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CENTRAL TEXAS AREA GUIDE • NO. 03 • CENTRAL TEXAS

Living in Buda

The small town at Austin's doorstep: Main Street Saturdays, three routes north, and what it really costs to land in the corridor's closest-in address.

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The small town at Austin's doorstep

Buda sits right where Austin ends, close enough that the skyline is fifteen-odd miles away, far enough that Saturday still happens on a historic main street. It's the closest-in of the corridor towns and often the priciest, and for a lot of relocating families it's the sweet spot: a settled town with a real center, wrapped in newer neighborhoods. One thing before we start: it's pronounced BYOO-duh. You'll be corrected once, kindly.

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Buda: main-street Texas, minutes from Austin

Buda at a glance

Buda is the corridor town that already feels settled. The historic downtown has antique shops, coffee, and patio restaurants; the parks system punches above the town's size; and the newer neighborhoods put you on I-35, FM 967, or the 45SW toll in minutes. You pay for that position, and most people who choose Buda decide it's worth it.



Closest in

Roughly 15 miles from downtown Austin, with three distinct routes north: I-35, the 45SW toll toward MoPac, and the back way up Manchaca. Position is Buda's whole argument.



A real center

Main Street and the Buda Mill & Grain district give the town an actual heart: farmers market weekends, festivals, and the kind of Saturday morning newer suburbs can't manufacture.



The trade

Generally the priciest of the corridor towns, with tighter inventory than Kyle. Your dollar buys position and settledness rather than maximum square footage.



Still building

Sunfield and other active communities mean Buda still has a real new-construction lane, with the incentives and district math that come with it.

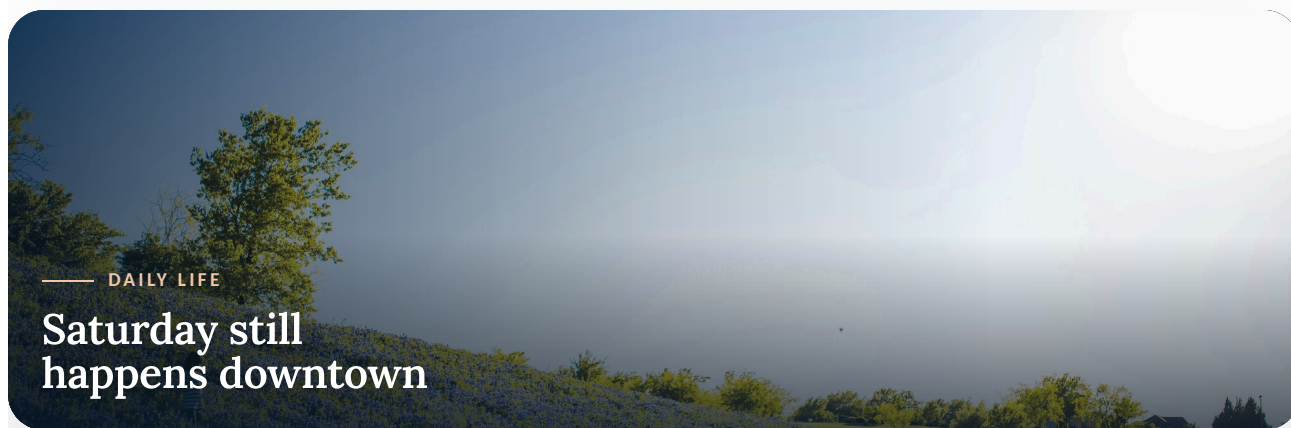
The neighborhoods, honestly

- ☐ **Old Town & the streets around Main** — historic homes, mature trees, walk-to-downtown Saturdays. Small inventory that moves fast when it appears.
- ☐ **Sunfield** — Buda's big master-planned community, known regionally for its lazy-river amenity centers, trails, and a wide builder lineup across phases.
- ☐ **Whispering Hollow, Garlic Creek & the established west side** — 2000s-2010s neighborhoods off FM 967 with settled streets and resale pricing, popular with families who want done-growing.
- ☐ **The Cabela's corridor & east side** — quick I-35 access, newer sections, and the retail loop at your doorstep.



About schools

Buda is served primarily by Hays CISD. School fit is yours to decide; we don't rank areas by schools. Verify current boundaries, ratings, and campuses per address with the district and the Texas Education Agency.



DAILY LIFE

Saturday still happens downtown

Daily life in Buda

- ☐ **Main Street mornings:** coffee, antiques, and the farmers market rhythm around downtown and the Mill & Grain district.
- ☐ **The parks are a quiet flex.** Historic Stagecoach Park, City Park's fields and trails, and the greenbelt system make Buda's outdoors easy to use daily.

- ☐ **Wiener dogs, seriously.** The Buda County Fair & Wiener Dog Races are a beloved April tradition, and they tell you everything about the town's personality.
- ☐ **Everyday errands stay local:** H-E-B, the Cabela's retail loop, and a growing restaurant scene mean fewer trips up the interstate.
- ☐ **Austin on your terms:** SoCo dinners and Zilker weekends are twenty-something minutes away; the Hill Country and the San Marcos river are the same in the other directions.



Buying new in Buda

- ☐ **Sunfield is the main event:** multiple builders, multiple phases, active incentives, and the amenity package that headlines the corridor. Phase and lot selection matter; the same plan prices differently across sections.
- ☐ **MUD reality check:** Sunfield and other newer communities sit in districts that fund those amenities and sit on your tax bill. Budget the settled all-in monthly, never the year-one number.
- ☐ **Registration first.** Loop Pete in before your first visit to any community; many builders only honor representation from the first tour. It costs you nothing and protects you.
- ☐ **Incentives change weekly.** [Ask for this week's tracker](#) before you walk a model, so you know what a genuinely good offer looks like.

The money & the districts

- ☐ **Price the address, not the town.** Hays County, the city, the school district, and any MUD stack differently street by street, and Buda's range runs from historic Old Town to brand-new phases.
- ☐ **Homestead exemption:** file once you own and occupy; verify current rules with the Hays County appraisal district.
- ☐ **New-build taxes step up** as homes and phases complete. Year two is the number to budget.
- ☐ **Insurance early:** get a real quote on the real address before falling in love with a payment.

General information, not tax, legal, or lending advice. Verify specifics with the county, a licensed lender, and a licensed insurance agent. We're glad to run real numbers on any address.



The commute

- ☐ **I-35** is the direct shot: quick off-peak, honest-to-goodness traffic at rush hour. Drive your real commute at your real hour.
- ☐ **45SW toll** is Buda's quiet advantage: a fast link toward MoPac and southwest Austin that skips the interstate entirely. Put the toll cost in the monthly budget if it becomes your daily.
- ☐ **FM 967 and Manchaca** give you the local back way into South Austin when the big roads misbehave.
- ☐ **The airport** is an easy southeast run, often quicker from Buda than from the north metro.

Worksheet — your must-reach places

List the two or three places you actually have to reach often. Where you land along I-35, MoPac, 183, and the tollways shapes your daily life more than almost anything else.

PLACE YOU MUST REACH	HOW OFTEN	MAX DRIVE YOU'LL ACCEPT	PEAK-TIME REALITY

 Send me your top three and I'll show you homes that fit the commute — not the other way around.

Scorecard — take this to every showing

WHAT MATTERS TO YOU	1	2	3	4	5
Commute to your must-reach places	☐	☐	☐	☐	☐
All-in monthly cost fits comfortably	☐	☐	☐	☐	☐
Home age / condition / warranty	☐	☐	☐	☐	☐
Space & layout for your life	☐	☐	☐	☐	☐
What's within 15 minutes	☐	☐	☐	☐	☐
Taxes & district fees (MUD/PID/HOA)	☐	☐	☐	☐	☐
Resale outlook you're comfortable with	☐	☐	☐	☐	☐
Overall gut feel	☐	☐	☐	☐	☐



Comparing two or three homes? Score each one and the right answer usually gets a lot clearer.

Official links

- ☐ [City of Buda](#) — city services, parks, and events
- ☐ [Hays County Appraisal District](#) — the actual tax picture for any Buda address
- ☐ [Hays CISD](#) — verify school boundaries and campuses yourself, per address
- ☐ [Texas Education Agency](#) — district and campus information, statewide
- ☐ [Texas Comptroller](#) — homestead-exemption basics and current rules
- ☐ [TxTag](#) — toll accounts for the 45SW and SH-130

This guide is educational and general, not tax, legal, or financial advice; characterizations are qualitative and change as Buda grows. Verify specifics for any property before relying on them. Equal Housing Opportunity. [TREC Information About Brokerage Services](#) · [TREC Consumer Protection Notice](#).



Made for you by Pete & Eugenia

We're a husband-and-wife team who help families move to Central Texas with less stress and more confidence. This guide is our way of helping before you ever pick up the phone. Whenever you want a real person to think it through with you, whether that's areas, timing, or a specific home, we're one call or text away. No pressure, ever.

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Going deeper on new construction? **New Home Dispatch** is our independent, no-pitch guide to buying new in Central Texas. Read it at newhomedispatch.com.

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