



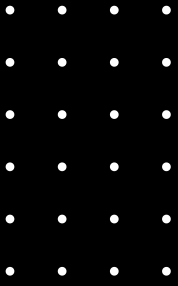
# Relocation Guide

Austin, Texas



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COMPASS



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# Austin Accolades

#1

**Best City for Singles**  
Bankrate

#1

**in US for Homebuilding**  
Redfin

#1

**in US for Sustainability**  
Site Selection Magazine

#2

**Best BBQ City in America**  
Clever

#2

**Best Parks in Texas**  
Trust for Public Land

#4

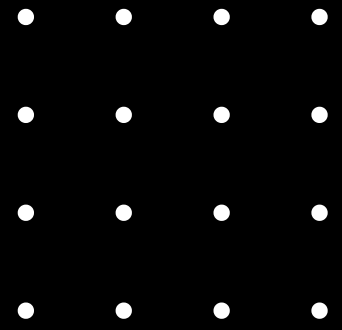
**Best City for Food Trucks**  
Clever

#4

**Best City for Jobs**  
CNBC

#5

**Top US Restaurants**  
Yelp



# Austin Neighborhoods



# Barton Hills

Barton Hills, which is bisected by a creek that flows into the Colorado River, was named for a pioneering homesteader who settled by the area's famous springs in 1837. He was hardly the first to recognize this lush swath as prime real estate; evidence of old Spanish missions, Native American camps, and even dinosaur tracks have been found here. These days, it's hunters and those who love the outdoors who flock to the 78704 zip code.

## **What to Expect**

An "anything goes" spirit and surprisingly quiet streets.

## **The Lifestyle**

An infectious enthusiasm for the great outdoors.

## **Unexpected Appeal**

The energetic swirl of art, music, and culture.

## **The Market**

A medley of choices, from quaint cottages to cutting-edge split-levels.

## **You'll Fall in Love With**

Having Barton Springs in your backyard.



# Downtown Austin

When Austin's first mayor, Edwin Waller, drew up the town's blueprints in 1839, he wanted Congress Avenue, which begins in front of the pink-granite State Capitol building, to be at the center of what would be the city's vibrant nucleus. A lively downtown has indeed blossomed on all sides of the broad main street, and much of the current building boom has added even more residential options.

## **What to Expect**

Busy sidewalks and a new skyscraper seemingly every week.

## **The Lifestyle**

The ideal balance of work and play.

## **Unexpected Appeal**

Green spaces that temper all the sleek concrete.

## **The Market**

Sky-high condos and apartments with prices to match.

## **You'll Fall in Love With**

Downtown's homegrown hideaways.



# West Lake Hills

Incorporated as an independent suburb in 1953, West Lake Hills, with its hilly terrain and tranquil residential streets, only feels far-flung from Austin's bustling core. A mere six miles west of downtown, this family-friendly pocket is a sought-after community.

## **What to Expect**

Palatial hillside homes and Friday-night fandom.

## **The Lifestyle**

Busy days, quiet nights, and ample amenities.

## **Unexpected Appeal**

Being surrounded by the natural Hill Country splendor—and those views.

## **The Market**

Multi-million-dollar estates but also modest fixer-uppers.

## **You'll Fall in Love With**

The vitality of this thriving community.



# Northwest Hills

Prescient developers, who predicted that fast-growing Austin would soon expand to the northwest, gradually snapped up the more than 2,500 acres in the hilly terrain that would eventually become Northwest Hills. With breathtaking panoramas and easy access to Mopac and 360, two of the city's main thoroughfares, it has become a densely populated residential refuge.

## **What to Expect**

Long, winding streets and frequent wildlife sightings.

## **The Lifestyle**

Families and commuter students recharge in peaceful environs.

## **Unexpected Appeal**

Access to the area's surprisingly rugged green spaces.

## **The Market**

Mostly sprawling single-family homes, but also clusters of multi-unit properties.

## **You'll Fall in Love With**

Watching the sunsets at Mount Bonnell.





# Lake Travis

Just 15 miles northwest of downtown Austin sits some of the area's most scenic and luxurious neighborhoods. The Lake Travis neighborhoods are considered those bordering the Colorado River as it widens into a lake and they become highly sought-after havens for those seeking an escape from the hustle and bustle of the city.

## **What to Expect**

Extreme livability with legendary views, incredible recreational offerings and the perfect amount of seclusion.

## **The Lifestyle**

Casual, yet sophisticated lifestyle punctuated by great amenities nearby.

## **The Market**

A popular place to reside due to the exemplary schools. Mostly large, luxurious custom waterfront estates in a mix of architectural styles with a few master-planned communities, too.

## **You'll Fall in Love With**

Coastal lounging is amplified with all the swimming, boating, sailing and water sports you could imagine.



# Hyde Park

Austin's first suburb was laid out in 1891 by a man who owned a private electric trolley line and favored wide streets and shaded sidewalks. The relatively flat swath, which lies just north of the University of Texas at Austin and has a history of attracting free-spirited thinkers, has held on to its bohemian je ne sais quoi.

## **What to Expect**

Pocket Parks and a "come as you are" heritage.

## **The Lifestyle**

Front-porch friendliness and a passion for preservation.

## **Unexpected Appeal**

The neighborhood's devotion to an influential innovator.

## **The Market**

Victorian beauties with eye-catching details and lots of bright bungalows.

## **You'll Fall in Love With**

The neighborhood's singular vintage charm.



# Travis Heights

It wasn't until reliable bridges were built across the Colorado River that this tiny subdivision on the city's south side began to thrive. With a surge of development in the 1920's, Travis Heights was soon attracting Austin's well-to-do who liked its roomy lots, winding streets, and mini forest of trees.

## **What to Expect**

Curvy, shaded streets and short commutes.

## **The Lifestyle**

Year-round recreation and plenty of reasons to get outside.

## **Unexpected Appeal**

The compact but mighty neighborhood parks.

## **The Market**

Beautifully restored historic landmarks and contemporary remodels.

## **You'll Fall in Love With**

The quintessential hipness of South Congress Avenue.



# Mueller

Built on the former site of the Robert Mueller Municipal Airport, this town-within-a-town started welcoming residents in 2007. As it keeps growing, Mueller's mixed-use community continues to be the epitome of thoughtful, sustainable urban design.

## **What to Expect**

Thoughtful conveniences and a burgeoning Town Center district.

## **The Lifestyle**

Super social with diversions for all.

## **Unexpected Appeal**

Engaging, imaginative public spaces.

## **The Market**

Wide variety of custom homes in highly-walkable community.

## **You'll Fall in Love With**

The Mayberry-esque magic.



# East Austin

Often noted as the fastest growing neighborhood in Austin, the eclectic and trendy eastside area has a new, robust restaurant scene and has become a popular home choice for many Austinites. East Austin is often referred to as an “authentic” view of Austin due to its unique vibe and culture.

## **What to Expect**

Hip and trendy neighborhood known for offering residents a great quality of life and cool factor.

## **The Lifestyle**

Robust range of exciting dining options from lunch at the popular Franklin Barbecue to brunch at Hillside Farmacy to a cozy dinner at Justine’s.

## **Unexpected Appeal**

Great boutiques and vintage shops full of unique finds.

## **The Market**

Tends to be more affordable than other close-in Austin neighborhoods and features character-filled apartments and homes.

## **You’ll Fall in Love With**

Touring the east side’s breweries, such as Hops & Grain, Lazarus and the appropriately named, Austin Eastciders.



# Tarrytown

Not long after it was established as a suburb in 1915, Tarrytown was being touted as a picture-perfect place “where oak trees charm the eye.” And so it remains today, with its lush canopy shading high-demand homes tucked along a scenic stretch of Lake Austin.

## **What to Expect**

Well-kept properties and an unshakable sense of neighborliness.

## **The Lifestyle**

Community get-togethers and a wealth of waterside diversions.

## **Unexpected Appeal**

History, art, and nature at your fingertips.

## **The Market**

From twenties-era cottages to grand Tudors, expect a variety of architectural style.

## **You’ll Fall in Love With**

Easy access to the charms of Lake Austin.



# Great Hills

Since the mid-seventies, Great Hills has developed into a sizable swath of gated communities and luxury apartments nestled into hillsides. The area may have once felt far-flung, but as Austin's sprawl continues to spread, it provides easy access to the city's newest retail hubs.

## **What to Expect**

A diverse community that feels tucked-away.

## **The Lifestyle**

Outdoor pursuits that take the edge off longer commutes.

## **Unexpected Appeal**

High-end shopping meccas close at hand.

## **The Market**

Good-sized homes with ample lawns by custom builders.

## **You'll Fall in Love With**

Nature just beyond your backyard.



# Barton Creek

Located in the rolling hills of West Austin, Barton Creek is one of Austin's largest and oldest neighborhoods. Just 20 minutes from downtown, the exclusive neighborhood offers picturesque views, spacious homes and is surrounded by two of Austin's most popular parks.

## **What to Expect**

Safe and upscale neighborhood where wealthy Austinites enjoy close access to hiking and biking trails and easy commutes via the close-by major thoroughfares.

## **The Lifestyle**

Enjoy nature via the Barton Creek Greenbelt and Zilker Park or a day of shopping and lunching at the Barton Creek Square Mall's luxury stores and restaurants.

## **Unexpected Appeal**

Home to some of the best schools in the state.

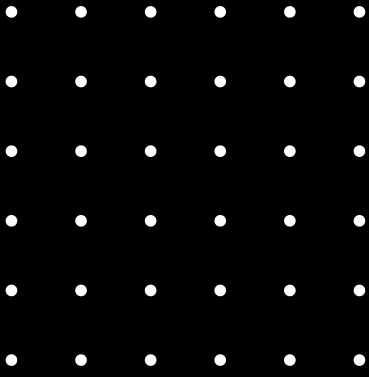
## **The Market**

Large and modernized luxury homes in a variety of architectural styles designed to complement the local scenery.

## **You'll Fall in Love With**

The famed Barton Creek Resort and Club, which features multiple golf courses, dining, swimming, tennis, and spa facilities.





# Things To Do



# Museums and Art Centers

- Austin Art Garage
- Bass Concert Hall
- Bullock Texas State History Museum
- Blanton Museum of Art
- Canopy Austin
- Harry Ransom Center
- Laguna Gloria
- LBJ Presidential Library
- Long Center
- Lora Reynolds Gallery
- Mexic-Arte Museum
- Science Mill
- Thinkery
- The Contemporary Austin Umlauf Sculpture Garden & Museum
- Yard Dog Art Gallery
- ZACH Theater



# Parks

- Auditorium Shores
- Austin Zoo
- Barton Creek Greenbelt
- Bull Creek District Park
- Great Hills Park
- Lady Bird Johnson Wildflower Center
- Mayfield Park and Nature Preserve
- McKinney Falls State Park
- Mount Bonnell
- Mueller Lake Park
- Onion Creek Metropolitan Park
- Pease Park
- Red Bud Isle
- Zilker Botanical Garden
- Zilker Park



# Restaurants

- Amy's Ice Cream
- ATX Cocina
- Austin Beer Garden Brewing Co
- Clark's Oyster Bar
- Comedor
- DipDipDip Tatsu-ya
- Easy Tiger
- Elizabeth Street Cafe
- Emmer & Rye
- Fonda San Miguel
- Franklin's BBQ
- Fresa's
- Grizzelda's
- Hank's
- Home Slice Pizza
- Jacoby's
- Jeffrey's
- Josephine House
- June's All Day
- Kemuri Tatsu-ya
- Komé
- La Barbecue
- La Condesa
- Launderette
- Lazarus
- Loro
- Magnolia Cafe
- Matt's El Rancho
- Odd Duck
- Olamaie
- Oseyo
- Peached Tortilla
- Pinthouse Pizza
- Ramen Tatsu-ya
- Rosewood
- St. Elmo Brewing Company
- Suerte
- Summer Moon Coffee
- Sway
- Tacodeli
- Texas Honey Ham
- Tiny Boxwoods
- Thai Fresh
- Uchi
- Veracruz All Natural
- Vespiao
- Via 313



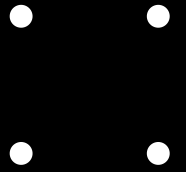
# Shopping

- A-Town
- Adelante
- Arboretum at Great Hills
- ARO
- Barton Creek Mall
- Beehive
- Book People
- Breed and Co
- Buffalo Exchange
- By George
- East Austin Succulents
- Eliza Page
- Feather Your Nest
- Four Hands Home
- Hearth and Soul
- Kick Pleat
- Lakeline Mall
- Luxe Apothetique
- Maya Star
- Outdoor Voices
- Revival Vintage
- Southpark Meadows
- South Congress Street
- STAG
- Tarrytown Pharmacy
- The Domain
- The Great Outdoors
- Toy Joy
- Uncommon Objects
- Valentines
- Wendy Wells Jewelry
- Wildflower Organics



# Schools

- Austin ISD
- Del Valle ISD
- Dripping Springs ISD
- Eanes ISD
- Elgin ISD
- Georgetown ISD
- Hays CISD
- Hutto ISD
- Lake Travis ISD
- Leander ISD
- Liberty Hill ISD
- Manor ISD
- Pflugerville ISD
- Round Rock ISD
- San Marcos CISD
- Taylor ISD
- Wimberley ISD
- Leander ISD
- Liberty Hill ISD
- Manor ISD
- Pflugerville ISD
- Round Rock ISD
- San Marcos CISD
- Taylor ISD
- Wimberley ISD



**[Agent Name]**  
[Title]

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