

Your guide to

SAN ANTONIO TX

2026 EDITION



Whether you're considering a move from across the country or just across town, this guide has everything you need to get to know San Antonio, TX – from local restaurants and coffee shops to neighborhoods, schools, and price ranges.

I'm Tara Medina, a military transplant here in San Antonio, TX and your guide to all things community and life here.

A little about me:

- Master of Arts Administration
- Military spouse
- Avid reader
- Licensed REALTOR

I hope this guide helps you feel a little more at home – whether you're just browsing or already packing boxes.

A few things I love about it here...

DOG-FRIENDLY PARKS

THRIVING LOCAL ARTS SCENE

DIE-HARD SPURS FANS

SMALL TOWN FEEL

HOME TO THE BEST TACOS



LOVE SPENDING A MORNING AT THE SAN ANTONIO ZOO!



What makes San Antonio, special?

WHY PEOPLE LOVE IT

- Top US Veteran city
- Top rated international airport
- Moderate cost of living
- Diverse
- Big city with a small town feel
- Spurs fans
- Riverwalk – 15 miles
- Dozens of parks, weekly farmers markets

DEMOGRAPHICS

- 1,548,422 residents
- Median age: 34

FUN FACTS

- SATX covers 499 square miles
- Lovingly named, “Military City USA”

Local Favorites



COFFEE

- Local Coffee Founders
- Estate Coffee Company
- Early Bird Coffee
- Olla Express Cafe



SUPPORT LOCAL

- Feliz Modern
- La Villita Historic Arts
- Historic Market Square
- Honey Flutters Tea & Books



BREAKFAST & LUNCH

- Sunny's
- Box Street All Day
- The Guenther House
- La Panderia



ADVENTURE

- Natural Bridge Caverns
- San Antonio Missions
- GO RIO River Cruise
- Twisted Trails at Natural Bridge



DINNER

- Mira e Monte Italian
- Myron's Steak House
- Brasao
- Biga on the Banks



SWEET TREATS

- Bakery Lorraine
- Bird Bakery
- Lick Honest Ice Creams
- La Panaderia

If you're looking for something *specific*...

From charming historic districts to new build neighborhoods with amenities—there's something for everyone here.

ESTABLISHED

Alamo Heights
Stone Oak
Shavano Park
Castle Hills

NEW BUILDS

Cibolo
Schertz
Alamo Ranch
Vida

WALKABLE TO SHOPS

The Pearl
Vida
King William
Tobin Hill

LARGE LOTS & ACREAGE

Shavano Park
Timberwood Park
Hill Country Village
Hollywood Park

HISTORIC

King William
Monte Vista
Dignowity Hill
Lavaca

QUICK ACCESS TO NATURE

Timberwood Park
Helotes
Crownridge
The Dominion

< 20 MINS TO DOWNTOWN

Alamo Heights
Terrell Hills
Castle Hills

> 20 MINS TO DOWNTOWN

Bulverde
Spring Branch
Boerne
New Braunfels

Welcome to the neighborhood:

King William Historic District



Things locals love

- Walk or bike directly along the San Antonio River Walk
- Tree-lined streets and ornate Victorian-era homes dating largely from the late 1800s
- Walkable access to Southtown restaurants, coffee shops, galleries, boutiques and local businesses.
- Close to Blue Star Arts Complex, The Guenther House, Villa Finale and First Friday art events

Median Home Price

\$730k

Schools

San Antonio ISD

Price per sq ft

\$333

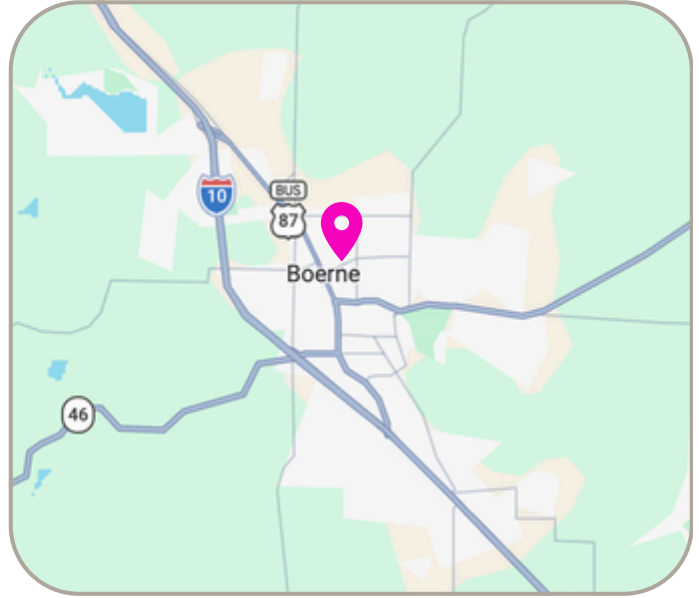
Zip Code

78204



Welcome to the neighborhood:

Boerne (BER-nee)



Things locals love

- Hill Country Mile & Main Street, with locally owned boutiques, restaurants, galleries, breweries and historic architecture.
- Outdoor recreation, including the Cibolo Center for Conservation, trails, parks, creeks and easy access to the Texas Hill Country.
- Small-town setting with San Antonio access, plus a wide mix of homes ranging from historic properties near downtown to newer communities, acreage and luxury homes.

Median Home Price

\$495k

Schools

Boerne ISD

Price per sq ft

\$198

Zip Code

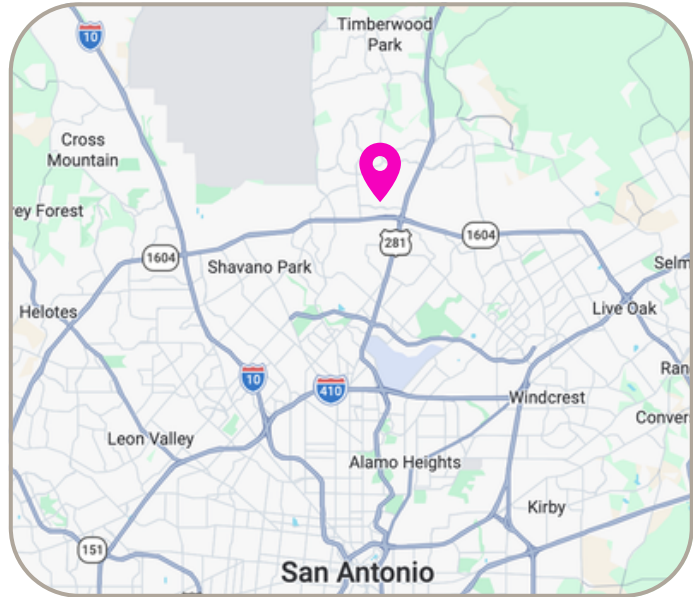
78006, 78015



[MORE INFORMATION ON THIS NEIGHBORHOOD](#)

Welcome to the neighborhood:

Stone Oak



Things locals love

- Convenient North Side location with quick access to US-281 and Loop 1604, plus shopping, dining, fitness, and everyday services nearby.
- Plenty of outdoor options, including Stone Oak Park, Panther Springs Park, and Classen-Steubing Ranch Park.
- Wide mix of established and newer communities, with gated neighborhoods, larger homes, and easy access to major North San Antonio employers and amenities.

Median Home Price

\$488k

Schools

North East ISD

Price per sq ft

\$181

Zip Code

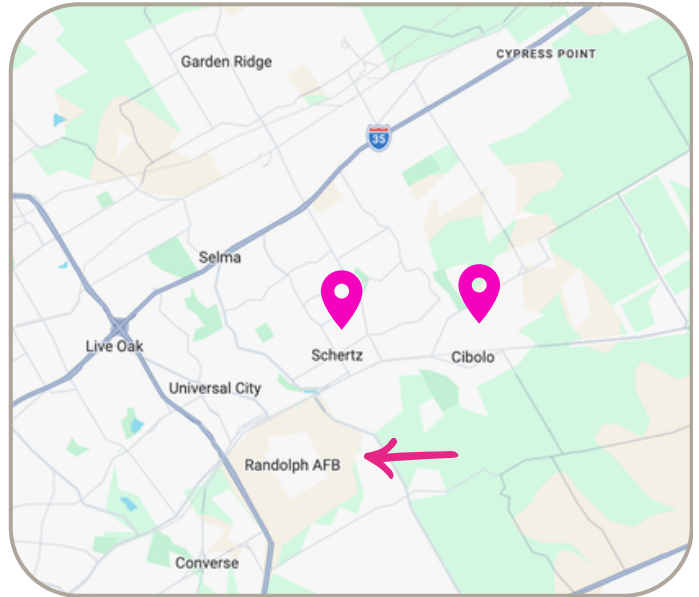
78258, 78260



[MORE INFORMATION ON THIS NEIGHBORHOOD](#)

Welcome to the neighborhood:

Cibolo & Schertz



Things locals love

- Quick access to JBSA–Randolph, plus convenient routes into San Antonio, New Braunfels, and the I-35 corridor.
- Parks and outdoor recreation, including Crescent Bend Nature Park, Pickrell Park, trails, sports fields, pools, and community events. Schertz maintains more than 30 parks, athletic fields, and recreation facilities.
- Mix of established neighborhoods and newer construction, with shopping, dining, and everyday conveniences nearby, plus historic Main Street charm in Cibolo.

Median Home Price

\$350k

Schools

Schert–Cibolo–Universal City ISD

Price per sq ft

\$160

Zip Code

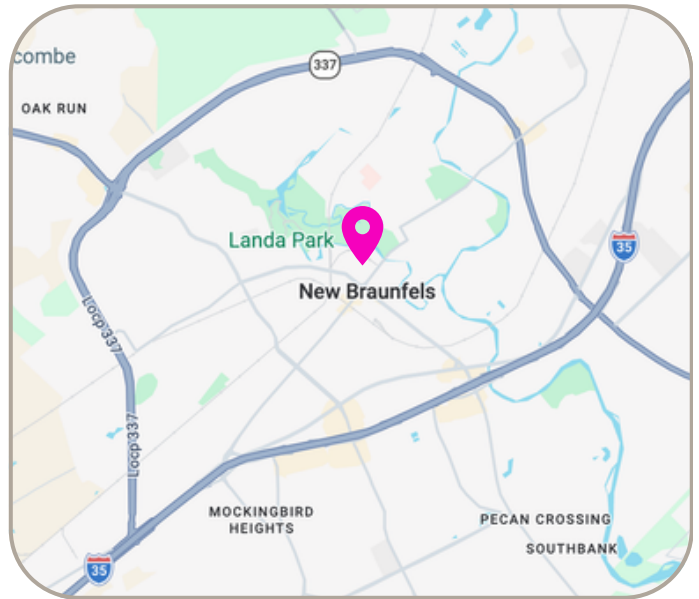
78108, 78154



[MORE INFORMATION ON THIS NEIGHBORHOOD](#)

Welcome to the neighborhood:

New Braunfels



Things locals love

- Comal & Guadalupe River recreation, including tubing, kayaking, swimming, fishing, and easy access to river parks.
- Landa Park & Fischer Park, with trails, playgrounds, splash areas, fishing ponds, paddleboats, mini golf, and more than 700 acres of city-managed parkland overall.
- Historic downtown and Gruene-area charm, plus local restaurants, shops, live music, and a mix of established neighborhoods and newer construction.

Median Home Price

\$350k

Schools

Comal ISD & New Braunfels ISD

Price per sq ft

\$170

Zip Code

78130, 78132



[MORE INFORMATION ON THIS NEIGHBORHOOD](#)

Schools in San Antonio

San Antonio, TX is lucky to have some amazing schools! If you'd like to speak to someone with first-hand experience at one of our local schools, please reach out. I can likely connect you to someone with children there!

[niche.com](#) has recommended:



DAYCARE & PRE-K

The Children's Center of
Stone Oak

The PREP School of Stone
Oak

La Petite Academy of Alamo
Heights

Crown of Life Preschool
Stone Oak



MIDDLE SCHOOL

TMI Episcopal
Far North Central San Antonio

Keystone School
Monte Vista

Saint Mary's Hall
Northeast San Antonio / Airport
Area

BASIS San Antonio Shavano
Shavano / North Central San
Antonio



ELEMENTARY SCHOOL

Keystone School
Monte Vista

Saint Mary's Hall
MacArthur / San Antonio

International Airport Vicinity
San Antonio Christian School
Encino Park

BASIS San Antonio Northeast
Northeast San Antonio



HIGH SCHOOL

TMI Episcopal
The Dominion / Far Northwest San
Antonio

Keystone School
Monte Vista

Saint Mary's Hall
Northeast San Antonio / Airport Area

BASIS San Antonio Shavano
Shavano / North Central San Antonio

Planning your Move

Whether you're considering a move for work, family, or a fresh start, there are several steps to ensure a smooth transition. Below is the process I guide my clients through to get them set up for success in San Antonio, TX!



The Process of Moving

- 01 **Schedule a call.** During this call, I'll answer any questions you have about San Antonio, TX and we'll discuss your goals, budget and timeline.
- 02 **Take a tour.** This is the fun part! We'll meet and see homes that match your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer! Not local yet? I provide this service virtually too.
- 03 **Prepare to move.** Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.
- 04 **Under contract on your new home.** There will be about a 30-day period where you're in the process of purchasing. We can coordinate the closing remotely or in-person!
- 05 **Close on your home and make the move!** Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)

here for you!



I'm your boots on the ground

Helping newcomers find the right fit in San Antonio, TX is my bread & butter. Working as your trusted advisor, I'll do everything I can to support you in making a smooth transition to San Antonio, TX.

You'll also have easy access to my local, trusted vendors to help with anything you need. From movers, to electricians, to landscapers and more— consider it handled. I look forward to helping you make the move fun and seamless!

Tara Medina

210-942-9323

tara@taramedina.com

[SCHEDULE A 15 MIN CHAT](#)

"Tara has been amazing! She listened to our needs and was there to answer any questions we had with being out-of-state buyers. Would definitely recommend Tara for your next home purchase!"

THE ELLERMAN'S

"Professional, detailed and devoted realtor. Showed integrity in the process and represented us well. Would use her again! Thanks Tara!"

THE BAILEY'S

"Thanks to her hard work and expertise, my home sold successfully and the entire experience was seamless. If you're looking for a realtor you can fully trust— especially if you're selling from out of state—I highly recommend her!"

THE LOPEZ'S