

A Guide to **AUSTIN AND HAYS COUNTY**



Guide Includes by City...

- ✓ Summary & Benefits
- ✓ Population
- ✓ Median Home Price
- ✓ Median Income
- ✓ Median Age
- ✓ Public School Rating
- ✓ Commute Times

Let's dive in!

Welcome to Central Texas!



Welcome to

AUSTIN & HAYS COUNTY

Chantel
Russell
REALTOR®



Considering a move to the Austin Area?

I'm so happy you are here!

I have lived in the Austin area since 1998. I went to graduate school at The University of Texas at Austin and I never left! (and yes I am a Longhorn for life! Hook 'Em!) I have watched Austin and the suburbs grow over the years. My 3 daughters were all born and raised in Austin and Hays County. We've called Buda/Kyle home for over 20 years.

Throughout my career, I get asked often about the different suburbs, schools, etc. That is why I created this guide. This guide focuses on South Austin and Hays County. If you are interested in other areas, let me know! I have vast experience in all of Central Texas and would be happy to provide any information that is helpful. Buying/Selling a home is a BIG deal and I don't take it lightly when someone trusts me to walk their journey with them.

I hope I can become a valued resource for you as you embark on your new home journey. Whether you already live in Central Texas or are making a move from out of state, I will do my best to provide you the information and guidance you need to make the best decision for your family.

I look forward to speaking to you soon!

Chantel Russell
Austin REALTOR®

Welcome to **CENTRAL TEXAS**

Austin, Texas is best known for its vibrant culture, booming tech scene, outdoor lifestyle, and unbeatable food and music.

It's the "Live Music Capital of the World," home to major festivals like SXSW and ACL, and a top destination for careers with companies like Tesla, Apple, Google, and Samsung. People love Austin for its warm weather, lakes and trails, Barton Springs, food trucks, quirky neighborhoods, and friendly, laid-back energy. The city blends creativity, innovation, and Hill Country beauty in a way that makes it one of the most desirable places to live in Texas!

Live Music

Austin is known for it's Live Music! Any given day of the week, you can find live music somewhere! To top it off, ACL and SXSW happen annually and bring in artists from all over the world. If you love music, this city is for you!

Outdoor Living

Austin and its surrounding areas offer numerous opportunities to enjoy the outdoors. Lakes, trails, outdoor festivals to just name a few. With warm temperatures for the majority of the year, an outdoor lifestyle is easily attainable.

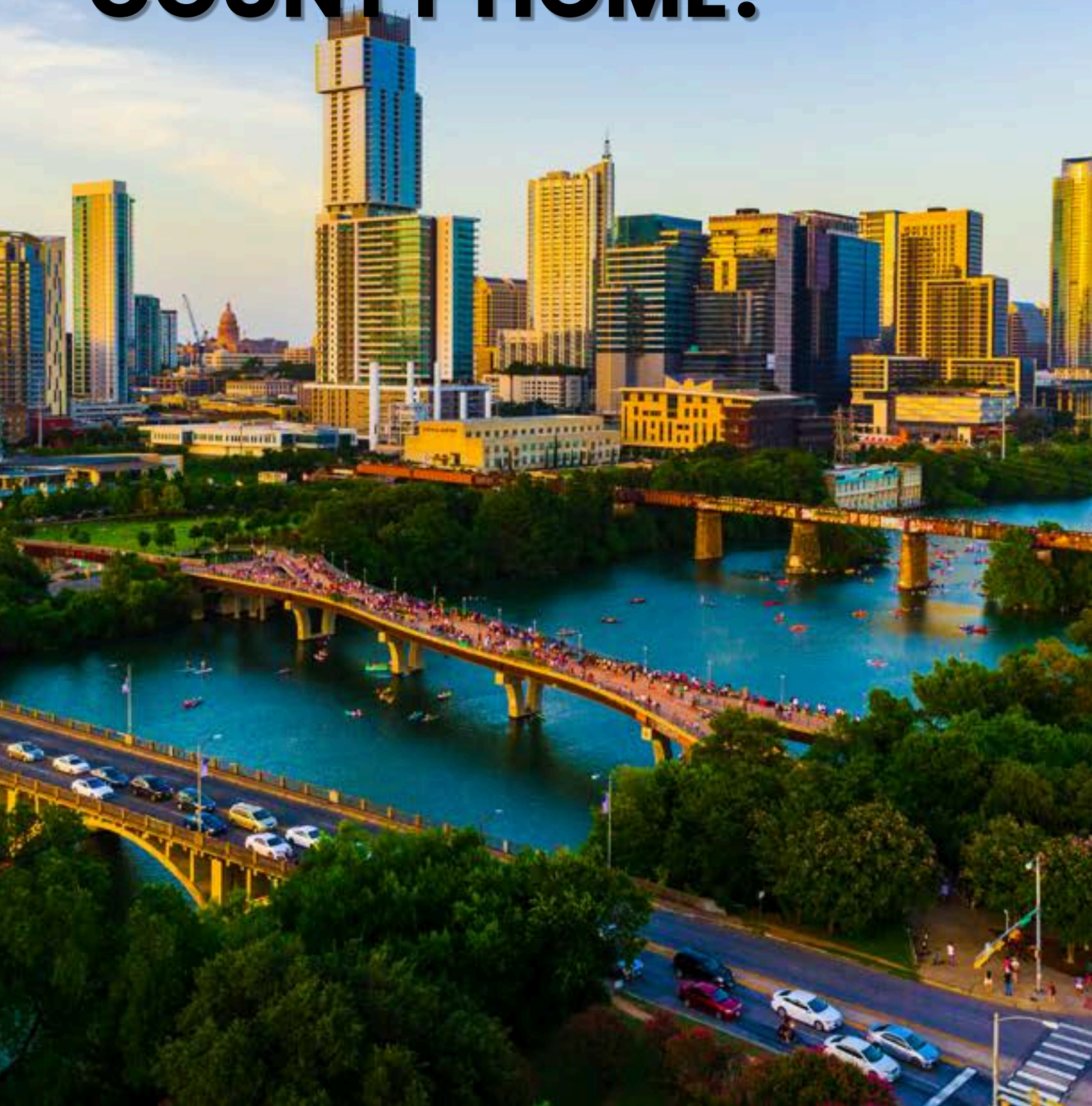
Hays County

Hays county sits just south and west of Austin. It offers affordable housing, master planned communities and hill country views. If you are looking for a little bit slower and quiet lifestyle but still close to the city, you'll want to check out these towns.

Your New Life Awaits You

As you go through this guide, you'll have the essential information you need for your move!

Why call
**AUSTIN AND HAYS
COUNTY HOME?**

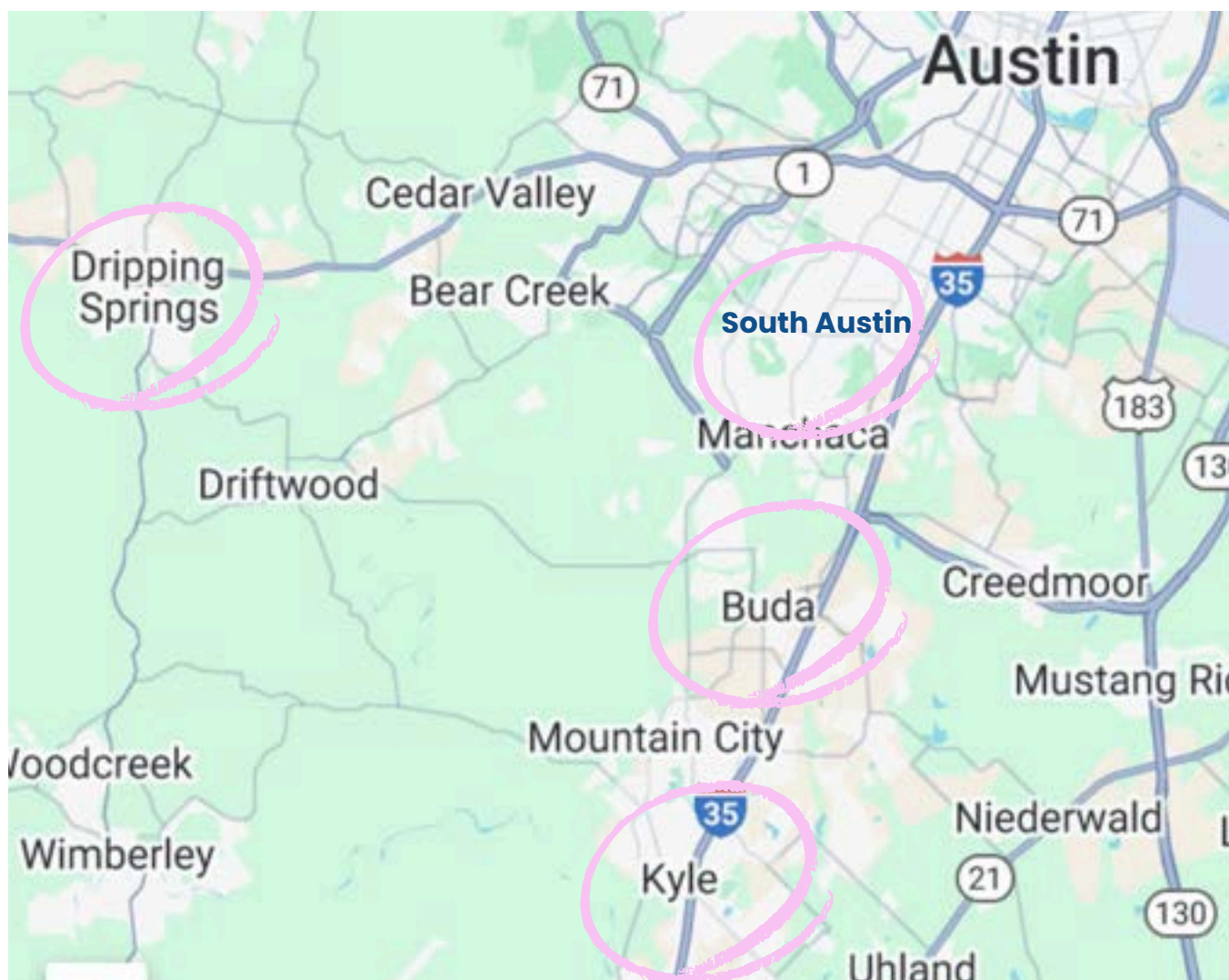


Get to Know

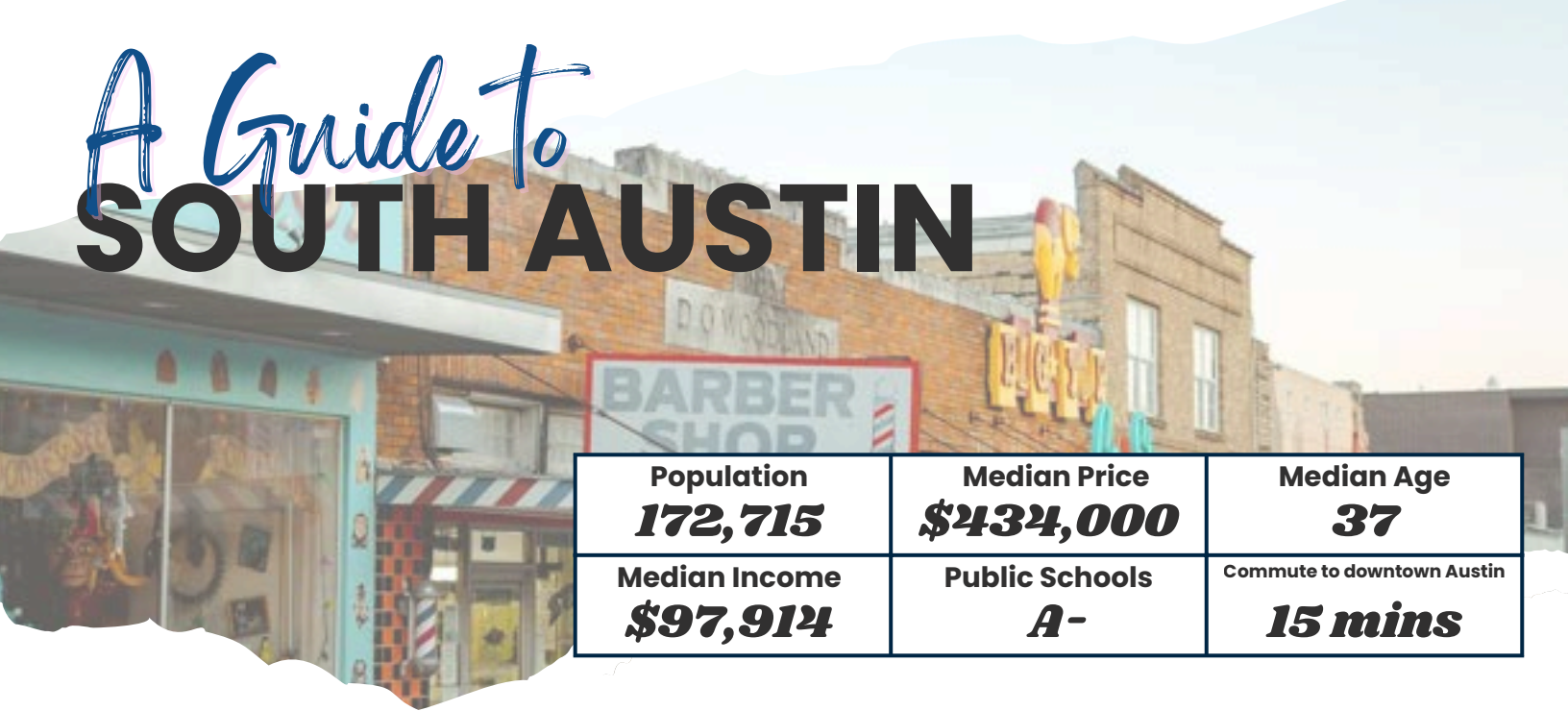
SOUTH AUSTIN & HAYS COUNTY

Considering a move to Austin or Hays County? These areas are popular for families for many reasons. Cost of living, proximity to downtown, hill country views and more.

With downtown Austin just a short drive away, you'll have access to a thriving job market, vibrant culture, and endless entertainment options. From relaxing in your quiet neighborhood to exploring the city's energy, you'll enjoy the perfect balance of calm and excitement—an ideal place to live, work, and thrive!



A Guide to SOUTH AUSTIN



Population 172,715	Median Price \$434,000	Median Age 37
Median Income \$97,914	Public Schools A-	Commute to downtown Austin 15 mins

Summary

South Austin has its own personality. It's laid back, artsy, a little quirky, and full of that "Keep Austin Weird" charm people fall in love with. The lifestyle here is all about being close to the action while still feeling relaxed and community-driven. You get a mix of outdoor adventure, local restaurants, live music, and walkable pockets that make everyday life feel fun and low-stress. It's the part of Austin where you'll see people paddleboarding in the morning, grabbing Torchy's or a food truck lunch, and catching live music by sunset. Think friendly neighbors, creative vibes, and a strong love for dogs, patios, and iced coffee.

Attractions in South Austin make it one of the most desirable areas to live. You've got Zilker Park, Barton Springs Pool, Lady Bird Lake trails, South Congress shopping and restaurants, and iconic local businesses that have become Austin staples. Coffee shops, local art markets, greenbelt hikes, farmer's markets, and outdoor festivals fill the weekends. People who move here love that you can stay entertained without ever driving downtown. Neighborhoods in South Austin offer a little bit of everything. Older, established areas like Barton Hills, Travis Heights, and Zilker bring charm, mature trees, and walkability. More suburban communities like Circle C, Shady Hollow, and Avana offer larger homes, great schools, parks, and family-friendly streets. Lots of choices makes South Austin a great place to put down roots!



A Guide to **BUDA**

Population 16,292	Median Price \$355,817	Median Age 36
Median Income \$89,406	Public Schools B+	Commute to Austin 25 mins

Summary

Buda, Texas has that perfect “small-town charm meets modern convenience” lifestyle that so many people are looking for. It’s calm, friendly, and community-oriented, but still close enough to Austin that you never feel disconnected. Locals love the slower pace and neighborhoods that feel like actual neighborhoods with kids riding bikes, neighbors chatting on walks, and weekend farmers markets that make you feel right at home. It’s a place where you get more space, more house, and more peace without sacrificing access to shopping, dining, and everyday essentials.

The city is known as the “Outdoor Capital of Texas,” and it lives up to the name! You’ll find beautiful parks, miles of trails, fishing ponds, sports complexes, and community events all year long. The annual wiener dog races top the list of events residents look forward to!

Buda’s neighborhoods are a huge part of what make the community so special. Master-planned communities like Sunfield and the brand new Persimmon, Garlic Creek, Whispering Hollow, and White Oak Preserve offer pools, parks, trails, dog parks, splash pads, and family-friendly amenities that make everyday living feel effortless. You’ll find everything from starter homes to move-up homes to quiet acreage retreats on the outskirts. Paired with strong schools through Hays CISD and a growing local economy, Buda is a great place to call home!



A Guide to KYLE

Population 57,683	Median Price \$294,500	Median Age 34
Median Income \$89,645	Public Schools B+	Commute to Austin 30 mins

Summary

Kyle, Texas offers that “growing city with a hometown heart” lifestyle that so many people are searching for right now. It’s one of the fastest-growing cities in the country, but it still feels relaxed, welcoming, and community-driven. People move to Kyle for affordability, new construction homes, and a family-friendly atmosphere, but stay because of the strong sense of community, great parks, and easy access to Austin and San Marcos. The lifestyle here is comfortable, convenient, and full of opportunities for both first-time buyers and move-up families who want more space without losing access to big-city amenities.

Attractions and amenities in Kyle make everyday life genuinely enjoyable. The city has beautiful parks, hike-and-bike trails, sports fields, golf options, fishing ponds, and a growing list of local restaurants and retail hot spots. The massive Plum Creek community brings events, parks, pools, and its signature golf course, while spots like Gregg-Clarke Park and Lake Kyle offer outdoor fun. Think affordability but still close to the big city, and that is Kyle! Could this be your new home?



A Guide to DRIPPING SPRINGS

Population 8689	Median Price \$600,000	Median Age 37
Median Income \$106,103	Public Schools A	Commute to Austin 25 mins

Summary

Dripping Springs offers a picturesque blend of Hill Country serenity and modern living making it perfect for those wanting both space and sophistication. Families and professionals alike find the lifestyle appealing: you're surrounded by rolling hills, large lots, newer homes and master-planned communities, yet you still enjoy easy access to the amenities of Austin. Locals appreciate the slower pace, the nature all around, and the sense of being slightly removed but not disconnected. You are bound to run into a familiar face when you are out and about! In town, there's the historic downtown Mercer Street with boutiques, local eats and live music. Wineries, craft breweries, and distilleries are growing fast, making Dripping a hotspot for adult-entertainment and "stay-cation" lifestyles.

What sets Dripping Springs apart is the unique "Hill Country meets modern suburb" appeal. It's earned nicknames like the "Gateway to the Hill Country". For buyers in real estate, it means you can find homes with acreage, big views, newer construction, and still be within 25-35 minutes of central Austin. The result: a sophisticated, family-friendly place with character, nature, and convenience all in one.

What do you think? Is Dripping Springs the next place you'll call home?



Let's connect!
I'M HERE FOR YOU.



I would love the opportunity to help you make your big move! Whether you are relocating from out of state or you already live in the area and are exploring a more local move, let's connect!

This should be an exciting time in your life, and my goal is to make it as smooth and memorable as possible.

Click HERE to start your new home journey!

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South Austin and Hays County Guide

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