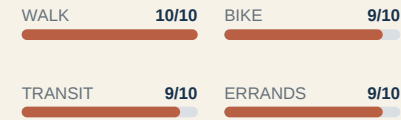


Downtown + Rainey

CAR-LIGHT

TYPICAL PURCHASE RANGE
\$350K-\$2.5M+

High-energy, low-maintenance city living with events, nightlife and waterfront access outside the lobby.



DAILY ESSENTIALS

Groceries: Trader Joe's Seaholm; Whole Foods Lamar; Royal Blue Grocery

Road access: I-35 and Mopac via Cesar Chavez / 5th-6th

Homes: Condos, lofts and high-rises | 500-3,000+ sf

Schools: AISD; assignments vary by tower. Common central pattern includes Mathews, O. Henry and Austin High - confirm by address.

COMMUTE CONNECTIONS

SOUTH CONGRESS

5-12 min

MUELLER

12-20 min

DOMAIN

20-30 min

AIRPORT

15-25 min

WEEKDAY RHYTHM

Walk to offices, coffee, the library, lake trail and dinner. A car can stay parked for days if work and routines are central.

WEEKEND RHYTHM

Trail laps, farmers markets, museums, live music and restaurants - with major events sometimes shaping the whole day.

LOCAL ANCHORS

Lady Bird Lake trail, Republic Square, Central Library, Seaholm, Moody Theater, Fareground, Red Ash, Hestia and east-side access via Plaza Saltillo.

BEST LIFESTYLE FIT

Lock-and-leave professionals, second-home buyers, downsizers and anyone prioritizing walkability over private outdoor space.

BUYER REALITY CHECK

Choose the building before the unit: HOA health, elevator reliability, parking, guest rules, noise exposure and nearby construction matter more than the view alone.

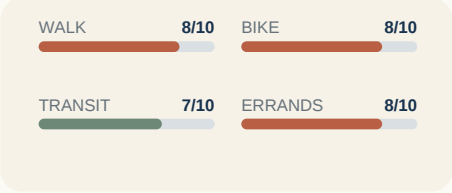
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

Clarksville + Old West Austin

HISTORIC + WALKABLE

TYPICAL PURCHASE RANGE
\$850K-\$3.5M+

Leafy, intimate and historic, with a village feel only minutes from downtown.



DAILY ESSENTIALS

Groceries: Fresh Plus West Lynn; Whole Foods Lamar; Lake Austin H-E-B

Road access: Fast Mopac access via Enfield / 5th-6th

Homes: Historic cottages, bungalows and modern infill | 900-3,500+ sf

Schools: AISD; commonly Mathews, O. Henry and Austin High. Boundary and program verification is essential.

COMMUTE CONNECTIONS

DOWNTOWN

5-12 min

SOUTH CONGRESS

10-18 min

DOMAIN

18-30 min

AIRPORT

20-30 min

WEEKDAY RHYTHM

A short central commute with coffee, neighborhood dining and Pease Park close enough to fold into the routine.

WEEKEND RHYTHM

West 6th, the trail, Clarksville pocket restaurants and easy access to both downtown and Lake Austin.

LOCAL ANCHORS

Pease Park, Clarksville Park, West 6th, Swedish Hill, Josephine House, Jeffrey's and easy trail access.

BEST LIFESTYLE FIT

Design-minded buyers, central commuters, downsizers and households wanting a neighborhood feel without giving up proximity.

BUYER REALITY CHECK

Block choice is decisive. Compare parking, cut-through traffic, historic constraints, overhead utilities and the condition of older foundations, sewer and electrical systems.

TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

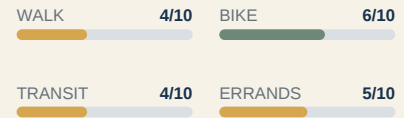
Tarrytown

QUIET CENTRAL WEST

TYPICAL PURCHASE RANGE

\$1.2M-\$5M+

Quiet, established and polished, with lake access, mature trees and understated prestige.



DAILY ESSENTIALS

Groceries: Lake Austin H-E-B; Randall's Exposition; neighborhood markets

Road access: Mopac via Lake Austin Blvd, Enfield or Windsor

Homes: Cottages, ranches, estates and contemporary builds | 1,500-7,000+ sf

Schools: AISD; many addresses feed Casis, O. Henry and Austin High. Confirm current boundaries and transfers.

COMMUTE CONNECTIONS

DOWNTOWN

8-18 min

SOUTH CONGRESS

15-25 min

DOMAIN

20-35 min

AIRPORT

22-35 min

WEEKDAY RHYTHM

Mostly car-based errands, school runs and commutes, balanced by calm streets, Lake Austin access and close-in geography.

WEEKEND RHYTHM

Deep Eddy, Mayfield Park, the lake, golf and long neighborhood walks under mature trees.

LOCAL ANCHORS

Mayfield Park, Reed Park, Deep Eddy, Lake Austin, Lions Municipal Golf Course, Mozart's and Hula Hut.

BEST LIFESTYLE FIT

Luxury buyers, move-up households, executives and buyers prioritizing privacy, trees and central-west access.

BUYER REALITY CHECK

Test driveway grade, drainage and street speed. A beautiful address can still have awkward Mopac access, a steep lot or major tree and renovation constraints.

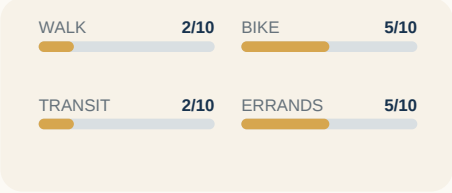
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

West Lake Hills

HILL COUNTRY CLOSE-IN

TYPICAL PURCHASE RANGE
\$1.6M-\$6M+

Wooded hills, dramatic views and privacy close to downtown, with a distinctly residential rhythm.



DAILY ESSENTIALS

Groceries: Westlake H-E-B; Trader Joe's Rollingwood; Bee Cave Road services

Road access: Loop 360, Bee Cave Road and Mopac

Homes: Hill Country modern, 1970s custom and estates | 2,000-8,000+ sf

Schools: Primarily Eanes ISD; exact campus assignments must be verified with the district and property address.

COMMUTE CONNECTIONS

DOWNTOWN

12-25 min

SOUTH CONGRESS

15-25 min

DOMAIN

25-40 min

AIRPORT

25-40 min

WEEKDAY RHYTHM

Driving is the default, but downtown can be surprisingly close outside the peak. Daily life revolves around schools, Bee Cave Road and home.

WEEKEND RHYTHM

Greenbelt access, Wild Basin, lake activities and relaxed time on larger wooded properties.

LOCAL ANCHORS

Wild Basin Preserve, Barton Creek Greenbelt access, Red Bud Isle nearby and Bee Cave Road dining/services.

BEST LIFESTYLE FIT

Luxury buyers seeking privacy, views, Eanes ISD access and close-in Hill Country living.

BUYER REALITY CHECK

Run a slope-and-access audit: drainage, retaining walls, wildfire exposure, septic where applicable and separate-city permitting can outweigh cosmetic appeal.

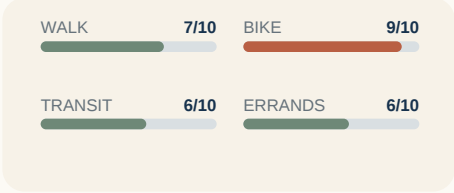
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

Barton Hills + Zilker

OUTDOORS-FIRST CENTRAL

TYPICAL PURCHASE RANGE
\$750K-\$2.4M+

Outdoors-first central Austin: greenbelt mornings, Barton Springs afternoons and a relaxed residential setting.



DAILY ESSENTIALS

Groceries: Barton Hills Market; Sprouts South Lamar; SoCo H-E-B

Road access: Mopac and Loop 360 via Barton Springs / Lamar

Homes: Mid-century ranches, bungalows, condos and modern infill | 750-4,000+ sf

Schools: AISD; commonly Barton Hills or Zilker, O. Henry and Austin High. Confirm by address.

COMMUTE CONNECTIONS

DOWNTOWN

8-18 min

EAST AUSTIN

15-25 min

DOMAIN

25-40 min

AIRPORT

20-30 min

WEEKDAY RHYTHM

A central commute with trail, pool or greenbelt time available before or after work. Grocery walkability depends heavily on the pocket.

WEEKEND RHYTHM

Barton Springs, Zilker, greenbelt hikes, paddleboarding and restaurant hopping along Barton Springs Road.

LOCAL ANCHORS

Barton Springs Pool, Zilker Park, Barton Creek Greenbelt, Umlauf, El Alma South, Lou's and Barton Springs Road dining.

BEST LIFESTYLE FIT

Outdoor enthusiasts, central commuters, design renovators and move-up buyers wanting trails plus city access.

BUYER REALITY CHECK

Walk the exact route to errands; interior hills feel different from South Lamar edges. Check creek/flood exposure, festival traffic, slope and mature-tree constraints.

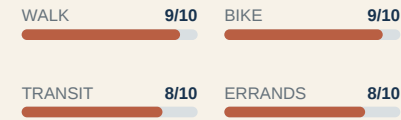
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

Bouldin Creek + SoCo

SOCIAL + CAR-LIGHT

TYPICAL PURCHASE RANGE
\$650K-\$2.2M+

Creative, eclectic and restaurant-rich, with historic fabric alongside sharp contemporary infill.



DAILY ESSENTIALS

Groceries: SoCo H-E-B; South First markets; Whole Foods Lamar

Road access: I-35, US-290/71 and Mopac via Oltorf / Riverside

Homes: Bungalows, cottages, condos and modern infill | 650-3,500+ sf

Schools: AISD; commonly Becker or Travis Heights, Lively and Travis High - verify by address.

COMMUTE CONNECTIONS

DOWNTOWN

5-15 min

EAST AUSTIN

10-18 min

DOMAIN

25-40 min

AIRPORT

15-25 min

WEEKDAY RHYTHM

Coffee, dinner and many errands can happen on foot or bike, especially near South First and South Congress.

WEEKEND RHYTHM

Patios, boutiques, live music, the lake trail and a steady stream of visitors give the area an all-day pulse.

LOCAL ANCHORS

South Congress, Elizabeth Street Cafe, Lenoir, Fresa's, Auditorium Shores and the Lady Bird Lake trail.

BEST LIFESTYLE FIT

Car-light professionals, creative buyers, small-house enthusiasts and investors prioritizing location over square footage.

BUYER REALITY CHECK

Visit at night and on weekends. Parking, event traffic, commercial noise, short blocks without sidewalks and recent infill quality vary substantially.

TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

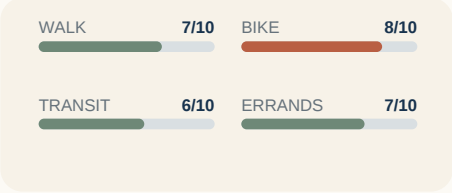
Travis Heights

LEAFY + CENTRAL SOUTH

TYPICAL PURCHASE RANGE

\$700K-\$2.4M+

Winding, tree-covered streets and historic charm just above South Congress and the lake.



DAILY ESSENTIALS

Groceries: SoCo H-E-B; Whip In market; Riverside H-E-B east

Road access: I-35 and US-290/71 via Riverside / Oltorf

Homes: 1920s cottages, mid-century homes and custom builds | 900-4,500+ sf

Schools: AISD; often Travis Heights, Lively and Travis High. Verify address and programs.

COMMUTE CONNECTIONS

DOWNTOWN

6-15 min

MUELLER

18-28 min

DOMAIN

25-40 min

AIRPORT

15-25 min

WEEKDAY RHYTHM

Quiet residential mornings with quick access to downtown, South Congress and the trail; many errands still favor a bike or car.

WEEKEND RHYTHM

Big Stacy, Little Stacy, Blunn Creek, porch walks and South Congress without living directly in its busiest blocks.

LOCAL ANCHORS

Little Stacy and Big Stacy parks/pool, Blunn Creek Greenbelt, Whip In, South Congress and lakeshore access.

BEST LIFESTYLE FIT

Architecture lovers, central households, executives and buyers wanting character with a calmer feel than SoCo.

BUYER REALITY CHECK

Topography changes within a few streets. Check drainage, sidewalks, retaining conditions and whether older additions and accessory structures were permitted.

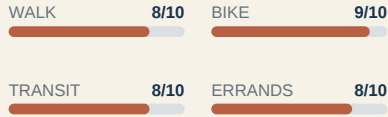
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

Hyde Park

HISTORIC + ACADEMIC

TYPICAL PURCHASE RANGE
\$550K-\$1.4M+

Historic, academic and neighborly, with porch culture, pocket retail and a true central grid.



DAILY ESSENTIALS

Groceries: Hancock H-E-B; Central Market North Lamar; Fresh Plus Duval

Road access: I-35 and Mopac via 38th / 45th

Homes: Victorians, Craftsman bungalows, duplexes and condos | 600-2,800+ sf

Schools: AISD; commonly Lee, Lamar and McCallum, with exceptions. Confirm current boundary maps.

COMMUTE CONNECTIONS

DOWNTOWN

10-20 min

MUELLER

10-18 min

DOMAIN

15-25 min

AIRPORT

20-30 min

WEEKDAY RHYTHM

Bike, bus or drive to UT and medical employment; local coffee, parks and small businesses make shorter errands easy.

WEEKEND RHYTHM

Shipe Park, bookstores, neighborhood restaurants and relaxed walks through historic residential streets.

LOCAL ANCHORS

Shipe Park, Elisabet Ney Museum, First Light Books, Quack's, Asti, Duval and 43rd Street shops.

BEST LIFESTYLE FIT

UT and medical professionals, small-home buyers, preservation fans and households seeking walkable central living.

BUYER REALITY CHECK

Parking and student-rental adjacency differ by block. Verify historic-district rules, older electrical/sewer and how comfortably the home's size works long-term.

TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

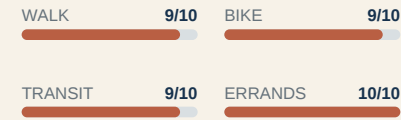
Mueller

PLANNED + WALKABLE

TYPICAL PURCHASE RANGE

\$550K-\$1.25M+

Planned, social and amenity-dense, with parks, retail and mixed housing woven into a walkable grid.



DAILY ESSENTIALS

Groceries: Mueller H-E-B in the neighborhood; nearby Target and market district

Road access: I-35, US-290 and US-183

Homes: Row homes, condos, courtyard homes and newer detached | 700-3,200+ sf

Schools: AISD boundaries vary within and around Mueller; confirm address. Charter and magnet options are also nearby.

COMMUTE CONNECTIONS

DOWNTOWN

10-20 min

EAST AUSTIN

10-18 min

DOMAIN

15-25 min

AIRPORT

15-25 min

WEEKDAY RHYTHM

Walk to groceries, parks, restaurants, medical services and school-area amenities on a connected street grid.

WEEKEND RHYTHM

Farmers market, Thinkery, lake park, playgrounds, Alamo Drafthouse and community events without leaving the district.

LOCAL ANCHORS

Mueller Lake Park, Thinkery, farmers' market, Alamo Drafthouse, L'Oca d'Oro, Veracruz and Dell Children's.

BEST LIFESTYLE FIT

Households wanting parks and community programming, medical professionals, low-maintenance buyers and car-light commuters.

BUYER REALITY CHECK

Review HOA/design rules, alley and parking setup, shared-wall sound, solar orientation and any affordable-program resale restrictions tied to the home.

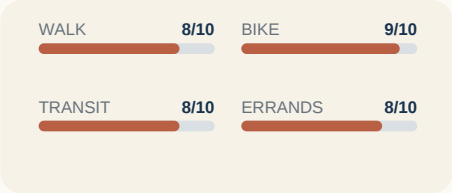
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

East Austin + Holly

CREATIVE + CONNECTED

TYPICAL PURCHASE RANGE
\$425K-\$1.25M+

Culturally layered and fast-changing, with deep roots, major dining and a growing transit/tech corridor.



DAILY ESSENTIALS

Groceries: 7th Street H-E-B; Whole Foods East 5th; neighborhood mercados

Road access: I-35, US-183 and US-290/71

Homes: Bungalows, small-lot homes, condos and modern infill | 600-2,800+ sf

Schools: AISD assignments are highly address-specific; confirm campus, program and 2026-27 boundary changes directly.

COMMUTE CONNECTIONS

DOWNTOWN

5-18 min

MUELLER

10-18 min

DOMAIN

20-35 min

AIRPORT

12-20 min

WEEKDAY RHYTHM

Central commutes, bike connections and a deep coffee/restaurant network; day-to-day ease changes sharply across the broader east side.

WEEKEND RHYTHM

Boggy Creek and Butler trails, galleries, patios, live music and some of Austin's strongest dining.

LOCAL ANCHORS

Boggy Creek and Butler trails, Plaza Saltillo, Govalle Park, Suerte, Nixta, Franklin Barbecue and East 11th/6th corridors.

BEST LIFESTYLE FIT

Creative and tech professionals, urban investors, renovators and buyers comfortable evaluating block-level change.

BUYER REALITY CHECK

Evaluate the six-block reality: rail, nightlife, highway noise, sidewalks, drainage and recent infill quality. Do not buy from a neighborhood label alone.

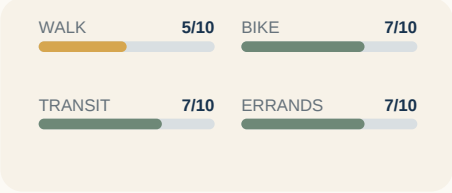
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

Windsor Park

CENTRAL VALUE + PARKS

TYPICAL PURCHASE RANGE
\$425K-\$850K

Low-key residential value near Mueller, with mid-century stock and improving east-west connections.



DAILY ESSENTIALS

Groceries: Mueller H-E-B; JD's / neighborhood markets along Cameron and 290

Road access: I-35, US-290 and US-183

Homes: 1950s-1970s ranches, duplexes and newer infill | 900-2,500+ sf

Schools: AISD; assignments vary, commonly including Harris/Blanton-area elementary patterns and Northeast High. Confirm by address.

COMMUTE CONNECTIONS

DOWNTOWN

12-25 min

EAST AUSTIN

10-18 min

DOMAIN

15-25 min

AIRPORT

18-28 min

WEEKDAY RHYTHM

Drive or bike to Mueller, UT and central jobs; Bartholomew Park and practical retail cover a surprising amount of daily life.

WEEKEND RHYTHM

Pool and park time, Mueller market trips, local restaurants and quick access to East Austin.

LOCAL ANCHORS

Bartholomew District Park/pool, Hank's, Carousel Lounge, Mueller retail and the new Rapid 837 corridor.

BEST LIFESTYLE FIT

First-time detached-home buyers, renovators, medical/UT commuters and long-term investors.

BUYER REALITY CHECK

Walkability is pocket-specific. Test Cameron/51st crossings, traffic noise and bus access; inspect ranch-era sewer, foundation and electrical systems carefully.

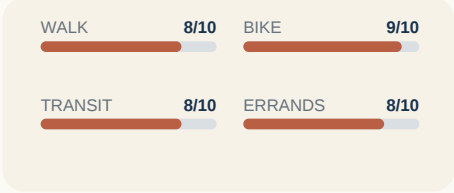
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

North Loop

QUIRKY + BIKEABLE

TYPICAL PURCHASE RANGE
\$475K-\$900K

Compact, quirky and bike-friendly, with vintage shops, neighborhood bars and small-home charm.



DAILY ESSENTIALS

Groceries: Hancock H-E-B; Central Market North Lamar; Fresh Plus Duval

Road access: I-35, Mopac and US-183 via Airport / 45th

Homes: Bungalows, cottages, duplexes and small condos | 550-2,000+ sf

Schools: AISD; often Ridgetop/Reilly, Lamar and McCallum, with address-specific exceptions.

COMMUTE CONNECTIONS

DOWNTOWN

10-20 min

MUELLER

10-18 min

DOMAIN

12-22 min

AIRPORT

20-30 min

WEEKDAY RHYTHM

Easy bike and bus routines to UT, medical and central offices, with coffee, bars and small shops close to home.

WEEKEND RHYTHM

Vintage browsing, casual restaurants, neighborhood bars and quick rides into Hyde Park, Mueller or downtown.

LOCAL ANCHORS

North Loop Boulevard shops, Epoch, Home Slice, Workhorse, Double Trouble and easy access to Airport Boulevard.

BEST LIFESTYLE FIT

First-time central buyers, bike commuters, small-space buyers, UT/medical renters and hands-on renovators.

BUYER REALITY CHECK

Small homes and lots require honest storage and future-space planning. Check rail/arterial noise, parking, sewer, foundation and unpermitted conversions.

TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

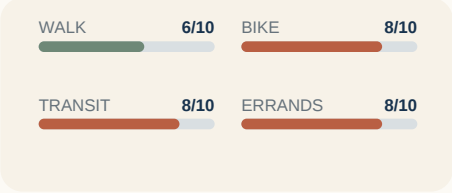
Allandale + Crestview + Brentwood

YARDS + CENTRAL CONVENIENCE

TYPICAL PURCHASE RANGE

\$550K-\$1.2M+

Mature-tree central neighborhoods with practical lots, local retail and an easygoing residential feel.



DAILY ESSENTIALS

Groceries: Burnet Road H-E-B; Central Market North Lamar; Fresh Plus Anderson

Road access: Mopac, US-183 and US-290

Homes: 1950s-1960s ranches, cottages, duplexes and infill | 900-3,000+ sf

Schools: AISD; many addresses align with Gullett/Brentwood, Lamar and McCallum. Verify boundaries.

COMMUTE CONNECTIONS

DOWNTOWN

12-25 min

MUELLER

15-25 min

DOMAIN

12-20 min

AIRPORT

25-35 min

WEEKDAY RHYTHM

A practical mix of central commuting, neighborhood schools, parks and Burnet Road errands - often with a usable yard at home.

WEEKEND RHYTHM

Northwest District Park, Shoal Creek, Little Deli, Burnet Road dining and low-key neighborhood time.

LOCAL ANCHORS

Northwest District Park, Beverly S. Sheffield, Shoal Creek, Little Deli, Fonda San Miguel, Burnet Road and Crestview Station.

BEST LIFESTYLE FIT

Move-up households, central renovators, rail commuters and buyers valuing yards over nightlife.

BUYER REALITY CHECK

The three-neighborhood cluster is not uniform. Compare rail/Mopac noise, sidewalk coverage, lot drainage and the quality of additions or flipped interiors.

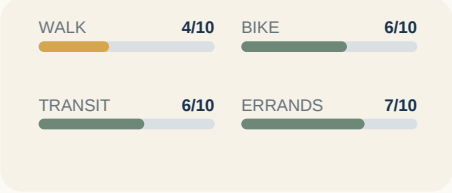
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

Northwest Hills

HILLS + NORTH ACCESS

TYPICAL PURCHASE RANGE
\$600K-\$1.5M+

Hilly, established and quiet, with canyon views, mature trees and convenient Mopac access.



DAILY ESSENTIALS

Groceries: Far West H-E-B; Randall's Mesa; Whole Foods Gateway

Road access: Mopac, Loop 360 and US-183

Homes: 1960s-1980s ranches, split-levels, condos and custom homes | 900-4,500+ sf

Schools: AISD; often Doss/Highland Park, Murchison and Anderson, but verify every address.

COMMUTE CONNECTIONS

DOWNTOWN

15-30 min

UT / MEDICAL

12-22 min

DOMAIN

10-20 min

AIRPORT

25-40 min

WEEKDAY RHYTHM

Convenient north/central driving with schools and groceries close by; walking works best near Far West rather than across the hills.

WEEKEND RHYTHM

Bull Creek, Bright Leaf, canyon walks, Arboretum/Domain errands and time at home on larger lots.

LOCAL ANCHORS

Bull Creek District Park, Bright Leaf Preserve, Far West services, The Village and quick access to Domain/Arboretum.

BEST LIFESTYLE FIT

Move-up buyers, multigenerational households, mid-century renovators and buyers prioritizing schools/space.

BUYER REALITY CHECK

A five-minute walk on a map can be steep or sidewalk-free. Inspect slope, drainage, retaining, foundation and condo HOA/insurance conditions.

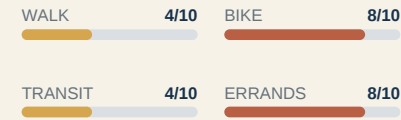
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

Circle C Ranch

SPACE + TRAILS

TYPICAL PURCHASE RANGE
\$550K-\$1.1M+

Amenity-rich master-planned living with trails, pools, larger homes and a suburban rhythm.



DAILY ESSENTIALS

Groceries: H-E-B Slaughter/Escarpment; Arbor Trails retail; Costco nearby

Road access: Mopac, SH-45 Southwest and US-290

Homes: 1980s-2010s detached homes | 1,600-4,500+ sf

Schools: AISD; many addresses feed Kiker/Clayton, Gorzycki and Bowie. Confirm by address and phase.

COMMUTE CONNECTIONS

DOWNTOWN

25-45 min

SOUTH CONGRESS

20-35 min

DOMAIN

35-55 min

AIRPORT

25-40 min

WEEKDAY RHYTHM

School runs, hybrid work and car-based errands are balanced by extensive neighborhood trails, pools and parks.

WEEKEND RHYTHM

Veloway rides, Wildflower Center, sports fields, greenbelt access and easy Hill Country day trips.

LOCAL ANCHORS

Veloway, Slaughter Creek trails, Lady Bird Johnson Wildflower Center, Circle C Metropolitan Park and Escarpment Village.

BEST LIFESTYLE FIT

Space-seeking households, hybrid workers, outdoor users and buyers wanting predictable community amenities.

BUYER REALITY CHECK

Drive the commute during school and peak hours. Compare HOA phase, tax district, trail proximity, backing roads and whether a larger home increases upkeep beyond your lifestyle needs.

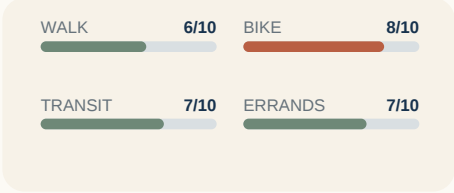
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

South Manchaca + St. Elmo

PRACTICAL SOUTH CENTRAL

TYPICAL PURCHASE RANGE
\$300K-\$900K

Practical South Austin with vintage ranches, brewery energy and emerging mixed-use pockets.



DAILY ESSENTIALS

Groceries: SoCo H-E-B; Central Market Westgate; Sprouts South Lamar

Road access: I-35, Mopac and US-290/71

Homes: 1950s-1970s ranches, condos, townhomes and new infill | 550-2,500+ sf

Schools: AISD; school patterns vary across the area. Confirm elementary, middle and high school by exact address.

COMMUTE CONNECTIONS

DOWNTOWN

12-25 min

SOUTH CONGRESS

8-15 min

DOMAIN

30-45 min

AIRPORT

15-25 min

WEEKDAY RHYTHM

A flexible South Austin base for downtown, airport and south employers, with grocery options in several directions.

WEEKEND RHYTHM

Garrison Park, Radio Coffee, St. Elmo breweries, South Congress and short drives to greenbelt access.

LOCAL ANCHORS

Garrison Park, Joslin Park, Radio Coffee, St. Elmo district, Meanwhile Brewing and South Congress services.

BEST LIFESTYLE FIT

First-time buyers, south-corridor commuters, modest renovation buyers and yield-conscious long-term investors.

BUYER REALITY CHECK

Sidewalks and streetscape vary. Check industrial/freight edges, school-hour traffic, drainage and the condition of older ranch systems before focusing on finishes.

TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

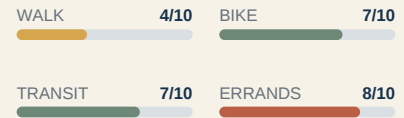
Avery Ranch + Lakeline

NORTH-TECH + AMENITIES

TYPICAL PURCHASE RANGE

\$450K-\$850K

Polished suburban living with golf, trails, community amenities and strong north-tech access.



DAILY ESSENTIALS

Groceries: Lakeline H-E-B Plus; H Mart; Target and Lakeline retail

Road access: US-183A, SH-45 and Mopac

Homes: 1990s-2010s detached, townhomes and condos | 1,200-4,000+ sf

Schools: Addresses may fall in Round Rock ISD or Leander ISD. Verify district and campus before comparing properties.

COMMUTE CONNECTIONS

DOWNTOWN

30-55 min

MUELLER

25-40 min

DOMAIN

12-25 min

AIRPORT

35-55 min

WEEKDAY RHYTHM

Easy access to north-tech employment, community amenities and big-box errands; downtown-oriented routines require commute tolerance.

WEEKEND RHYTHM

Brushy Creek trail, golf, pools, youth sports, Lakeline retail and Cedar Park dining.

LOCAL ANCHORS

Brushy Creek Regional Trail, Avery Ranch Golf Club, Lakeline retail, pools and Red Line access from Lakeline Station.

BEST LIFESTYLE FIT

North-tech employees, space-seeking households, first-time move-up buyers and long-term rental investors.

BUYER REALITY CHECK

Verify whether the address is in Round Rock or Leander ISD, plus HOA, MUD/tax structure, toll-road dependence and the real door-to-door commute.

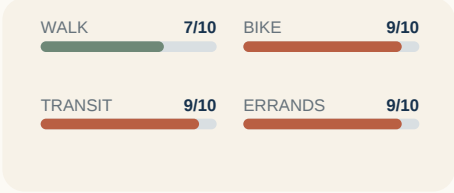
TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.

East Riverside

TRANSIT + AIRPORT ACCESS

TYPICAL PURCHASE RANGE
\$225K-\$750K

Dense, diverse and transitional, with lake access, strong transit and major redevelopment potential.



DAILY ESSENTIALS

Groceries: Riverside H-E-B Plus; Target East; 7th Street H-E-B north

Road access: I-35, US-71 and US-183

Homes: Condos, townhomes, apartments and pockets of detached | 450-2,200+ sf

Schools: AISD; assignments vary widely across Riverside/Oltorf. Verify by address and review current boundary updates.

COMMUTE CONNECTIONS

DOWNTOWN

8-18 min

EAST AUSTIN

10-18 min

DOMAIN

30-45 min

AIRPORT

8-15 min

WEEKDAY RHYTHM

Fast airport and downtown access with strong bus/bike options; dense retail and services reduce the need for long errand runs.

WEEKEND RHYTHM

Roy G. Guerrero Park, lakeshore trail, live music and quick access to East Austin restaurants.

LOCAL ANCHORS

Roy G. Guerrero Park, Lakeshore trail, Emo's, Oracle campus, Ani's, Rosita's and Rapid 800/Pleasant Valley connections.

BEST LIFESTYLE FIT

First-time condo buyers, airport/downtown commuters, transit users and income-focused long-term investors.

BUYER REALITY CHECK

For condos, study reserves, insurance, water intrusion, rental caps and special assessments. Visit the block at night and during Riverside traffic peaks.

TIMES AND SCORES ARE PLANNING GUIDES. VERIFY THE EXACT ROUTE, STORE, SCHOOL, HOA, FLOOD, INSURANCE AND PROPERTY CONDITION.