, making it one of the suburban areas closest to the city with sought-after schools
- Can be a challenging commute for residents whose employer is in the North
- Great amenities with three pools, including a 50-meter saltwater lap pool and a waterpark-style pool
- Meridian and Grey Rock are right across the highway
- Team Favorites: Torchy's, Alamo Drafthouse movie theater, Summermoon Coffee, a fantastic HEB, and several restaurants
- The Veloway, a closed 3-mile paved path for bicycles, Slaughter Creek trail, and bicycle paths on every street draw cycling enthusiasts to the area
- Lady Bird Johnson Wild flower center provides wonderful outdoor activities year around
- Award-winning Kiker Elementary and Bowie High School draw residents to the area



Shady Hollow

[View Properties for Sale](#)

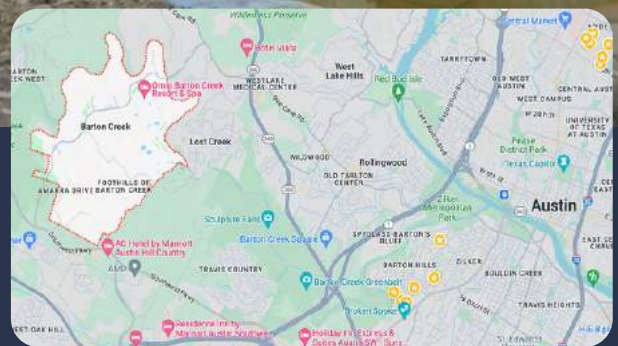
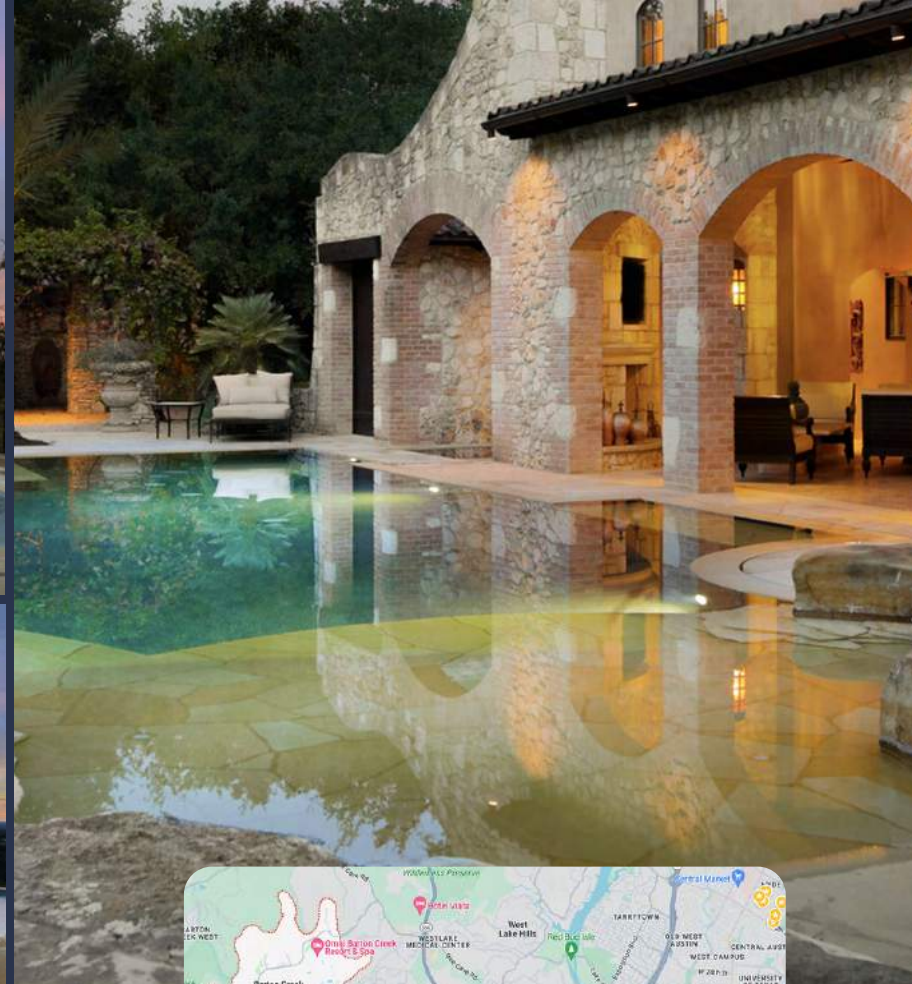
- Directly to the east of Circle C
- Developed from 1975-2000 and has many ranch-style homes on large lots
- One of the areas closest to the Tesla Gigafactory with larger homes and lots
- Feeds to Bowie High School, and tends to be a better value than Circle C
- Some homes over 2,000 square feet with large yards
- Large, estate-style lots with homes built from the 1970s to 1990s on wide tree-lined streets
- Nice pools at the HOA
- 20 - 25 minutes to downtown with traffic
- Home to the Wyldwood shows, a classic South Austin music experience
- No walkable commercial areas nearby, but residents use the commercial areas on Slaughter and William Cannon
- Proximity to downtown while maintaining somewhat of a rural feeling



Westlake/Rollingwood

[View Properties for Sale](#)

- Notable for the large lots, luxury homes, and proximity to downtown Austin
- Eanes Independent School District is highly rated and serves both the cities of Rollingwood and Westlake
- Nestled in the Texas Hill Country, surrounded by natural beauty, including green spaces, trees, and scenic views of the Colorado River
- Westlake has high-end shopping spots including Village at Westlake and West Woods Shopping Center
- Residents can explore trails and green spaces like the Violet Crown Trail and Wild Basin Wilderness Preserve
- Rollingwood is one of the smallest cities in Texas by land area, covering just 0.6 square miles, and known for its exclusivity and upscale lifestyle
- Residents of Rollingwood have convenient access to Zilker Metropolitan Park, one of Austin's most popular parks featuring hiking trails, a botanical garden, Barton Springs Pool, and cultural events
- Rollingwood has intentionally limited commercial development within its borders, preserving its residential character. Residents often visit nearby commercial areas in Austin for shopping and dining

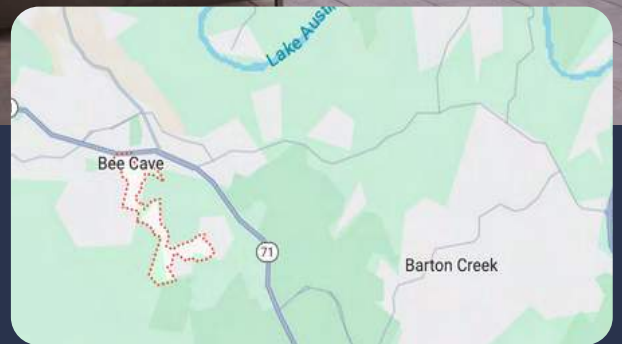
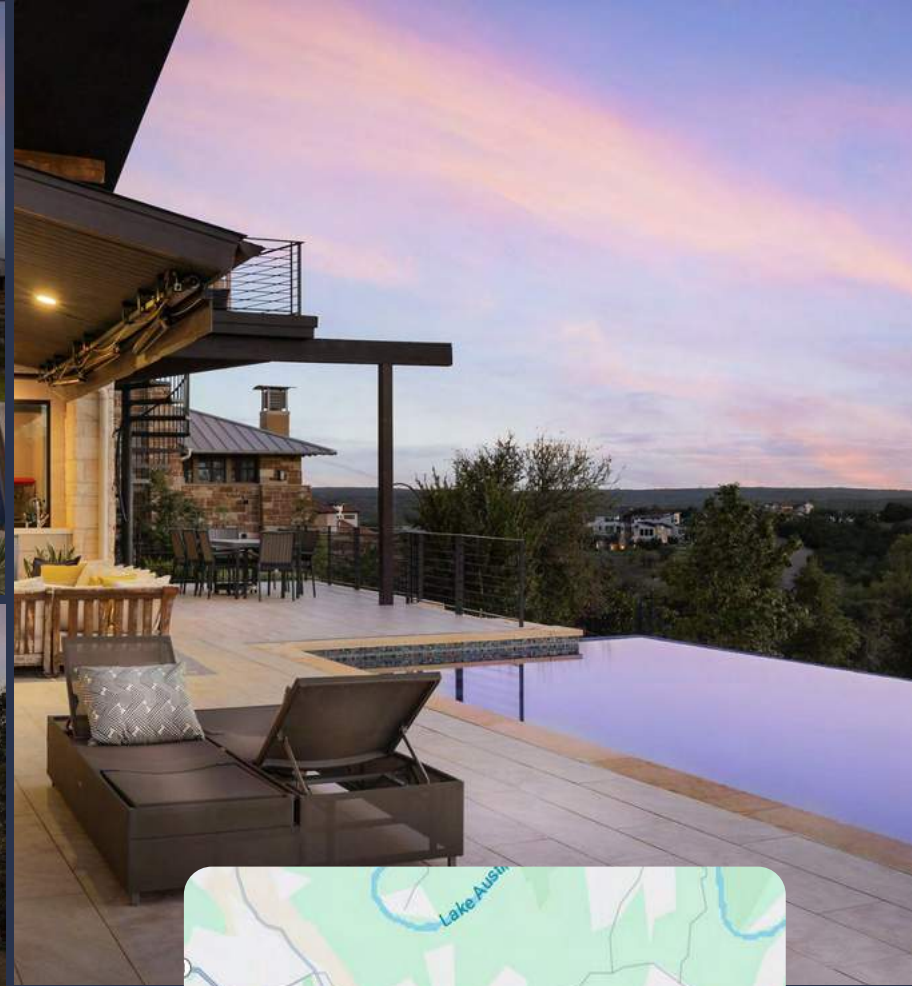


Barton Creek

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- Located in West Austin, known for its picturesque setting in the rolling hills
- Offers a blend of suburban and outdoor living, with homes built primarily in the 1990s and 2000s
- Sizes of homes vary, ranging from modest 2,500 sq ft residences to grand 15,000 sq ft mansions
- Part of the Austin Independent School District, with schools such as Oak Hill Elementary, O'Henry Middle, and Austin High serving the area
- Due to the distance of these schools from the community, many residents opt for private schools located within the neighborhood
- Relatively low population density with around 2,813 people
- Offers convenient access to downtown Austin and the airport, with commute times averaging 22 minutes to the airport and 23 minutes to downtown
- Bordered by Bee Caves Road and Southwest Parkway from east to west, and by Barton Creek and Lost Creek from north to south
- The Barton Creek Country Club provides residents with social membership access
- Known for being traffic-free and close to essential places like Bee Caves and Westlake Village, adding to its appeal as a serene yet conveniently located community

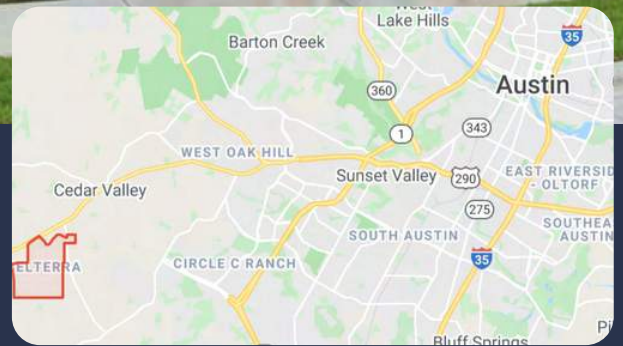




Spanish Oaks

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- Luxurious, private community located in Southwest Austin
- Known for its exclusivity, high-end homes and beautiful Hill Country terrain
- Situated off Highway 71, with two 24/7 gated guard access points near Bee Cave Road
- Home to the Spanish Oaks Golf Club, a private, invitation-only establishment, ranked #3 in Texas by Golfweek in 2019
- Homes known for their architectural excellence and craftsmanship, with influences ranging from the Pacific Coast to the Mediterranean
- Average home spans about 5,500 square feet
- Falls within the Lake Travis Independent School District
- Residents enjoy a private Pool Pavilion, the rustic Fish Camp, and extensive trails and parks for outdoor activities
- Offers a blend of luxury living, privacy, and convenience, making it a highly desirable location for those seeking an upscale lifestyle
- Features two gatehouses that are staffed around the clock
- Easy access to The Hill Country Galleria in Bee Cave



Belterra

[View Properties for Sale](#)

- Southwest of Austin on the way to Dripping Springs in the Texas Hill Country
- Development began in 2003
- Large homes and lots
- The Y at Oak Hill presents issues with traffic; however, redevelopment of this intersection is underway by the Texas Department of Transportation
- 25-minute drive to the city with no traffic, with traffic could be over an hour
- 20 miles to the airport
- Rooster Springs Elementary draws residents to the area
- The community is designed with sustainability in mind, featuring energy-efficient homes and a focus on preserving the natural environment, aligning with contemporary values of environmental stewardship
- Mixed-use development at the entry to the neighborhood provides convenient shopping, dining, and services to residents with a variety of shops, restaurants, and a movie theater
- Offers a relaxed, suburban lifestyle conveniently close to Austin, allowing residents easy access to the city's employment, entertainment, and cultural opportunities
- Our team favorites: Jester King Brewery, Pieous Pizzeria, Dos Olivos



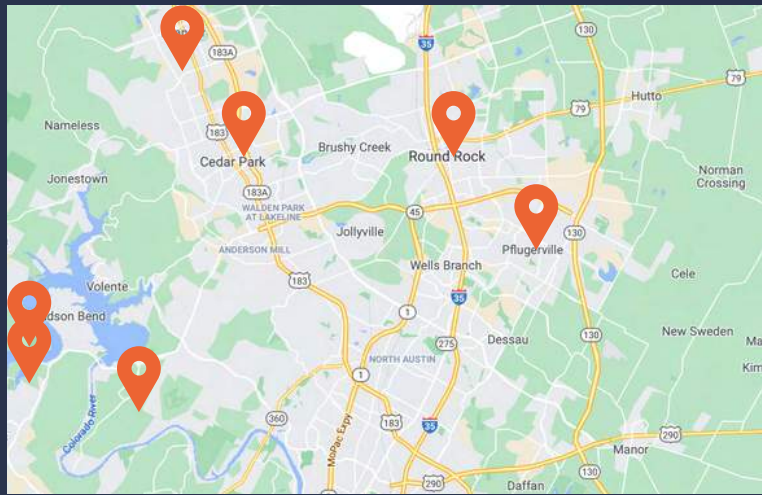
Dripping Springs

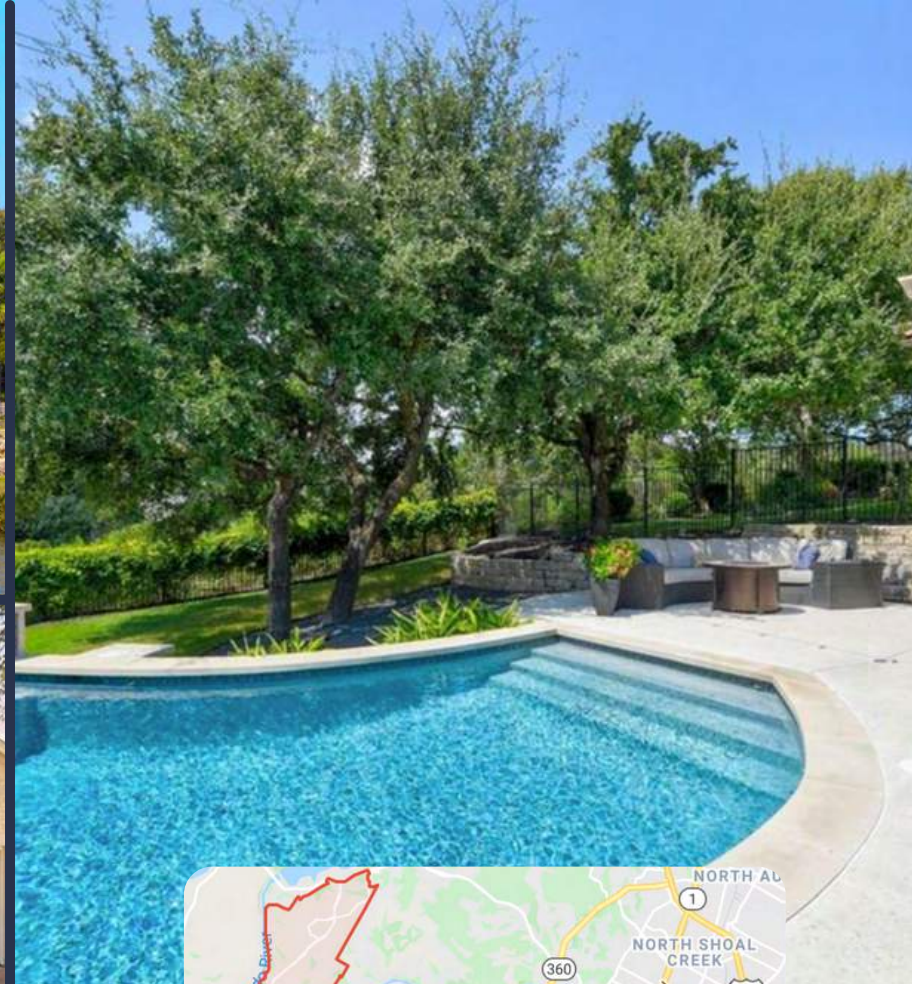
[View Properties for Sale](#)

- Offers beautiful Hill Country scenery, a quiet rural atmosphere, and convenient city access
- The Y at Oak Hill presents issues with traffic, but is being redeveloped
- 40-minute drive to the city with no traffic, with traffic could be well over an hour
- 40 minutes to the airport
- Highly-rated Dripping Springs ISD schools
- Along with the various wineries, breweries, and distilleries, some of the more notable restaurants in Dripping Springs include Pieous, Rolling in Thyme and Dough, Tillie's, and Dos Olivos
- Hamilton Pool is one of the most picturesque locations in the Austin area
- 20 minutes from the original Salt Lick BBQ in Driftwood
- Hiking, biking, rock climbing, and horseback riding at Reimer's Ranch

Austin Suburbs & Neighbors

NORTH/WEST





Steiner Ranch

[View Properties for Sale](#)

- 30 minutes west of downtown, boundaried by 620 to the north, Riverplace to the east and Lake Austin to the west and south
- Development started in the mid-1990s
- Traditional brick, Tuscan estates, and some modern homes
- 3 community centers with play areas, tennis and basketball courts, and fantastic pools
- 20 miles of hike and bike trails
- University of Texas golf club course
- Great access to Lake Austin and Lake Travis
- Steiner Ranch Steakhouse is one of the nicer restaurants in the area but residents have to go to Lakeway for other restaurant options; Proximity to Hudson's on the Bend and the Oasis
- Lake Club on Lake Austin offers a private membership



Bee Cave

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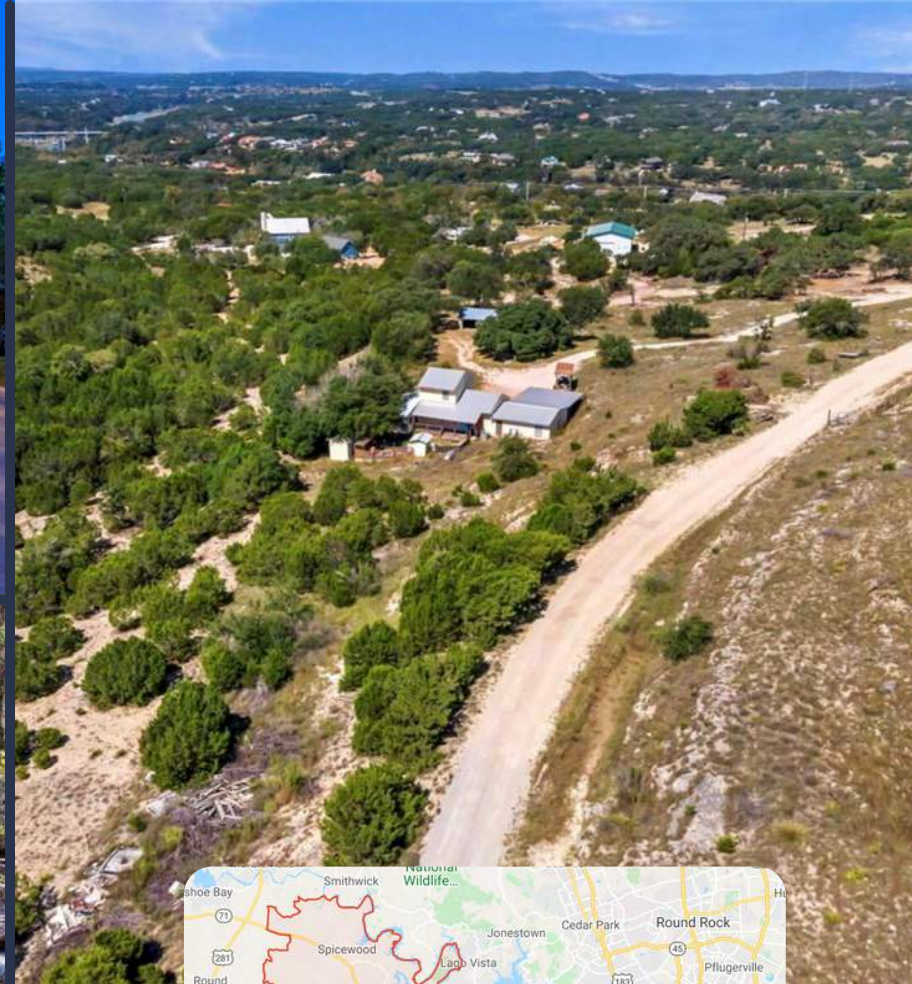
- Founded in 1987 to create the feel of living in a big city without the “big city”
- Population of about 10,000
- 30 minutes west of downtown
- The Hill Country Galleria is a premier shopping destination, featuring a variety of stores, boutiques, restaurants, and entertainment options
- Name derives from the colonies of Mexican honeybees that live on the banks of Barton Creek
- Surrounded by stunning natural landscapes, including Hamilton Pool Preserve and Lake Travis, providing residents with opportunities for outdoor activities such as hiking, boating, and water sports
- Home to the Bee Cave Sculpture Park, which showcases an impressive collection of sculptures crafted by local and international artists
- Our team favorites: Baguette et Chocolat, Greater Goods Coffee, Lone Star Farmer’s Market, Cafe Blue at Hill Country Galleria, Mandola’s



Lakeway

[View Properties for Sale](#)

- An exurb of the Greater Austin Area with a population of around 20,000
- Situated in the scenic Texas Hill Country on the southern shores of Lake Travis
- 30 minutes west of downtown, 1 hour with traffic
- The Lake Travis School District draws residents to the area
- Development started in the 1970s with ranch homes, later Tuscan/Texan homes; contemporary and Hill Country modern homes being built now
- Bounded by Highway 71 to the south and Highway 620 to the east
- Known for its vacation vibe and "lake life," hiking, and biking
- Not far from Hudson's on the Bend and the Oasis



Spicewood

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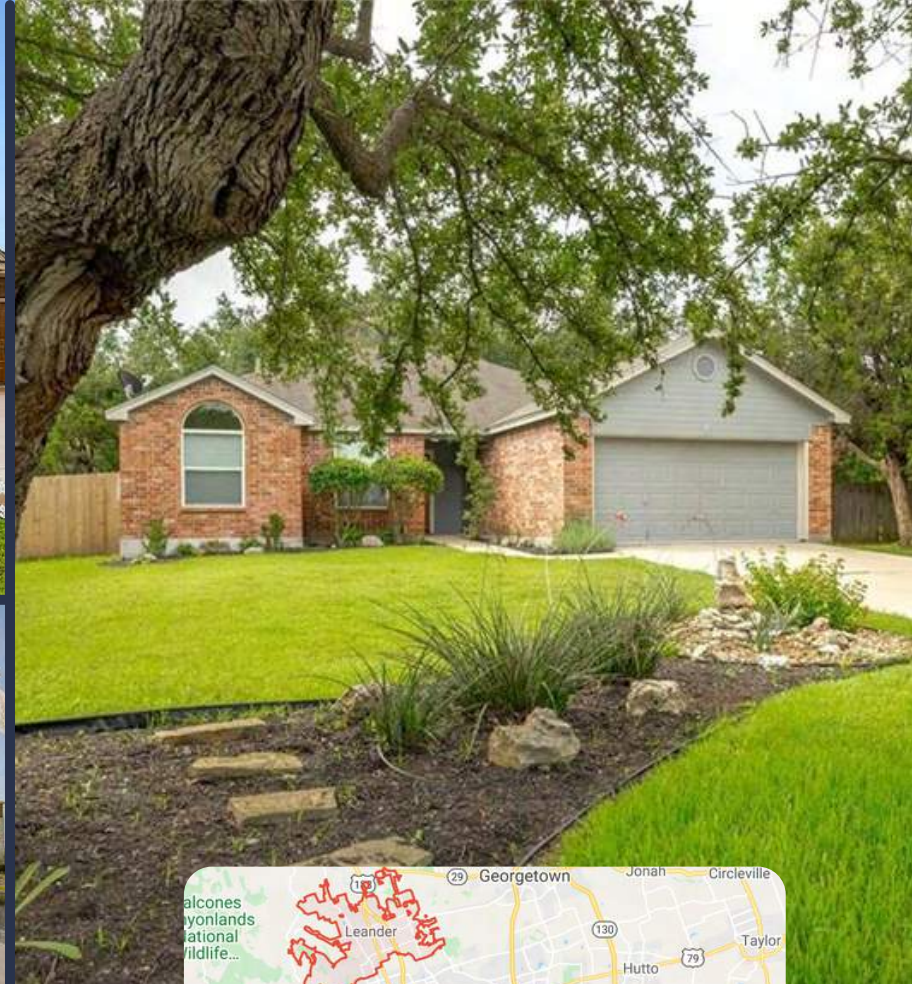
- Unincorporated area known for beautiful Texas Hill country scenery
- 45 minutes west of downtown
- The natural beauty of the area, with its wildflowers, limestone hills, and clear waters, is a defining characteristic of the area; residents take pride in preserving the environment
- Known for its picturesque location in the Texas Hill Country surrounded by rolling hills, lush landscapes, and beautiful lakes, providing residents with stunning views and a serene environment
- Offers a tranquil and rural setting, while conveniently close to Austin, allowing residents to access the city's amenities
- Quiet, unassuming town packed full of natural beauty and quiet, two-lane roads
- Swim at Krause Springs, a beautiful natural spring property with pools and picnic areas
- Tour Westcave Preserve to see a stunning 40-foot waterfall and explore the hidden grotto
- Our team favorites: Krause Springs, Pace Bend Park, Opie's BBQ, Cypress Valley Canopy Tours, Cuvee Coffee



Cedar Park

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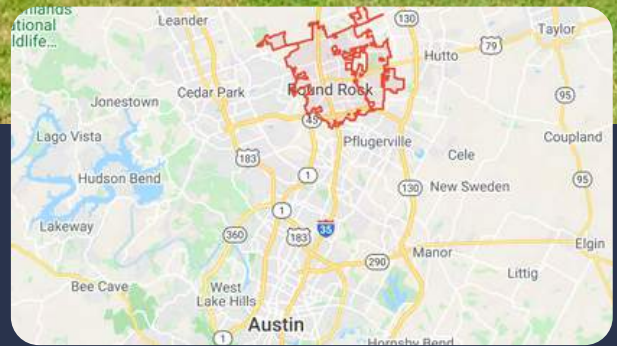
- 20 miles northwest of Austin in Williamson County
- 1,700-3,500 square foot homes varying in style, build date, and scenery
- Varies from older ranch-style properties to new master-planned developments
- Notable for its affordability and proximity to the city and north Austin employers
- Like all the northern suburbs, Cedar Park is growing quickly
- Pools, playgrounds, and hike and bike trails throughout different communities
- Amenities: Red Horn Coffee and Brewing, Lakeline Mall, and restaurants along Highway 183
- 1890 Ranch shopping center at 183 and 1431 features a Target, Costco, Whole Foods, movie theater, Torchy's Tacos, Thundercloud Subs and more
- Part of the top-ranked LISD school district



Leander

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- Largest availability of new developments, many of which are located in the northern area
- Austin Metro Rail and 183 toll road both originate here
- The Metro rail provides transit into downtown Austin
- Shopping and local chains available just south in Cedar Park
- Not as many restaurants as neighboring areas, but new mixed-use development is underway near the metro rail station
- Access to parks like Balcones, Lake Georgetown, and Devine Lake
- Easy commute for residents that need access to tech employers located in the northern suburbs of Austin
- LISD ranked #1 school district in Williamson County
- Golf enthusiasts can play a round at Crystal Falls Golf Course, an 18-hole, par 72 course offering sloping fairways and challenging holes
- Sandy Creek Park is a pet-friendly park with nice trails and beautiful natural surroundings that offers a variety of outdoor activities, including hiking, camping, swimming, boating, and fishing



Round Rock

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- Historic downtown area from the late 1800s
- Primarily developed since the 1980's through the present
- Primarily brick and stone houses of varying sizes with slab foundations
- Community centers with pools, playgrounds, hike and bike trails, and more
- Restaurants: Chuy's, Jack Allen's, The Salt Lick and Rudy's BBQ
- Round Rock Outlet Mall, IKEA, and Georgetown Square nearby
- Round Rock Express baseball games at the Dell Diamond
- Round Rock ISD ranked #2 school district in Williamson County
- The actual "round rock" is located in Brushy Creek along the historic Chisholm Trail and is a symbol of the city's heritage
- One of the largest and best-known parks in the area, Old Settlers Park offers a wide range of recreational activities, including sports fields, playgrounds, and a disc golf course



Pflugerville

[View Properties for Sale](#)

- Notable for affordability and proximity to major employers
- Small walkable downtown area with coffee shops and stores pre-dates Austin sprawl that turned Pflugerville into a suburb
- ½ of all Pflugerville housing was built after 2000
- Located off of Highway 130 for quick access to the airport on the toll road
- Western portion of the city is near I-35 for convenient access to downtown
- Lake Pflugerville park and walking trail
- Limited public transportation
- New Amazon warehouse fulfillment center opening soon
- Excellent location with easy access to downtown Austin, North Austin Employers and Gigafactory
- Pflugerville Public Library known for its innovative and community-focused programs, is a central part of the city's culture, offering various events, classes, and resources for residents of all ages
- Windermere Park offers a tranquil green space with sports fields, playgrounds, and a popular disc golf course, reflecting the city's commitment to outdoor recreation
- The city celebrates its German heritage with an annual festival called Deutschen Pfest, which includes a parade, live music, food, and family activities, highlighting the city's roots and community spirit