

AUSTIN

Neighborhood Guide



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AT DOUGLAS ELLIMAN REAL ESTATE

Barton Creek

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Nestled in the scenic Hill Country just west of Downtown Austin, Barton Creek offers a serene and upscale retreat while still being a short drive from the heart of the city. Known for its luxurious estates, rolling landscapes, and well-appointed golf communities, the neighborhood blends natural beauty with refined living. With quick access to downtown, Barton Creek residents enjoy the best of both worlds—tranquil surroundings and proximity to Austin’s premier dining, shopping, and entertainment.

COMMUTE

Downtown: 25 Minutes

Austin Airport: 25 Minutes

University of Texas: 28 Minutes

Domain: 30 Minutes

SCHOOLS

Homes in Barton Creek are served by the Austin Independent School District, with nearby public schools including Oak Hill Elementary, O. Henry Middle School, and Austin High School. The area is also convenient to several private schools, such as St. Gabriel’s Catholic School, St. Michael’s Catholic Academy, and St. Andrew’s Episcopal School. For higher education, Barton Creek offers easy access to the University of Texas at Austin and St. Edward’s University.

PARKS & RECREATION

- Barton Creek Greenbelt
- Barton Springs Pool
- Sculpture Falls
- Barton Creek Country Club

SHOPPING & OTHER ATTRactions

- Barton Creek Resort and Spa
- Barton Creek Square
- Hill Country Galleria



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Clarksville

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Tucked just west of Downtown Austin, Clarksville is a historic and vibrant neighborhood that blends old-Austin charm with modern urban living. Known for its beautifully preserved bungalows, tree-lined streets, and eclectic mix of local shops and restaurants, Clarksville offers a unique sense of community in the heart of the city. With downtown just minutes away, residents enjoy the convenience of urban amenities alongside the character and warmth of one of Austin's most beloved neighborhoods.

COMMUTE

Downtown: 5 Minutes

University of Texas: 10 Minutes

Austin Airport: 20 Minutes

Domain: 25 Minutes

SCHOOLS

Clarksville is served by the Austin Independent School District, with nearby public schools including Mathews Elementary, O. Henry Middle School, and Austin High School. The neighborhood is also close to several private schools, such as St. Andrew's Episcopal School, The Girls' School of Austin, and St. Austin Catholic School. For higher education, residents enjoy convenient access to the University of Texas at Austin and St. Edward's University.

PARKS & RECREATION

- Pease District Park
- Mayfield Park and Nature Preserve
- Deep Eddy Municipal Pool
- West Austin Neighborhood Park

SHOPPING & OTHER ATTRactions

- Wally Workman Gallery
- Waterloo Records
- Book People



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Crestview

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Located in North Central Austin, Crestview is a charming, established neighborhood known for its classic homes, tree-lined streets, and welcoming, old-Austin feel. With a mix of mid-century residences, local restaurants, shops, and neighborhood staples nearby, Crestview offers a relaxed sense of community while still providing convenient access to Downtown Austin, major thoroughfares, and the city's vibrant dining and entertainment scene.

COMMUTE

Downtown: 15 Minutes

University of Texas: 10 Minutes

Austin Airport: 18 Minutes

Domain: 13 Minutes

SCHOOLS

Homes in Crestview are part of the Austin Independent School District, with many addresses served by Brentwood Elementary, Lamar Middle School, and McCallum High School. Nearby private school options include St. Louis Catholic School, Brentwood Christian School, and Hyde Park Schools. For higher education, residents enjoy convenient access to the University of Texas at Austin, Austin Community College, and St. Edward's University.

PARKS & RECREATION

- Brentwood Neighborhood Park
- Beverly S. Sheffield Northwest District Park

SHOPPING & OTHER ATTRactions

- Violet Crown Clubhouse
- Wall of Welcome Mural
- Crestview Shopping Center



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Downtown Austin

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Set in the heart of Austin, Downtown spans about 1.6 square miles and serves as the city's vibrant epicenter. Bordered by Lady Bird Lake to the south, historic Clarksville to the west, and trendy East Austin across the highway, it is a central hub for business, entertainment, and outdoor activities, with easy access to all of Austin's attractions.

COMMUTE

Downtown: 10 Minutes

Austin Airport: 15 Minutes

Domain: 17 Minutes

SCHOOLS

Homes in Downtown Austin are within the Austin Independent School District, and nearby private schools include St. Andrew's Episcopal School and The Khabele School. For higher education, the University of Texas and St. Edward's University are both a short drive away.

PARKS & RECREATION

- Zilker Park
- Barton Springs Pool
- Texas Rowing Center
- Zilker Sand Volleyball Courts
- Butler Metro Park
- Ann & Roy Butler Hike & Bike Trail
- Waterloo Park
- Lady Bird Lake Rentals

GARDENS, THEATERS, & OTHER ATTRACTIONS

- Zilker Botanical Garden
- Zilker Hillside Theater
- ZACH Theater
- Auditorium Shores
- The Long Center for Performing Arts
- Austin City Limits Live
- Paramount Theatre
- Moody Amphitheater



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Dripping Springs

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Located southwest of Austin, Dripping Springs is a highly desirable community known for its stunning Texas Hill Country landscapes. Surrounded by rolling hills and picturesque scenery, Dripping Springs offers the ideal blend of small-town charm and natural beauty. It is bordered by Driftwood to the east, Henly to the west, and the expansive Texas Hill Country that defines the region.

COMMUTE

Downtown: 37 Minutes

Austin Airport: 35 Minutes

University of Texas: 40 Minutes

SCHOOLS

Homes in Lakeway are within the Dripping Springs Independent School District. The area also offers access to several private schools, including Dripping Springs Christian Academy, Acton Academy Dripping Springs, Appamada School, and AESA Prep Academy.

PARKS & RECREATION

- Hamilton Pool Preserve
- Reimers Ranch
- The Dripping Springs Sports & Recreation Park
- Charro Ranch Park
- Founders Memorial Park

GARDENS, SHOPPING, & OTHER ATTRACTIONS

- Solstice Gardens
- Salt Lick BBQ
- Historic Mercer Street
- Texas Hill Country Olive Company
- Bell Springs Winery
- Dripping Springs Country Club
- Falconhead Golf Club



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Easton Park

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Located in Southeast Austin, Easton Park is one of the area's most dynamic master-planned communities, spanning more than 2,300 acres of thoughtfully designed neighborhoods, parks, trails, and gathering spaces. Just a short drive from Austin-Bergstrom International Airport and Downtown Austin, Easton Park offers the ideal balance of community, convenience, and access to everything Austin has to offer.

COMMUTE

Downtown: 25 Minutes

Austin Airport: 15 Minutes

SCHOOLS

Homes in Easton Park are part of the Del Valle Independent School District. Students attend Hillcrest Elementary (PK-5), Ojeda Middle (6-8) and Del Valle High School (9-12). Nearby, residents also have access to private school options, higher education institutions, and easy connectivity to Austin's broader educational resources, including Austin Community College and the University of Texas at Austin.

PARKS & RECREATION

- McKinney Falls State Park
- Onion Creek Metropolitan Park
- Skyline Park
- Easton Park's Resort-Style Amenity Center + Dog Park
- 13+ Miles of Neighborhood Trails
- Roy Kizer Golf Course

SHOPPING, & OTHER ATTRactions

- Treehouse Park Food Truck Court
- Circuit of the Americas
- Southpark Meadows Shopping Center



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Hyde Park

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Nestled in Central Austin, Hyde Park is a historic and charming neighborhood that captures the spirit of old Austin with a vibrant, residential feel. Known for its early 20th-century homes and charming bungalows, shady streets, and a beloved mix of cafes, boutiques, and parks, Hyde Park offers a strong sense of community and timeless appeal. Just minutes from the University of Texas and Downtown, it combines convenience with character in one of the city's most cherished enclaves.

COMMUTE

University of Texas: 7 Minutes

Downtown: 10 Minutes

Domain: 15 Minutes

Austin Airport: 18 Minutes

SCHOOLS

Hyde Park is part of the Austin Independent School District, with nearby public schools including Lee Elementary, Kealing Middle School, and McCallum High School. The neighborhood is also close to several private schools, such as St. Paul Lutheran School, Griffin School, and St. Andrew's Episcopal School. For higher education, residents enjoy easy access to the University of Texas at Austin, located just minutes away.

PARKS & RECREATION

- Shipe Neighborhood Park
- Hancock Golf Course

MUSEUMS & OTHER ATTRactions

- Elisabet Ney Museum
- Hyde Park Theatre



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Lakeway

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Located northwest of Austin, Lakeway is a sought-after community that offers a prime location spanning scenic hill country landscapes. Nestled along the southern shores of Lake Travis, Lakeway is bordered by Bee Cave to the east, The Hills to the north, and the expansive natural beauty of the Texas Hill Country to the west.

COMMUTE

Downtown: 40 Minutes

Austin Airport: 40 Minutes

Domain: 40 Minutes

Hill Country Galleria: 18 Minutes

SCHOOLS

Homes in Lakeway are within Lake Travis Independent School District. The area also offers access to several private schools including The Magnolia School, Lake Travis Christian Academy, and Bluebonnet Montessori School.

PARKS & RECREATION

- Lake Travis
- Lakeway Swim Center
- Lakeway City Park
- Ranger Field
- Hamilton Greenbelt
- Porpoise Park
- Dragon Park

GARDENS, SHOPPING, & OTHER ATTRACTIONS

- Butterfly Garden
- Hurst Creek Sculpture Garden
- Austin Salt Cave
- Hill Country Galleria
- Oaks at Lakeway
- Lakeway Village Square



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Mueller

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Located in the heart of East Austin, the Mueller neighborhood is a sought-after community covering approximately 700 acres. Less than 9 miles from the Austin-Bergstrom International Airport and 5 miles to Downtown Austin, the neighborhood offers a prime location with easy access to everything Austin has to offer.

COMMUTE

Downtown: 10 Minutes

Austin Airport: 18 Minutes

SCHOOLS

Homes in Mueller are part of the Austin Independent School District. Nearby, residents also have access to private school options and higher education institutions, including the University of Texas and Austin Community College.

PARKS & RECREATION

- Mueller Lake Park
- Ella Wooten Park
- Mary Elizabeth Branch Park
- Bartholomew District Park
- Jessie Andrews Park
- Taniguchi Park

MUSEUMS, SHOPPING, & OTHER ATTRACTIONS

- Thinkery
- Alamo Drafthouse
- Texas Farmers' Market



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Pemberton Heights

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Located in the heart of Central Austin, Pemberton Heights is among the city's distinguished 78703 zip code, known for its tree-lined streets, landmark residences, and architecture ranging from Tudor and Mediterranean Revival to Craftsman. Roughly 2 miles from Downtown Austin and adjacent to the Shoal Creek Trail, it pairs historic character with immediate access to the city center.

COMMUTE

Downtown: 7 Minutes

University of Texas: 8 Minutes

Domain: 15 Minutes

Austin Airport: 25 Minutes

SCHOOLS

Homes in Pemberton Heights are part of the Austin Independent School District, zoned to Casis Elementary, O. Henry Middle School, and Austin High School. Nearby, residents also have access to private school options and higher education institutions, including the University of Texas and Austin Community College.

PARKS & RECREATION

- Shoal Creek Trail
- Pease Park
- Pemberton Heights Path
- Hartford Park
- Lions Municipal Golf Course
- Caswell Tennis Center

MUSEUMS, SHOPPING, & OTHER ATTRACTIONS

- Laguna Gloria
- Harry Ransom Center
- Casis Shopping Center



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Spicewood

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Located northwest of Austin, Spicewood is a desirable community set amidst the breathtaking landscapes of the Texas Hill Country. Nestled along the southern shores of Lake Travis, Spicewood is surrounded by stunning natural scenery, with Bee Cave to the east and vast stretches of unspoiled hill country to the west.

COMMUTE

Downtown: 50 Minutes

Austin Airport: 50 Minutes

Domain: 57 Minutes

SCHOOLS

Homes in Spicewood are served by Johnson City ISD, Lake Travis ISD, and Marble Falls ISD. Residents also have access to several private schools, including Spicewood Christian Academy, Acton Academy Bee Cave, and Kiddie Academy Bee Cave.

PARKS & RECREATION

- Pace Bend Park
- Krause Springs
- Pedernales Golf Club
- Muleshoe Bend Recreation Area
- Milton Reimers Ranch Park

OTHER ATTRACTIONS

- Spicewood Vineyards
- Iron Wolf Ranch and Distillery
- Spicewood Arts Fest
- Cypress Valley Canopy Tours
- Spicewood Farmers Market
- Lakecliff Country Club



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Tarrytown

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Located in Central Austin, just three miles west of Downtown, Tarrytown offers a charming and picturesque retreat while remaining conveniently close to the city's vibrant core. The neighborhood is known for its historic homes, tree-lined streets, and a strong sense of community. Despite its peaceful atmosphere, it's just minutes from downtown, providing easy access to some of Austin's top dining, entertainment, and outdoor attractions.

COMMUTE

Downtown: 10 Minutes

Austin Airport: 18 Minutes

Domain: 15 Minutes

University of Texas: 11 Minutes

SCHOOLS

Homes in Tarrytown are served by Austin ISD, with nearby schools such as Casis Elementary and O. Henry Middle School. Private school options in the area include St. Andrew's Episcopal School and The Girls' School of Austin. For higher education, Tarrytown is just a short drive from the University of Texas at Austin and St. Edward's University.

PARKS & RECREATION

- Tarrytown Neighborhood Park
- Mayfield Park and Nature Preserve
- Reed Neighborhood Park
- Deep Eddy Pool
- Lions Municipal Golf Course
- West Enfield Park

MUSEUMS, SHOPPING, & OTHER ATTRACTIONS

- Austin Museum of Art at Laguna Gloria
- Tarrytown Center



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Westlake

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Located just west of downtown, Westlake offers a serene and picturesque retreat while remaining conveniently close to downtown. Bordered by the scenic Texas Hill Country and Lake Austin, Westlake is known for its luxurious estates, beautiful views, and close-knit community. Despite its tranquil atmosphere, it's only minutes away from the heart of Austin, providing easy access to the city's businesses, entertainment, and outdoor attractions.

COMMUTE

Downtown: 15 Minutes

Austin Airport: 20 Minutes

Domain: 25 Minutes

SCHOOLS

Homes in Westlake are served by Eanes ISD. Nearby private school options include St. Stephen's Episcopal School and Trinity Episcopal School. For higher education, Westlake is just a short drive from the University of Texas at Austin and St. Edward's University.

PARKS & RECREATION

- Emma Long Metropolitan Park
- Wild Basin Wilderness Preserve
- Lake Austin
- Westlake Park
- Pennybacker Bridge Overlook
- Rollingwood Park
- Red Bud Isle
- Mount Bonnell

GARDENS, THEATERS, & OTHER ATTRACTIONS

- Austin Country Club
- Barton Creek Country Club
- Westlake Country Club
- Zilker Botanical Garden



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Zilker

NEIGHBORHOOD GUIDE



At a Glance

LOCATION

Zilker offers the ideal blend of urban and suburban living in the heart of Austin. Just moments away from downtown, this vibrant neighborhood is home to the iconic Zilker Park and Barton Springs Pool. With its lush green spaces, hike-and-bike trails, and the scenic Lady Bird Lake, it is a haven for nature enthusiasts, outdoor adventurers and those seeking tranquility amidst city life.

COMMUTE

Downtown: 10 Minutes

Austin Airport: 15 Minutes

Domain: 17 Minutes

SCHOOLS

Homes in Zilker are within the Austin Independent School District. There are a few private schools and two colleges including the University of Texas and St. Edward's University nearby.

PARKS & RECREATION

- Zilker Park
- Barton Springs Pool
- Barton Creek Trail
- Little Zilker Park
- Zilker Boat Rentals
- Ann and Roy Butler Hike and Bike Trail

GARDENS, SHOPPING, & OTHER ATTRACTIONS

- Umlauf Sculpture Gardens
- Zilker Botanical Garden
- Zilker Hillside Theater
- ZACH Theater
- Austin Nature and Science Center
- Zilker Eagle Miniature Train
- Auditorium Shores
- The Long Center for Performing Arts



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