

An aerial view of the Austin skyline with a river in the foreground. The text 'AUSTIN'S FAVORITE SUBURBS' is overlaid in a large, white, distressed font. A green rectangular frame surrounds the central part of the image. In the lower part of the frame, there are dashed white circles, a location pin icon, and an airplane icon with a dashed trail.

AUSTIN'S FAVORITE SUBURBS



STEPH
BARTONE
REAL ESTATE AGENT

What Suburbs are covered?

01 Cedar Park	02 Leander	03 Liberty Hill	04 Georgetown
05 Round Rock	06 Hutto	07 Pflugerville	08 Manor
09 Lakeway	10 Bee Cave	11 Lago Vista	12 Jarrell
13 Dripping Springs	14 Buda	15 Kyle	16 San Marcos

This Guide Includes:

- Overview of each city
- Popular Neighborhoods
- Population
- Highlights
- My Opinion & Favorite Spots
- Median Home Price
- Median Age
- Median Income
- School District Rating
- Average Price Increase (in the last 5 years)

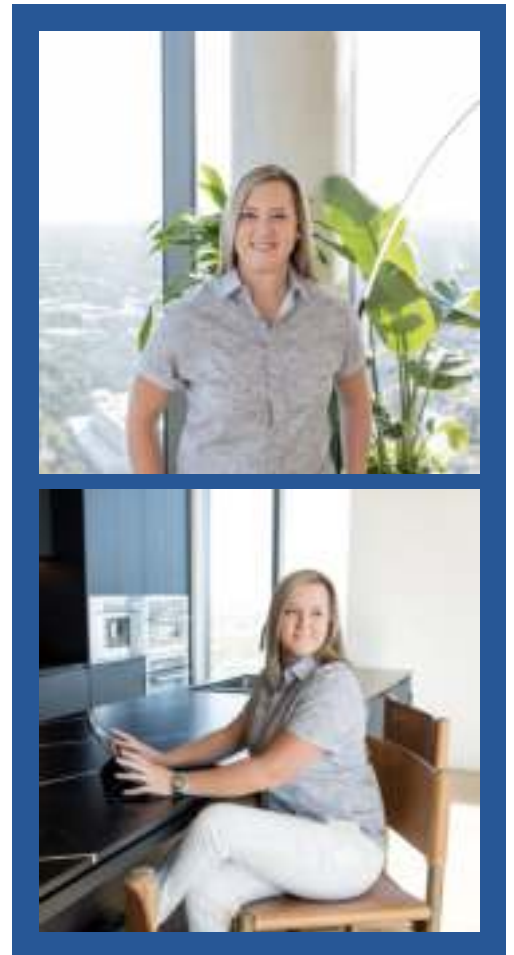


Austin is Home





Throughout my real estate career, I've often found myself working with clients looking to purchase a home in Texas from out of state! Being that I actually relocated to Austin myself from in 2018, I know exactly what process you are about to go through. I have created so many resources to help you with this transition to make it a smooth one for you! I have found that out of living in different places in Austin and its suburbs each suburb has its own vibe and made it my mission to share with you all the wonderful things Central Texas has to offer. I hope you fall in love with it as well!



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Welcome to the Most Complete Austin Guide

Let's get to know Austin before we hit the road to go to the suburbs

History

Established 1839 as Texas's capital, Austin grew from frontier outpost into a university town famed for live music and independent spirit. State politics now share the square with barbecue joints and the annual SXSW and ACL takeover.

Economy

A booming tech hub anchored by Dell, Apple, Tesla, and Samsung fabs, plus a thriving film, music, and startup scene. Low taxes and talent from UT–Austin keep recruiters busy.

Population Growth

Greater Austin adds roughly 150 new residents a day, keeping it among America's five fastest-growing big metros. Austin has topped the Census list as the nation's No. 1 fastest-growing large metro in 10 different years since 2010.

Outdoor Adventures

Swim Barton Springs, paddle Lady Bird Lake, cycle the Violet Crown Trail, or day-trip to Hill Country waterfalls and wineries—all within an hour's drive.

Affordability

Housing costs have climbed, yet buyers from California or New York still find new construction and property taxes noticeably cheaper than back home.

Education

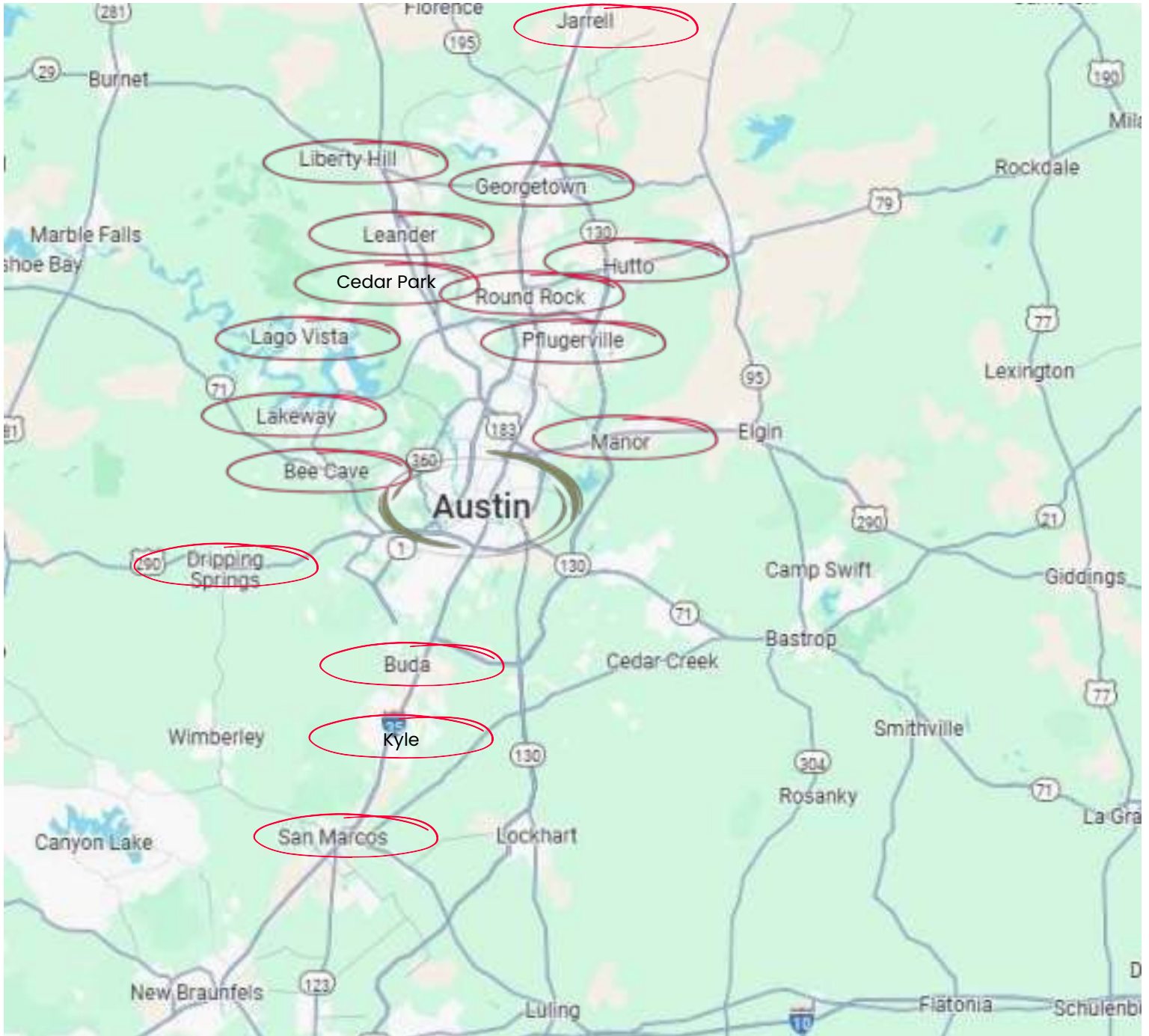
Flagship UT–Austin enrolls about 52 000 students and ranks among top public research universities in the nation. Austin Community College's 11 campuses offer certificates to four-year transfers several ISDs are among top 25 in all of Texas.

Time to Move

In these pages you'll see the Austin metro broken down suburb by suburb—making it easy to match your lifestyle, budget, and commute. Think of it as a roadmap for moving here, from narrowing suburbs to feeling settled in your next hometown.

I am taking you to

THE SUBURBS



Notes & Disclaimer

- **School Ratings:** The school ratings provided are not personal opinions. They are sourced directly from Niche.com, a trusted third-party educational resource.
- **Median Home Prices:** Median home prices are reflective of the market as of January 1st of the year noted. Keep in mind that real estate values can shift quickly, and I'm always happy to provide updated figures upon request.
- **School Districts:** School district boundaries can be more complex than city lines. For example, some cities like Cedar Park do not have their own school district. Additionally, homes in areas like Liberty Hill may fall under Georgetown ISD, and homes in East Austin may be within Manor ISD. These are often case-by-case situations, and I'm here to help you verify the school district for any specific property.
- **Popular Neighborhoods:** The neighborhoods listed under each city are my personal favorites. There are many more excellent neighborhoods in each city that may also be a great fit depending on your needs.
- **Map Images:** All map images and screenshots used in this guide are taken directly from Google Maps for reference purposes.

All about Cedar Park

Population

2025: **77,200**

2020: 81,040, Decreased by 4.8%

Median Price

2025: **\$503,000**

2020: \$343,000, Increased by 46%

Median Household Income

\$123,972

Median Age

37.5

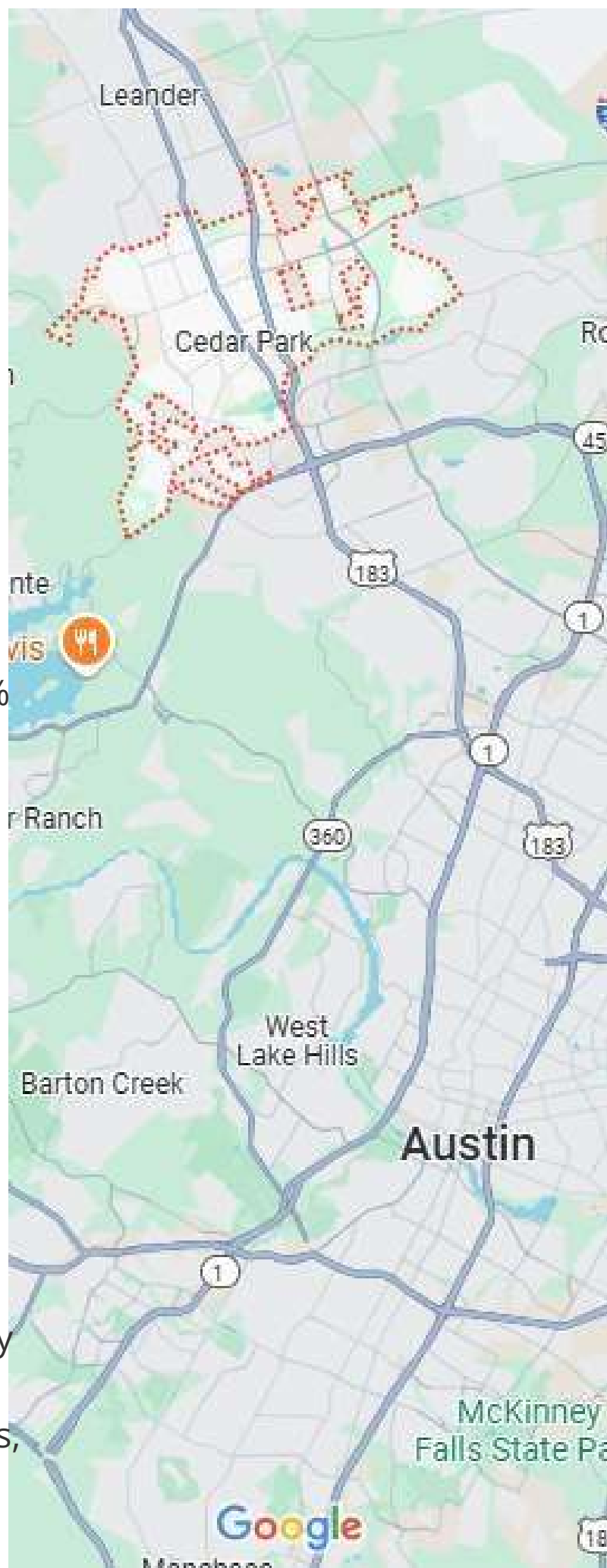
Public Schools

Rating: **A+/A**

ISD: Leander & Round Rock

Popular Neighborhoods

Buttercup Creek, Ranch at Brushy Creek, Caballo Ranch, Cypress Canyon, Forest Oaks, Walsh Trails, Twin Creeks, Ranch at Cypress Creek, and Ranch at Deer Creek



Cedar Park

ALL ABOUT CEDAR PARK

Cedar Park sprouted in the 1880s as a whistle-stop called Running Brushy—a humble rail platform where trains paused only if someone flagged them down. Then renamed itself for the cedar groves that shaded early ranch roads. The railroad and a post-war housing boom carried it from farm community to thriving suburb just 20 minutes northwest of downtown Austin.



City life now balances green space with year-round entertainment. Brushy Creek's trail system links neighborhood pocket parks to a 90-acre lake, while the H-E-B Center hosts Texas Stars hockey, Austin Spurs basketball, and weeknight concerts. A new Bell District—anchored by a modern public library—has kicked off cafe patios, food trucks, and a Friday craft market along Bell Boulevard. Families like the A-rated school options; sports fans appreciate easy arena parking; and my past clients tell me they enjoy swapping downtown traffic for walks among cedar and live-oak trees. Cedar Park proves you can keep small-town friendliness and still catch a big-name show without driving into Austin.



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Brushy Creek Lake Park** – A 90-acre park with trails, a lake, splash pad, and more
- **H-E-B Center** – Hosts concerts, comedy shows, and is home to the Austin Spurs and Texas Stars minor league teams.
- **Cedar Park Sculpture Garden** – A rotating outdoor art gallery next to City Hall with cool local pieces.,
- **Cedar Fest** – Springtime fun with a BBQ cook-off, carnival rides, and live music in the city.
- **Cedar Sparktacula** A beloved 4th of July celebration with fireworks, food trucks, and music
- **Fable Fest** – A whimsical fall event with costumes, storytelling, games, and

activities for all ages.9

All about

Leander

Population

2025: **92,871**

2020: 70,519, Increased by 31.6%

Median Price

2025: **\$452,000**

2020: \$317,000 , Increased by 42%

Median Household Income

\$140,180

Median Age

35

Public Schools

Rating: **A+**

ISD: Leander & Liberty Hill

Popular Neighborhoods

Crystal Falls, Travisso, Bryson, Palmera Ridge, Larkspur, Bar W Ranch, Bluffview, Horizon Lake, Summerlyn, Deerbrooke, and Highland Oaks



Leander

ALL ABOUT LEANDER

Leander was born in 1882 when the Austin & Northwestern line slid the old village of Bagdad closer to the tracks and named the new stop for railroad official Leander “Cat” Brown. That one-platform depot, once flagged down by handcar riders, now sits beside US-183A and SH-29, roughly half an hour northwest of Austin.



Growth here is quick and well-connected. U.S. News Real Estate’s 2025-26 list of the fastest-growing places puts Leander at No. 3 nationwide. Commuters hop Capital MetroRail straight to downtown or use US-183A, Ronald Reagan Boulevard, and SH-29 to reach tech campuses. Families gravitate to 125-acre Lakewood Park for fishing piers, splash pads, and sunset hill views, while mountain-bikers run the South San Gabriel trail network. Northline—a downtown-style district going vertical along 183A—promises cafes, loft offices, and a weekday farmers market. Builders still price new homes noticeably below Austin listings, so first-time buyers, growing families, and remote workers tell me they like the extra square footage, quieter evenings, and a school district that keeps adding modern



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Old Town Street Festival**
campuses as enrollment climbs.
- **Leander Bluegrass Festival**– The city’s biggest event, packed with food trucks, vendors, and live music in a walkable downtown setting.
- **Leander Liberty Fest** – A two-day celebration with live bands, dancing, and a true Texas backyard feel.
- **Lakewood Park** – A 4th of July tradition with fireworks, music, and lots of pride.
- **Benbrook Ranch Park** My go-to recommendation: 125 acres with a lake, trails, splash pad, skate park, and food truck court.
- **Farmers Market at Old Town**– A local favorite with trails, a disc golf course, and sports fields
– Saturday mornings here feel like a community gathering, with fresh produce, handmade goods, and friendly faces.

All about Liberty Hill

Population

2025: **14,800**

2020: 3,549, Increased by 317%

Median Price

2025: **\$489,000**

2020: \$334,000 , Increased by 46%

Median Household Income

\$111,000

Median Age

30.7

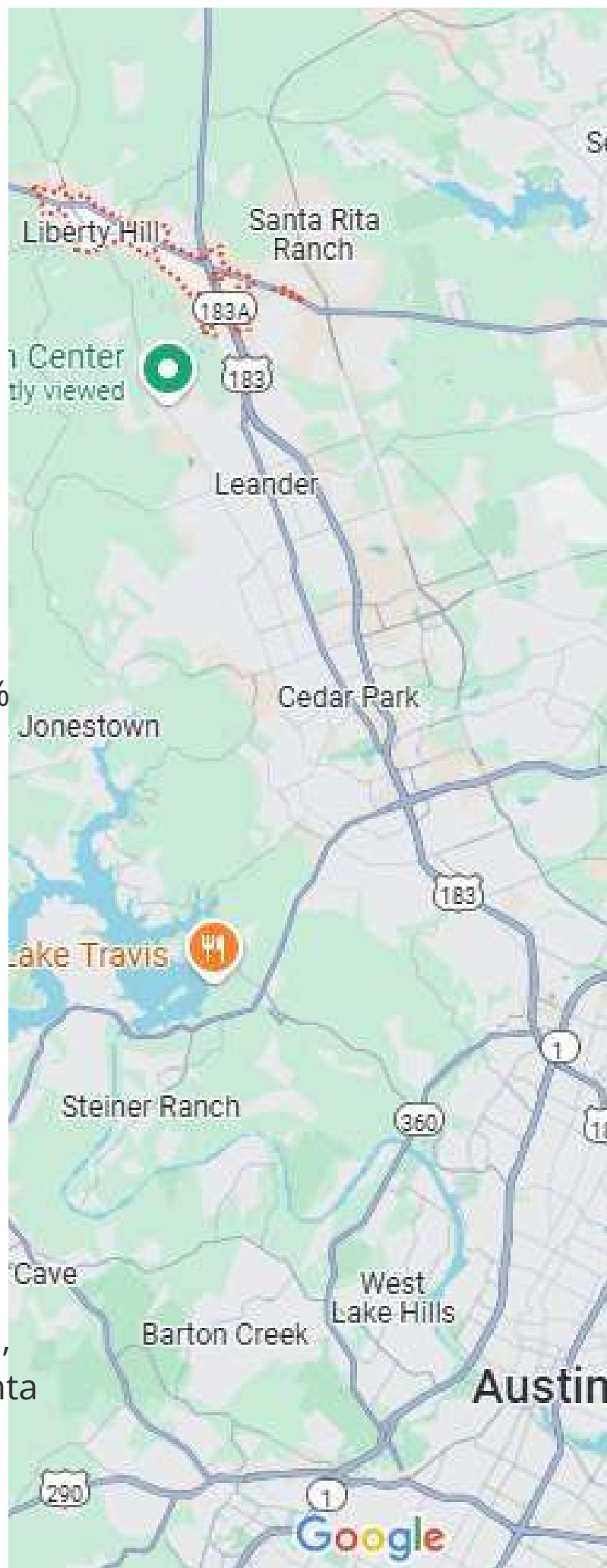
Public Schools

Rating: **A-/B+**

ISD: Liberty Hill & Georgetown

Popular Neighborhoods

Santa Rita Ranch, Stonewall Ranch, Lariat, Orchard Ridge, Rancho Santa Fe, North Haven, Butler Farms, Liberty Parke, Clearwater Ranch, Rosemont, Bridle Gate



Liberty Hill

ALL ABOUT LIBERTY HILL

Liberty Hill started in the 1850s as a stagecoach stop on the north fork of the San Gabriel River, then settled into ranch life for more than a century. These days its old stone storefronts share Highway 29 with taco trailers, feed stores, and new coffee bars.



People here call Liberty Hill one of the fastest-growing small towns in America, Growth is obvious as soon as you leave US-183. For the cost of an aging Austin bungalow, buyers here land a brand-new home on a roomy quarter-acre—or step up to a few wooded acres and still spend less. Liberty Hill ISD keeps pace with new STEAM labs, a second high school under construction, and test scores that edge higher each year. About 30 miles northwest of downtown Austin, the town sits where Highway 29 meets Ronald Reagan Boulevard, so weekends can swing any direction: breweries and boutiques in Georgetown, wake-boarding on Lake Travis, or a barbecue run out to Burnet. Families say they enjoy the extra yard, first-time buyers like the price gap, and remote workers tell me it feels good to close the



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Whimsy & Wonder** – laptop, walk outside, and actually see the stars.
- **Independence Day Spectacular** – One of the most unique events around, this spring art and music fest transforms Downtown Liberty Hill.
- **Christmas Festival & Parade** – City Park lights up with fireworks, foam pits, food trucks, and families everywhere — I never miss it.
- **Main Street Shops & Murals** – Downtown turns magical with snow, lights, and one of the best small-town parades I've seen.
- **The Sculpture Trail** – Local boutiques, small-town charm, and some surprisingly cool murals worth stopping for.
- **Art Murals** – A quiet hidden gem featuring large-scale outdoor art — it's part of what makes Liberty Hill feel creative and different.

All about Georgetown

Population

2025: **114,700**

2020: 79,745, Increased by 43.8%

Median Price

2025: **\$447,000**

2020: \$327,000 , Increased by 36%

Median Household Income

\$91,000

Median Age

44.3

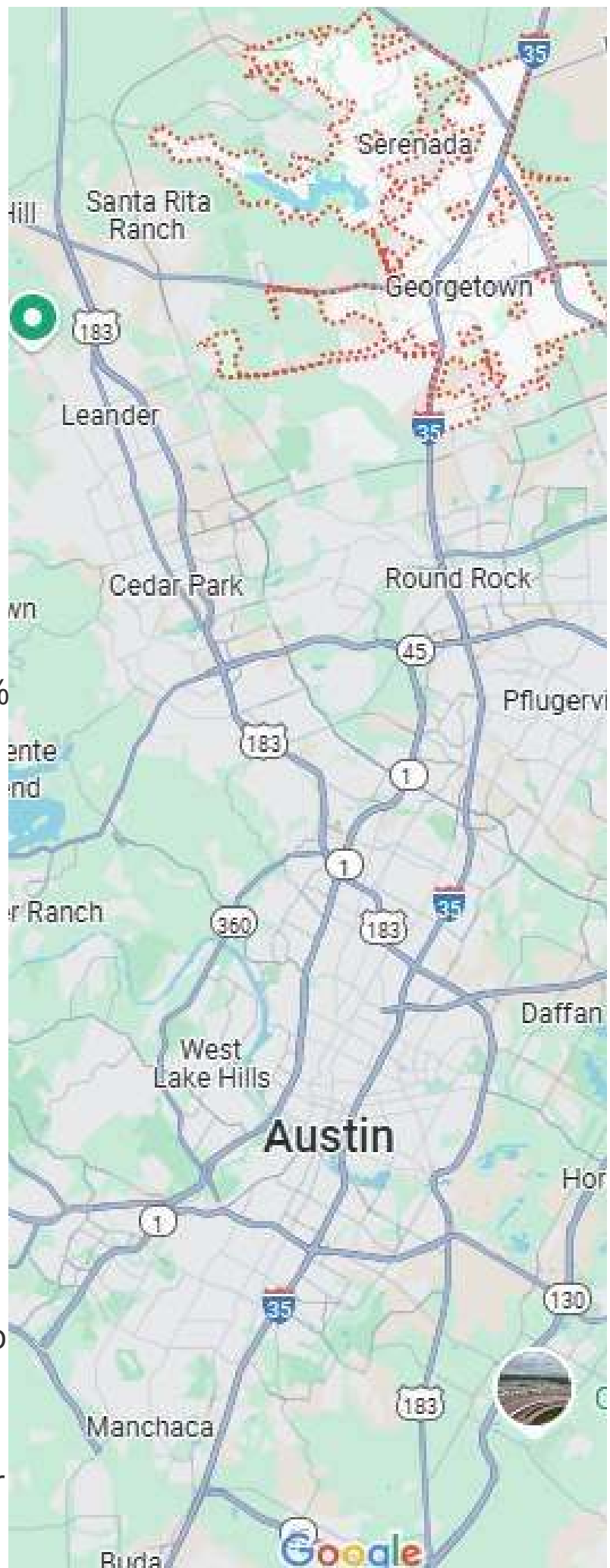
Public Schools

Rating: **B+**

ISD: Georgetown

Popular Neighborhoods

WolfRanch, CimarronHills, Rancho Sienna, Berry Creek, Georgetown Heights, Serenada, Parkside at Mayfield Ranch, Teravista, Parmer Ranch, and Old Town



Georgetown

ALL ABOUT GEORGETOWN

Georgetown took shape in 1848 along the San Gabriel River, anchoring a frontier county with its red-granite courthouse and wagon-wide town square. Victorian storefronts still wrap the square today, but a coffee roaster now sits where the livery once did, and the Palace Theatre's marquee lights up weekend crowds.

The city leans hard into livability. Georgetown was one of the first U.S. communities to power municipal operations with 100 percent renewable energy, so porch lights glow green—figuratively and literally. Southwestern University adds college sports, public lectures, and art walks, while craft breweries fill repurposed grain mills just a block away. I-35 puts Austin 30 miles south, yet weekend choices fan out: tubing the San Gabriel, boating on Lake Georgetown, or day-tripping to Hill Country wineries. Buyers like that the price of a cramped Austin condo can fetch a restored bungalow near the square, and mt clients love the short drive to Square and Wolf Rach Shopping Center.



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Red Poppy Festival (Town Square)** – Every April Main Street bursts with flowers, live music, artisan booths, and the petal-picking contest I never miss.
- **Georgetown Bluegrass Festival (San Gabriel Park)**
- **Christmas Parade & Tree Lighting (Downtown)** – Free summer concerts under the oaks; perfect for lawn chairs, picnics, and small-town tunes.
 - December brings lights, carolers, and hot cocoa to the square—one of my favorite holiday traditions.
- **Georgetown Steam Train (SE First Street Station)** – A nostalgic ride through the Hill Country that always delights my clients.
- **Inner Space Cavern** – An underground wonder just off I-35 with stunning formations.
- **Blue Hole at San Gabriel Park** – A hidden swimming hole beneath the old railroad bridge

All about Round Rock

Population

2025: **137,000**

2020: 130,575, Increased by 4.9%

Median Price

2025: **\$436,000**

2020: \$303,000 , Increased by 44%

Median Household Income

\$97,000

Median Age

36.2

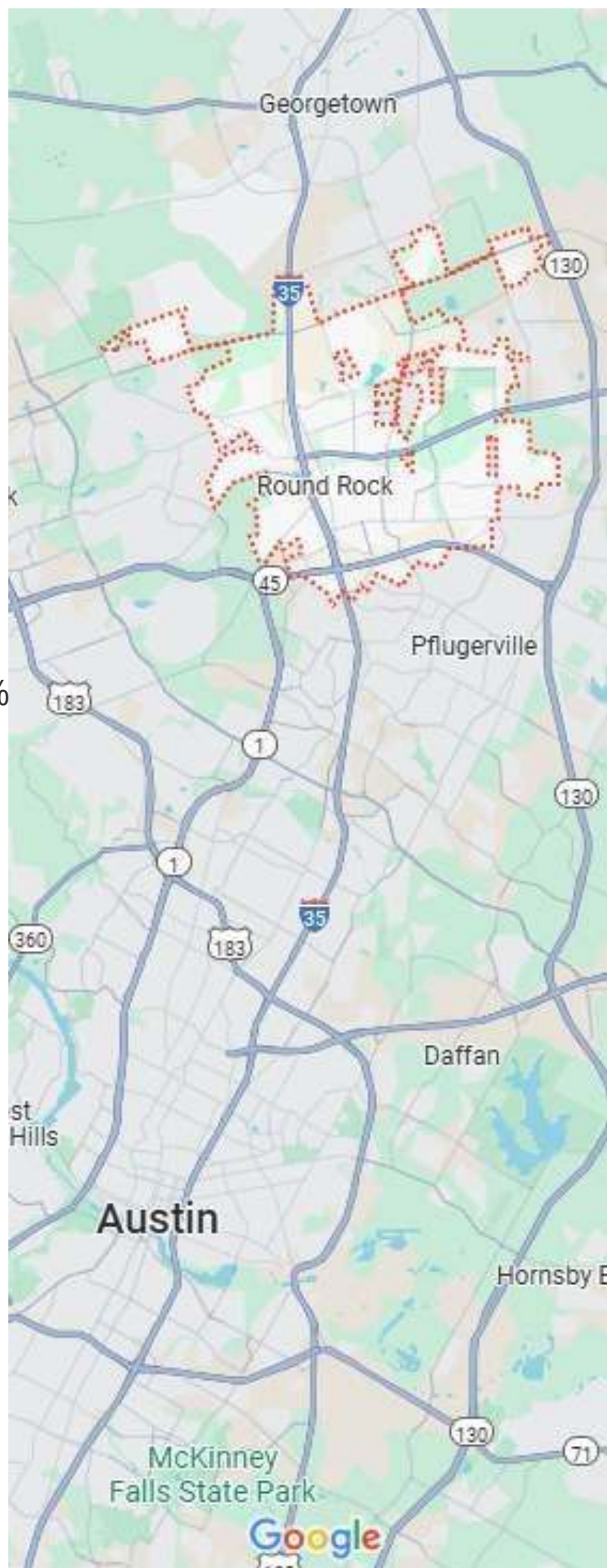
Public Schools

Rating: **A**

ISD: Round Rock

Popular Neighborhoods

Teravista, Mayfield Ranch, Cat Hollow, Brushy Creek, Vizcaya, Behrens Ranch, Siena, Sonoma, Paloma Lake, University Heights, Forest Creek, and Hidden Glen



Round Rock

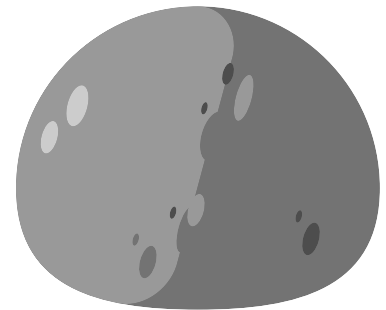
ALL ABOUT ROUND ROCK

Established in 1851 alongside Brushy Creek, Round Rock took its name from a distinct limestone rock marking a popular crossing spot. Initially a modest trading post, the city rapidly expanded after Dell chose it for its global headquarters. Today, about 140,000 residents enjoy a dynamic blend of historic charm and technological innovation, earning Round Rock a spot among America's top 15 fastest-growing cities according to GoBankingRates.

The city provides a strong quality of life supported by over 2,300 acres of developed parks, including the prominent Old Settlers Park with approximately 640 acres dedicated to sports fields and recreation areas. Round Rock Independent School District supports the community with more than 55 campuses serving over 50,000 students, consistently recognized for academic excellence. Additionally, recent data from BestPlaces highlights Round Rock's affordability, noting that housing costs sit roughly 11% below the national average, helping residents balance budgets comfortably.



(This is The Round Rock)



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Round Rock Express at Dell Diamond** – Minor-league baseball with Friday-night fireworks
- **Chalk Walk Arts Festival (Downtown)** – Streets turn into open-air canvases each year.
- **Old Settlers Park** - October with live music and food trucks.
- **Kalahari Resorts & Indoor Waterpark (US-79)**
 - My favorite 640-acre playground; trails, sports fields, and the Rock 'N'River water park. – America's largest indoor water park
- **Round Rock Donuts** – That orange-glazed giant donut is a rite of passage for first-time visitors.

All about Hutto

Population

2025: **45,900**

2020: 29,987, Increased by 53%

Median Price

2025: **\$360,000**

2020: \$253,000 , Increased by 42%

Median Household Income

\$115,000

Median Age

35

Public Schools

Rating: **B**

ISD: Hutto

Popular Neighborhoods

Brooklands, Star Ranch, Emory Crossing, Flora, Durango Farms, Mustang Creek, Cotton Brook, Carmel Creek, Hutto Highlands, Riverwalk, and Covered Bridge



Hutto began in the mid-1800s as a small railroad stop northeast of Austin, gradually growing into a lively, family-oriented suburb. Known officially as the "Hippo Capital of Texas," the city proudly displays over 3,000 hippo sculptures symbolizing local pride and community spirit (source: ExploreTexas website). Despite rapid growth, Hutto actively preserves its small-town charm through downtown improvements and community-centered events.



Consistently ranked among Texas's top communities to raise a family by sources like Niche and SmartAsset, Hutto offers affordable housing, safe neighborhoods, and quality education. The Hutto Independent School District currently serves about 7,000 students across 11 campuses. Recent developments like the Downtown Co-Op District provide residents with new dining, shopping, entertainment, and residential options. Conveniently situated near highways US-79 and SH-130, Hutto attracts those seeking easy commutes to Austin combined with a welcoming community atmosphere, making it increasingly popular among first-time homebuyers, families, and professionals.



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Hutto Farmers Market (Ed Schmidt Blvd.)**
- **Hutto Harvest Festival (Downtown)** – Every Wednesday from 3–7 PM, enjoy fresh produce, artisan goods, food vendors, and live music.
- **Olde Tyme Days Festival (Downtown)** – A popular fall event with crafts, live performances, and family-friendly fun at the Co-Op.
 - Springtime gathering featuring vintage cars,
- **Hutto Hippo Trail** – A fun local art walk featuring over 3,000 hippo sculptures spread
- **Hutto Skate Park**
 - local artisans, music, and an antique ambiance. across streets, parks, and businesses.
 - A hot spot for local youth and skateboarders, located right next to Benedict Park.

All about Pflugerville

Population

2025: **65,200**

2020: 366,828, Decreased by 2.4%

Median Price

2025: **\$399,000**

2020: \$281,000 , Increased by 42%

Median Household Income

\$112,000

Median Age

37.2

Public Schools

Rating: **A-**

ISD: Pflugerville

Popular Neighborhoods

Sorento, Blackhawk, Carmel, Villages of Hidden Lake, Avalon, Falcon Pointe, Windermere, Brookfield Estates, Highland Park, Verona, and Commons at Rowe Lane



Pflugerville

ALL ABOUT PFLUGERVILLE

Founded in the late 1800s by German farmer Henry Pfluger, Pflugerville began as a small cotton settlement along Cottonwood Creek and formally incorporated in 1965. Despite its proximity to Austin’s tech corridor, the city still highlights its German roots—especially during the long-running Deutschen Pfest, when residents gather in Pfluger Park for parades, bratwurst, and polka (source: Pflugerville Parks & Recreation). That blend of heritage and metro-area access gives Pflugerville its distinctive appeal.

Branding itself the “**Trail Capital of Texas**,” Pflugerville maintains more than 60 miles of paved and natural trails linking 28 parks to the 180-acre Lake Pflugerville reservoir (source: Texas Parks & Wildlife). Recent projects such as the mixed-use Pecan District—set to include housing, retail, and office space—illustrate how the city welcomes growth while preserving small-town character. A robotics-enabled Amazon fulfillment center along SH-130 is creating new jobs, and renovated storefronts along East Pecan Street now house local cafes, bakeries, and creative studios, keeping Pflugerville’s neighborly spirit front and center.



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Deutschen Pfest (Pfluger Park)**
 - Three-day May tradition with oompah bands, carnival rides, and a Saturday parade.
- **Pfirecracker Pfestival (Pfluger Park)** - Independence-Day evening filled with food, trucks, live music, and a lakeside fireworks finale.
- **Fall Chili Pfest** (Downtown Main Street) - October cook-off serving up spicy recipes, craft
- **Lake Pflugerville Park** - Year-round favorite for kayaking, fishing, and jogging the scenic three-mile shoreline loop.
- **Northeast Metro Skate & BMX Park (Howard Ln.)** - Regional draw with a 15,000 sq ft concrete course and seasonal demo nights.

All about Manor

Population

2025: **24,300**

2020: 15,767, Increased by 55%

Median Price

2025: **\$345,000**

2020: \$252,000 , Increased by 37%

Median Household Income

\$86,000

Median Age

30.5

Public Schools

Rating: **C+**

ISD: Manor

Popular Neighborhoods

ShadowGlen, WhisperValley, Wild Horse Ranch, Lagos, East Village, Carillon, Briarcreek, Stonewater, Presidential Heights, and Presidential Meadows



Founded in 1872 when the Houston & Texas Central Railroad laid tracks across eastern Travis County, Manor (pronounced “MAY-ner”) was named for pioneer rancher James B. Manor and later incorporated in 1913. Its early economy revolved around cotton gins and cattle drives, but proximity to Austin has gradually shifted the town from farm hub to fast-growing suburb.



Recent projects highlight Manor’s forward-looking vibe. The Whisper Valley master-planned community, profiled in a 2023 Austin Business Journal, uses geothermal loops and rooftop solar to power every net-zero-energy home. In 2024 the Austin American-Statesman reported a surge of logistics and tech suppliers along the SH-130 corridor, drawn by quick access to the Tesla Gigafactory and Samsung’s new Taylor facility. Education remains a point of pride: Manor New Tech High School received national attention in 2022 for its project-based STEM program, and bond-funded upgrades are adding modern labs across the district.



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

ManorFest (Downtown Manor) – Annual spring celebration with live music, food trucks, carnival rides, and a community parade.

- **East Metropolitan Park (FM 973)** – 273 acres of trails, fishing ponds, splash pad,
- **J. Lorraine Ghost Town (North Burleson St.)** – Old-west movie set turned live-music ballfields, and shady picnic areas.
- **ShadowGlen Golf Club** – Public 18-hole course
- **Manor Farmers Market (Jenny Lane Park)** – Weekly evening market featuring local venue—quirky and photo-worthy. produce, baked goods, and artisan crafts.
- **Crowe’s Nest Farm & Nature Center (N Pleasant Valley Rd.)**– Working farm, wildlife rescue, and seasonal festivals popular with families.

All about Jarrell

Population

2025: **5,400**

2020: 2,077, Increased by 160%

Median Price

2025: **\$275,000**

2020: \$210,000 , Increased by 31%

Median Household Income

\$101,000

Median Age

34.3

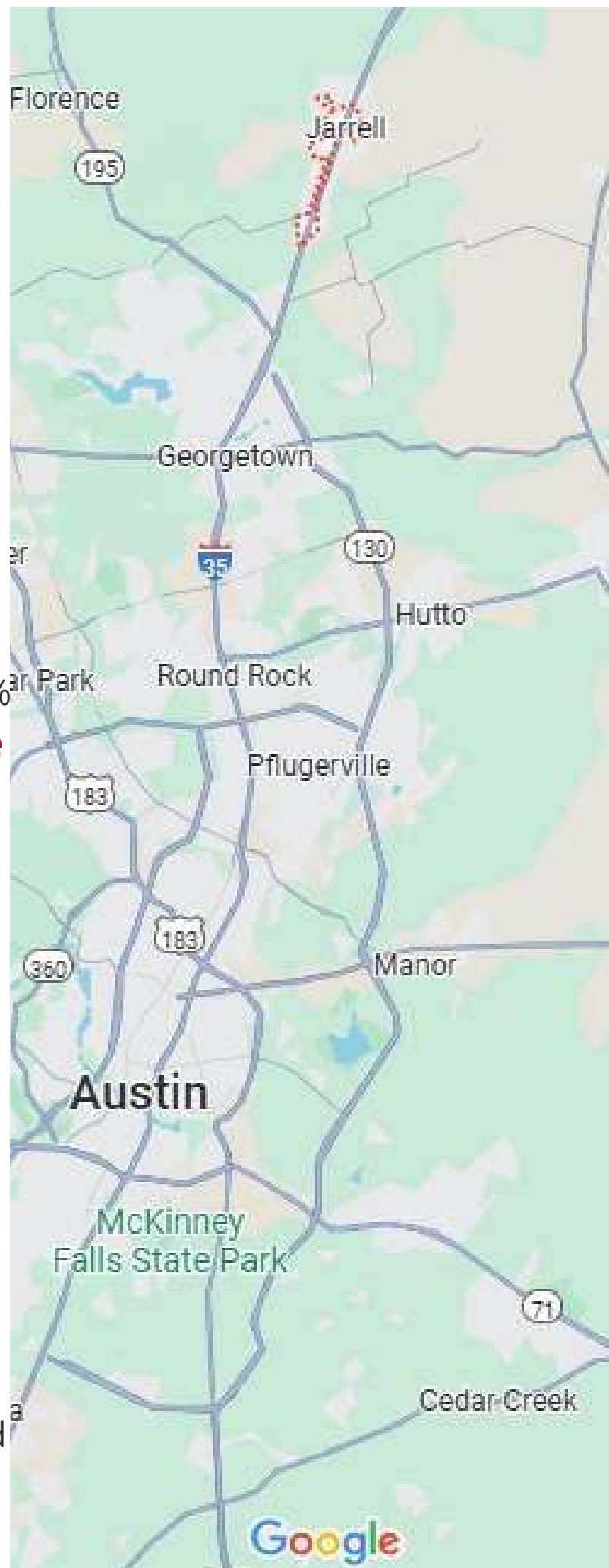
Public Schools

Rating: **C**

ISD: Jarrell

Popular Neighborhoods

Sonterra, Stonebridge Crossing, Bailey Park, Calumet, Villages of Schwertner Ranch, Eastwood, and Rancho Del Cielo



Jarrell was founded in 1909 by developer O.D. Jarrell at the junction of an old stage route and the Bartlett Western rail line. The town weathered cotton's decline, a 1997 tornado, and decades of slow growth before incorporating as a city in 2001. Its position on I-35, about halfway between Austin and Waco, now puts Jarrell squarely in Austin's northbound growth path



Over the past five years the city's population has more than doubled, driven by buyers chasing value: new construction now starts around \$210 000—roughly 50 percent below most Williamson County suburbs—and property-tax rates remain among the region's lowest. Master-planned Sonterra anchors the east side, but growth stretches beyond its borders as builders push along County Road 305. Permit counts topped 1200 single-family starts in 2024, while commercial pads are filling with coffee trailers, family diners, and service shops. Jarrell's pitch is simple—more house, bigger yard, and a no-rush lifestyle still inside an easy commute triangle of Austin, Georgetown, and Temple.



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Very Merry Christmas Festival (Downtown Square)**
 - December evening with lights, craft booths, carols, and the town tree-lighting.
- **Independence Day Spectacular (Jarrell Community Park)** – July 4 fireworks, live country music, and a row of food trucks.
-
- **Jarrell Farmers Market (CR 305)** – Saturday-morning stalls offering produce, – Home-style cafe and bakery famous locally for Country honey, and handmade soaps.

All about Lago Vista

Population

2025: **10,600**

2020: 7,943, Increased by 33.4%

Median Price

2025: **\$419,000**

2020: \$310,000 , Increased by 35%

Median Household Income

\$110,000

Median Age

50.6

Public Schools

Rating: **B+**

ISD: Lago Vista

Popular Neighborhoods

Highland LakeEstates, Bark Ranches, Country Club Estates, Tessera on Lake Travis, Lago Vista Estates, Emerald Bend, and the Hollows



Lago Vista

ALL ABOUT LAGO VISTA

Lago Vista began in the early 1960s as a lakeside resort subdivision on the north shore of Lake Travis and voted to incorporate as a city in 1984. The name—Spanish for “lake view”—fits its hillside streets that look out over clear water and limestone cliffs. About forty minutes northwest of downtown Austin, the town keeps a laid-back, vacation-inspired feel even as new rooftops appear along FM 1431.

A 2023 Austin American-Statesman feature called Lago Vista one of Central Texas’s fastest-growing lake communities, noting a surge in remote workers drawn by fiber internet and sunset views. Two city-owned 18-hole courses—Lago Vista and Highland Lakes—give golfers year-round tee times, while pilots use the municipal Rusty Allen Airport for quick hops over the Hill Country. Bird-watchers head to nearby Balcones Canyonlands National Wildlife Refuge, created to protect the golden-cheeked warbler. With boat ramps, marinas, and community events at Bar-K Park, Lago Vista sells a simple pitch: lake life without leaving greater



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Lago Fest** – May arts-and-music festival with food trucks and small-plane flyovers Austin.
- **Bar-K Park Summer Concerts (Bar-K Clubhouse)**
 - Free evening shows overlooking Lake Travis, June through August.
- **Lago Vista Golf Course** – Public 18-hole track with lake views on the front nine.
- **Highland Lakes Golf Course (Clubhouse Dr.)** – Sister course featuring tighter fairways
- **Arkansas Bend Park (Glenda Dr.)** – Lakeside spot for camping, fishing piers, and shaded and quiet hilltop greens.
- **Balcones Canyonlands National Wildlife Refuge (FM 1431)** – Scenic trails for spotting golden-cheeked warblers and spring wildflowers.

All about Lakeway

Population

2025: **19,100**

2020: 16,216, Increased by 17.8%

Median Price

2025: **\$770,000**

2020: \$554,000 , Increased by 39%

Median Household Income

\$164,000

Median Age

50.3

Public Schools

Rating: **A-**

ISD: Lake Travis

Popular Neighborhoods

RoughHollow, Serene Hills, Flintrock Falls, Bella Montagna, Hills of Lakeway, Old Lakeway, Apache Shores, Bella Montagna, Cardinal Hills, and Travis Oaks Trail



Lakeway

ALL ABOUT LAKEWAY

Lakeway began in 1963 when a hilltop ranch on Lake Travis became a vacation-home resort; it incorporated as a city in 1974. The original hotel—now Lakeway Resort & Spa—still overlooks the marina, and deer still wander shady oak streets even as Austin’s suburbs push west.



Beyond the shoreline, the city cares for more than 100 acres of parks, plus greenbelt trails that thread through neighborhoods and link to two public golf courses, a swim center, tennis courts, and an off-leash dog park. A new town center brings casual restaurants, a movie house, and weekly farmers markets, while Baylor Scott & White Medical Center keeps healthcare close. Residents head to the water for boating, paddle-boarding, kayaking, sailing, and weekend fishing trips, launching from local marinas. Private pilots use the volunteer-run Lakeway Airpark to hop around the Hill Country. With roomy hillside homes and lake views, Lakeway appeals to families who value Lake Travis schools, retirees seeking resort amenities, and remote professionals



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **July 4th Parade & Celebration (Lakeway Dr.)**– Morning parade, afternoon activities, trading downtown traffic for an evening paddle at sunset.
- **Lights On! Trail of Lights (City Park)** – December walk-through display with themed and fireworks over Lake Travis.
- **Lakeway Resort Summer Concerts (Lohmans Crossing Rd.)** – Poolside live music on scenes and hot-chocolate stations.
- **Lakeway City Park (Sailmaster St.)** – Lakeside beach, dog area, playgrounds, and evening water activities.
- **Lake Travis Zipline Adventures (Bee Creek Rd.)** – Longest zip lines in Texas, offering wide-open lake and canyon views.

All about Bee Cave

Population

2025: **8,300**

2020: 6,983, Increased by 18.8%

Median Price

2025: **\$930,000**

2020: \$630,000 , Increased by 47%

Median Household Income

\$113,000

Median Age

38.1

Public Schools

Rating: **A-**

ISD: Lake Travis

Popular Neighborhoods

Falconhead, Ladera, Bella Colinas, Uplands, Signal Hill Estates, Spanish Oaks, The Homestead, The Uplands, Spillman Ranch, and Bee Cave West



Bee Cave

ALL ABOUT BEE CAVE

Bee Cave traces its name to the wild honeybees that once filled limestone caves along Barton Creek. The settlement grew around ranches and a general store in the late 1800s but didn't incorporate until 1987. Today the city sits where Highway 71 meets Ranch Road 620—about twenty minutes west of downtown Austin—offering Hill Country scenery without straying too far from the tech corridor.

Modern Bee Cave revolves around the open-air Hill Country Galleria, a mix of shops, offices, and weekend events that acts as the town square. Residents stroll the eight-acre Bee Cave Sculpture Park, hike shady greenbelt trails, or grab lunch at local food trucks parked beside City Hall. New mixed-use projects along Highway 71 bring brewpubs, fitness studios, and co-working lofts, while Falconhead and Spanish Oaks golf courses sit minutes away. Bee Cave appeals to shoppers who like walkable retail, remote professionals who want fiber internet and tree-top views, and anyone who prefers sunsets over limestone ridges instead of downtown traffic.



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Hill Country Galleria (Hill Country Blvd.)**
- **Bee Cave Sculpture Park (S. Pollinator Path)** – Open-air mall with shops, live-music Fridays, and seasonal art fairs.
- **Falconhead Golf Club (Ranch Rd 620 S.)** – Outdoor gallery featuring large-scale art
- **Bee Cave Central Park (Bee Cave Pkwy.)** – Public 18-hole course laid across rolling Hill Country terrain.
- **Taste of Bee Cave (Galleria Plaza)** – Two-mile loop trail, dog areas, playgrounds, and evening pickleball games. – Annual fall event with local restaurants, craft booths, and kids' activities.

All about Dripping Springs

Population

2025: **11,100**

2020: 6,587, Increased by 68.5%

Median Price

2025: **\$725,000**

2020: \$497,000 , Increased by 46%

Median Household Income

\$106,000

Median Age

37.3

Public Schools

Rating: **A+**

ISD: Dripping Springs

Popular Neighborhoods

ArrowheadRanch, Headwaters, Caliterra, Founders Ridge, Sunset Canyon, Belterra, Saratoga Hills, Big Laurel, Sky Ranch, Heritage at Dripping Springs, and Howard Ranch



Dripping Springs

ALL ABOUT DRIPPING SPRINGS

Dripping Springs started in the 1850s as a frontier stop along Onion Creek, named for a slow, limestone “drip” that still feeds a shaded spring. The town incorporated in 1981, yet its main street keeps the wide-porch look of a Hill Country trading post.

These days locals call it the “**Gateway to the Hill Country**”

—close enough to Austin for a 25-minute commute but far enough west for darker skies and open ranchland.

The city earned official International Dark Sky Community status in 2023, so porch lights stay low and star parties sell out fast. More than thirty wedding venues have branded Dripping Springs the “**Wedding Capital of Texas,**” while a growing craft-beverage trail counts eight tasting rooms for beer, wine, cider, and vodka. Weekend shoppers wander Mercer Street boutiques; remote workers tap into citywide fiber; and families choose Dripping Springs ISD for its project-based learning hubs. It’s a town where you can finish a Zoom call, catch a sunset, and still make first pitch at the local Little League field.

LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Founders Day Festival (Downtown Mercer St.)**
- **Hamilton Pool Preserve (Hamilton Pool Rd.)** – Late-April street fair with live music, a parade, and local barbecue cook-offs.
- **Dreamland Dripping Springs (Fitzhugh Rd.)** – Scenic grotto and waterfall for hiking, swimming, and jaw-dropping photos.
- **Texas Hill Country Olive Company (Fitzhugh Rd.)** – Outdoor art park with mini-golf, pickleball courts, concerts, and food trucks.
- **Deep Eddy Vodka Tasting Room (US-290)** – Estate orchard offering tours, tastings, and a Mediterranean-style bistro. – Behind-the-scenes glimpses of a nationally known spirit, plus seasonal cocktails.



All about Buda

Population

2025: **16,500**

2020: 17,544, Decreased by 5.9%

Median Price

2025: **\$377,000**

2020: \$276,000 , Increased by 37%

Median Household Income

\$111,000

Median Age

36.1

Public Schools

Rating: **B+**

ISD: Hays Consolidated

Popular Neighborhoods

Sunfield, Ruby Ranch, Whispering Hollow, Cullen Country, Elliott Ranch, Garlic Creek, Stonefield, Turner's Crossing, White Oak Preserve, Elm Grove, and Meadows at Buda



Buda began in 1881 as a stop on the International–Great Northern Railroad. When a new depot and hotel opened, locals nicknamed the boardinghouse La Viuda—Spanish for “the widow”—because it was reportedly managed by two widowed sisters. The story stuck: in 1883 the rail company officially changed the station’s name from Du Pre to Buda, a simplified nod to viuda that still prompts debate among historians. What’s certain is that trains, not cattle, set the town’s rhythm and Main Street still follows the old rail alignment.

Today residents call Buda the “**Outdoor Capital of Texas**,” thanks to more than 60 parks and greenbelts per capita and a 14-mile trail network weaving past subdivisions and Onion Creek. A 2023 Austin Business Journal feature highlighted the new town center, where a 27-acre park hosts movies, concerts, and pickleball. Cabela’s landmark superstore still draws weekend traffic, while refurbished grain silos now house coworking lofts—letting remote professionals trade downtown rent for small-town breathing room.



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

Buda Lions Club Wiener Dog Races (Buda Amphitheater & City Park)– April weekend packed with dachshund sprints, costume contests, and live music.

- **Red, White & Buda (City Park)** – July 4th parade, evening fireworks, and rows of local food trucks.
- **Trail of Lights (Stagecoach Park)** –December walk-through display glowing holiday scenes, cocoa stands, and photo spots.
- **Buda Farmers Market (Downtown Greenbelt)** – Saturday market featuring Hill Country produce, fresh bread, and live acoustic sets.
- **Garlic Creek Greenbelt Trail (Garlic Creek Dr.)** – Shaded, family-friendly path for morning jogs, dog walks, and spring bluebonnet photos.

All about Kyle

Population

2025: **73,300**

2020: 51,558, Increased by 42.2%

Median Price

2025: **\$320,000**

2020: \$237,000 , Increased by 35%

Median Household Income

\$89,000

Median Age

33.5

Public Schools

Rating: **C**

ISD: Jarrell

Popular Neighborhoods

Crosswinds, Bunton Creek, 6Creeks, Anthem, Plum Creek, Sage Hollow, Brooks Ranch, Cypress Forest, Paramount, Cool Springs and Casetta Ranch



Kyle took shape in 1880 when the Missouri-Kansas-Texas Railroad laid tracks through ranch land donated by Fergus Kyle. The town incorporated in 1928, survived on cotton gins and cattle, and today straddles I-35 roughly halfway between Austin and San Marcos—giving residents quick access to both cities without living in either.



Kyle’s recent story is steady growth. Downtown’s brick storefronts host Second-Saturday Market Days, while new commercial sites near I-35 bring everyday conveniences such as Costco, a large EVO Entertainment complex, and **Pie Capital of Texas,”**



home to the Texas Pie Company and an annual Labor Day hot-air-balloon festival featuring pie-eating contests. Builders continue to deliver starter homes around the \$280 000 mark, and city leaders emphasize a moderate tax rate. Kyle appeals to first-time buyers looking for value, healthcare workers employed at the local hospital, and remote professionals who want small-town comfort paired with a short drive to Austin or San Marcos



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

- **Pie in the Sky Hot Air Balloon Festival (Lake Kyle Park)**
- **Kyle Market Days (City Square Park)** – Labor Day weekend launches, pie-eating contests, and evening balloon glows.
- **Texas Pie Company (Center St.)** – Second-Saturday market featuring Hill Country produce, crafts, and acoustic sets.
- **Evo Entertainment Complex (FM 1626)** – Iconic bakery serving giant slices of Texas pecan, peach crumb, and seasonal specialties.
- **Plum Creek Golf Course (Kyle Pkwy.)** – Bowling, arcade, dine-in movies, and weekday happy-hour trivia. native prairie grass, easy tee times year-round.
- Public 18-hole track bordered by oaks and

All about San Marcos

Population

2025: **73,800**

2020: 66,350, Increased by 11.2%

Median Price

2025: **\$331,000**

2020: \$253,000 , Increased by 31%

Median Household Income

\$51,000

Median Age

25.5

Public Schools

Rating: **C+** ISD: San Marcos Consolidated

Popular Neighborhoods

Willow Creek, Blanco RiverVillage, Franklin Square, Cottonwood Creek, Sunset Acres, Trace, Sagewood, Hughson Heights, Whisper, La Cima, and Blanco Vista



San Marcos

ALL ABOUT SAN MARCOS

Founded in 1851 beside crystal-clear springs that bubble from limestone beds, San Marcos grew around stagecoach stops, cotton gins, and, later, the Missouri–Kansas–Texas Railroad. Today the restored 1909 courthouse still anchors the square, while the spring-fed river keeps tubing culture alive year-round.



The city calls itself the “**Mermaid Capital of Texas,**” leaning into river folklore with downtown murals and a late-September mermaid parade. San Marcos is also the home to a outlet corridor—two adjacent malls that form one of the country’s largest bargain destinations. Texas State University drives a youthful vibe and fuels local music on Cheatham Street, yet the river remains the star: glass-bottom boats cruise Spring Lake, paddleboarders drift through downtown, and conservation groups host monthly clean-ups. New breweries and coffee roasters fill repurposed warehouses near the Amtrak depot, attracting remote workers who can finish a video call, walk five minutes, and launch a tube into 72-degree water before sunset.



LOCAL HIGHLIGHTS, HIDDEN GEMS & FESTIVALS

Mermaid Capital of Texas Fest (Downtown Square)

- **Sights & Sounds of Christmas (San Marcos Plaza Park)** – September parade, art market, and live bands celebrating river lore.
- **San Marcos Premium & Tanger Outlets (I-35 Frontage Rd.)** – Early-December festival with light tunnels, carnival rides, and winter tubing hill.
- **Meadows Center Glass-Bottom Boat Tours (Aquarena Springs Dr.)** – Back-to-back malls offering hundreds of brand-name bargains.
- **Rio Vista Park (Cheatham St.)** – Popular in-town stretch for swimming, kayaking, and watching surfers at the river’s wave chute. – 30-minute rides spring heads of the San Marcos River.



WELCOME

Born and raised in Austin, I've watched this city grow and change while still holding onto what makes it special. Because I truly know the ins and outs of Austin and its surrounding areas, I help families relocating here find the right neighborhood for their lifestyle—not just a house. I've guided many clients through smooth, confident moves by pairing local insight with a deep understanding of what matters most when starting fresh in a new city, and I'm excited to do the same for you. I look forward to connecting with you soon!



Steph Bartone, Austin, TX Realtor

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Steps of Relocation

- 1** **Connect with a Relocation Specialist Realtor** Schedule a 30-minute “Move Me to Austin” call where we’ll dive into what you’re looking for, alongside insights into the communities, to refine your home search effectively.
- 2** **Partner with a Local Mortgage Expert** I will introduce you to a mortgage professional who excels in assisting out-of-state relocations to Texas. They will guide you through essential details like financing options and local tax obligations.
- 3** **Begin Your Personalized Home Search** You’ll be equipped with a tailored online home search tool, which will start presenting you with options in your preferred areas that align with your budget.
- 4** **Plan a Relocation Visit**
We’ll finally meet face-to-face! Allocate 3-4 days for a thorough exploration where we’ll visit potential homes and you’ll have the chance to discover local neighborhoods and amenities on your own.
- 5** **Focus Your Choices & Make an Offer**
Once you pinpoint your ideal location and find homes that catch your eye, we’ll evaluate the current market trends and start the offer process to secure your new home.
- 6** **Finalize Your Home Purchase**
Once a deal is in place, we’ll collaborate closely to ensure you’re fully prepared for your move. Texas’ welcoming community is eager to greet you!

What's Next. **Let's Work Together**

1. **Tailored Plan** – Buying, renting, or selling first? We'll map a step-by-step plan. What I Bring to Your Move.

2. **Ongoing Support** – From the first Zoom call to move-in day (and the step game plan around your timeline and budget.

3. **Local Know-How** – Follow me on Instagram @stephbartone to find the most recent developments, food spots, and whats going on in the city!



Scan HERE to get the move to Austin started



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