



YOUR CENTRAL TEXAS RELOCATION GUIDE • CENTRAL TEXAS

Before You Move to Central Texas

Why you'll love it here, where to live, the best things to do, and how to land smoothly — the friendly, no-pressure version.

Pete Seider & Eugenia Caballero • Seider Realty Team powered by The Ascend Group at LPT Realty
(512) 363-3049 • hello@peteseider.com • peteseider.com • Se habla español

Welcome — you're going to love it here

Moving to a new part of the country is a big deal, especially from somewhere as different as New York or California. This guide is here to make it easier and a lot more fun: where to live, what makes each area special, the best things to do, what it really costs, and how to land smoothly. It's the stuff we'd tell a good friend moving to town — no sales pitch, just the good stuff.

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— GREATER AUSTIN & THE HILL COUNTRY

A place people move to and never leave

Why people fall for Central Texas

If you're coming from New York, California, or really anywhere, the first thing that hits you is the **space and the ease** — more house, more yard, more sky, and a pace that leaves room to actually enjoy it. Then you notice the rest: sunshine most of the year, water and Hill Country in every direction, live music somewhere every night, and some of the best food in the country coming out of gas stations and trailers. And yes — **no state income tax**.



The outdoors are the lifestyle

Swim in 68°F spring water at Barton Springs, walk or bike the Lady Bird Lake trail downtown, cool off in the Barton Creek Greenbelt, and get out on Lake Travis and Lake Austin. The Hill Country starts 20 minutes west.



The food is a genuine reason to move

World-famous barbecue, breakfast tacos that become a way of life, serious Tex-Mex, and a food-truck and restaurant scene that punches way above the city's size.



The Live Music Capital of the World

Austin means it. Neighborhood honky-tonks, South Congress and Red River clubs, and marquee events like ACL and SXSW — plus Formula 1 and Austin FC when you want the big stage.



Room to breathe, and to grow

Your dollar stretches further than the coasts, the region is booming with jobs and new communities, and the vibe stays friendly and unpretentious. People here are glad you came.



A few honest heads-ups

Summers are long and hot (you'll master shade, early mornings, and the pool). Spring brings famous cedar and oak pollen. And Central Texas is growing fast — which is exciting, but it makes *where* you land, and your commute, matter more than in a sleepy market. That's the whole reason to plan it well.

— YOUR NEW BACKYARD

From Barton Springs to the Hill Country

Get out and explore: a starter list

Print this, hand it to the kids, or just start working down it. It's how transplants fall in love with the place.

On the water

- ☐ **Barton Springs Pool** — a spring-fed pool that stays ~68°F year-round, in the middle of Zilker Park
- ☐ **Lady Bird Lake & the Butler Trail** — 10 miles of hike-and-bike loop with the downtown skyline; rent a kayak or paddleboard
- ☐ **Lake Travis & Lake Austin** — boating, waterfront dining, and Hill Country sunsets west of town
- ☐ **Float the San Marcos or Comal River** — crystal-clear tubing in San Marcos and New Braunfels all summer
- ☐ **Hamilton Pool & Jacob's Well** — iconic swimming holes in the Hill Country (reservations required)

Hill Country & day trips

- ☐ **Dripping Springs** — the “wedding and distillery capital of Texas” — wineries, breweries, and Hamilton Pool nearby
- ☐ **Wimberley** — a artsy small town with swimming holes and a famous market day
- ☐ **Fredericksburg** — German heritage, Texas wine country, and Enchanted Rock — a perfect day trip
- ☐ **San Antonio** — the River Walk and the Alamo, about 80 minutes south

Food, music & the city

- ☐ **The barbecue trail** — Central Texas is the heartland — plan a weekend around it
- ☐ **South Congress (SoCo)** — shops, patios, live music, and the classic “i love you so much” wall
- ☐ **Zilker Park & the Botanical Garden** — the city's backyard, and home to ACL Festival each fall
- ☐ **Mount Bonnell** — the best easy sunset view over the hills and Lake Austin
- ☐ **Catch a game or a show** — Austin FC at Q2 Stadium, UT Longhorns, F1 at Circuit of the Americas

Want a personalized shortlist?

Tell us your neighborhood and what your family's into, and we'll send a tailored “get to know your new backyard” list. **Just ask.**

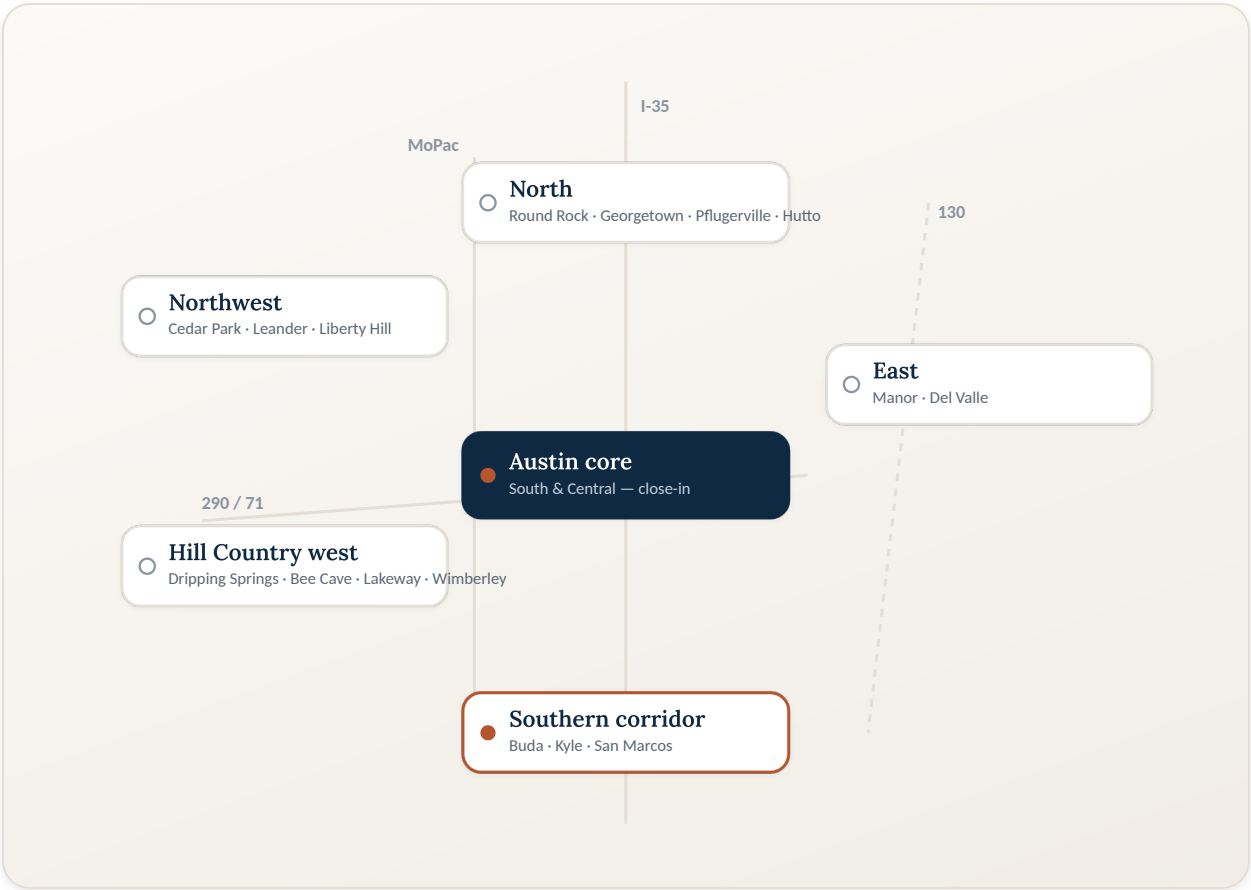
— FIND YOUR PART OF TOWN

**Every area here has
its own character**

Choosing where to live

Here's the secret every smooth relocation shares: **start with how you want your daily life to feel — not with a price.** Pick the life, and the right area (and the right home) tend to follow. Central Texas isn't one place; it's Austin plus a ring of distinct communities, each with its own character, commute, and price point. This is about **fit**, not rankings — the “best” area is the one that matches your life.

Getting oriented: the zones around Austin



● Where Pete works most directly ○ Anywhere in Central Texas — with the team & trusted referral partners

Schematic — not to scale, and not a ranking. Areas are grouped for orientation by direction and commute only. The right area is the one that fits your life; we'll figure that out together. Equal Housing Opportunity.

An honest, plain-English orientation		
AREA	THE FEEL	OFTEN A FIT FOR
South & Central Austin	Close-in, walkable pockets, food & music, quick to downtown and the airport	City character and shorter commutes
Southern corridor Buda · Kyle · San Marcos	Fast-growing, lots of newer construction, an I-35 shot toward Austin	New homes, more space per dollar
Hill Country west Dripping Springs · Bee Cave · Lakeway	Hills, greenbelt, more room to breathe	Space, scenery, a quieter pace
North & Northwest Round Rock · Georgetown · Cedar Park · Leander	Established suburbs to fast-growing edges along I-35/183	Suburban amenities and value



Local depth across the whole metro

The **Seider Realty Team** works across all of Central Texas, with the deepest firsthand knowledge in **South Austin and the southern new-construction corridors — Buda, Kyle, and San Marcos**, plus trusted partners in every other pocket. Wherever you land, you're never handed off to a stranger.



Map the must-reach places first

Where you land along I-35, MoPac, 183, and the tollways shapes your daily commute more than almost anything else. Tell me the two or three places you have to reach often, and we'll look at homes that fit that — not the other way around.

Austin's most-coveted addresses

If you're relocating at the higher end — an executive move, a waterfront dream, a Hill Country estate — Central Texas delivers, and the best of it rarely looks like anywhere else. A quick, honest orientation to the areas people ask about most:

Austin's most-coveted areas — described by lifestyle, not ranked

AREA	THE DRAW	KNOWN FOR
Westlake & West Lake Hills Rollingwood	Hillside privacy and larger lots, minutes from downtown	Custom estates, tree cover, quick Loop 360 access
Tarrytown & Old West Austin Pemberton Heights	Historic, tree-lined, walkable and close-in	Character architecture and Lady Bird Lake at your doorstep
Lake Austin waterfront	Waterfront living with private docks and boat access	Estate lots, water views, weekends on the lake
Barton Creek & Spanish Oaks	Gated privacy in a Hill Country setting	Championship golf, seclusion, luxury new builds
Lakeway & the Lake Travis corridor Bee Cave · Rough Hollow	Resort-style lake life west of the city	Marinas, golf, Hill Country views, newer luxury communities
Downtown high-rises	Lock-and-leave condo living in the urban core	Walkability, skyline & lake views, full-service buildings

The best homes often trade privately

A meaningful share of luxury Central Texas homes sell **off-market or before they hit the portals**. Working with a connected local advisor is how you see them first — and how executives relocating from out of state buy with discretion and confidence, often sight-unseen.

Start with the order

Most people relocating here start by browsing homes. That's backwards. The home is the last decision — it falls out of four earlier ones. Get these right and everything after gets easier.

Decide these four *before* you fall in love with a listing

1

Timeline

When you need to be here — and what has to happen first (a lease ending, a job start, the school year, selling your current home).



2

Work & commute

Where you (or your partner) report — or whether you're remote — and the drive you'll actually tolerate on a Tuesday, not just on a good day.



3

Budget — all-in

Not the sticker price. What it truly costs to own here each month, taxes and fees included.



4

Lifestyle

What your weekends look like, and what you want within 15 minutes of home.



Then areas → then homes

Only now do listings make sense. The home is the **last** decision, not the first.

The home is the last decision, not the first. Decide the other four before you fall in love with a listing.

Budget beyond the mortgage

The number that matters isn't the price — it's the **monthly all-in**. Out-of-state buyers are most often surprised here, so build your budget on the full picture:

What owning actually costs each month — the sticker price is only the first layer



- ☒ **Principal & interest** — the part everyone plans for
- ☒ **Property taxes** — often higher in Texas — varies by county, city & school district
- ☒ **Homeowners insurance** — get a real quote early
- ☒ **HOA / MUD / PID** — common in newer communities
- ☒ **Utilities & upkeep** — the ongoing costs, not just move-in



The Texas trade-off: no state income tax — but the trade-off usually shows up in property taxes, which tend to run higher than in many states. Compare your current cost of living to the Central Texas *all-in monthly*, not the price tag.

Illustrative only — not a quote. Proportions are for orientation; your actual numbers depend on the specific home, district, and lender. Ask me to run real figures on any address you're weighing.

- ☐ **Principal & interest** — the part everyone plans for
- ☐ **Property taxes** — often higher in Texas; they vary by county, city, and school district. Ask for the *actual* rate on a specific home, not a metro average
- ☐ **Homeowners insurance** — get a real quote early
- ☐ **HOA / MUD / PID fees** — common in newer communities; ask what they cover

Rent first, or buy now?

This is the question almost every relocating family actually has — and most guides dodge it. Here's the honest version. There's no universally right answer; there's a right answer *for your situation*.

Rent first, or buy now? A straight way to think about it

Do you know the **area** you want and expect to stay **3+ years**?

NOT SURE YET

Still deciding between areas, or job/plans could shift within a year or two?

Leaning rent first. A short lease near where you think you'll land lets you test commutes and neighborhoods before committing hundreds of thousands of dollars. There's no prize for rushing.

YES, FAIRLY SURE

Do you have a down payment plan and a stable income here?

Buying can make sense. If you'll stay long enough to absorb the cost of buying and selling, and the all-in monthly fits comfortably, owning may beat renting — especially in newer communities with builder incentives.



Either answer is fine — the wrong move is guessing. Tell me your timeline and I'll walk the real numbers for renting vs. buying **your** scenario, no pressure either way.

Builder vs. resale

For relocating buyers on a timeline, this is a bigger fork here than in most markets. Neither is "better" — it depends on your situation.

New construction vs. resale, side by side

CONSIDER	NEW CONSTRUCTION	RESALE
Timeline	Move-in-ready inventory or build-to-suit	Available now; close on your terms
Condition	Brand new; builder warranty	Known quantity; may need updates
Location	Usually newer, outer communities	Established, often closer-in neighborhoods
The fine print	Incentives, upgrades, lot premiums, builder contracts & lender tie-ins	Inspection, repairs, seller negotiation
Representation	The on-site agent works for the builder — bring your own	Your agent represents you throughout



Which way should you lean?

New → if you value move-in-ready or brand-new, a builder warranty, and predictability on a timeline.

Resale → if you want an established neighborhood, mature trees, or a specific close-in location.

Either way → we weigh both honestly for your budget and timeline before you commit to a path.



Before your first model-home visit, read this

The friendly person in the model home represents the **builder** — not you. **Builder registration policies vary by community and builder** — in many, you can only be represented if your agent is involved from your *first* visit. So loop in your own agent before you tour any community; it costs you nothing and it protects you.



Know whether an incentive is actually good

Builders rarely advertise their best incentives, and they change weekly. The **Seider Realty Team** keeps a running incentive tracker of what's really on the table across Central Texas — rate buy-downs, closing-cost credits, design-center dollars, lot-premium waivers, and price drops — so you can tell a genuinely valuable offer from marketing. [Ask for this week's tracker.](#)

Bring your own advocate to a new-home community — before your first model-home visit, not after you've signed.

Your relocation timeline

A simple sequence — work backward from your move date.

3-6+ MONTHS OUT

- ☐ Set your move date and work backward
- ☐ Get pre-approved (I can connect you with solid local lenders)
- ☐ Talk through areas + all-in budget; narrow to 2-3 target areas
- ☐ Decide your resale vs. new-construction lean

1-3 MONTHS OUT

- ☐ Start live video tours; shortlist homes and communities
- ☐ Plan a focused in-person visit
- ☐ If new construction: get me registered before visiting builders

UNDER 30 DAYS - OFFER TO CLOSE

- ☐ Make the offer; negotiate terms and inspections
- ☐ Coordinate inspection, appraisal, and financing
- ☐ Line up movers, utilities, and address changes
- ☐ Close and get your keys

Handy links to bookmark

A few genuinely useful, official resources for settling in. (These are the real deals — save them.)

- ☐ [Visit Austin](#) — things to do, events, and neighborhood guides
- ☐ [City of Austin](#) — services, permits, and city info
- ☐ [Austin Energy](#) — set up your electricity before move-in
- ☐ [Texas DMV](#) — vehicle registration and titling for new residents
- ☐ [Texas DPS](#) — your Texas driver's license
- ☐ [Texas Comptroller](#) — property-tax and homestead-exemption basics
- ☐ [Travis County Appraisal District](#) — look up the actual tax picture for an address (Austin)
- ☐ [Hays County Appraisal District](#) — for Buda, Kyle, San Marcos and Hays County
- ☐ [Williamson County Appraisal District](#) — for Round Rock, Georgetown, Leander and Williamson County
- ☐ [CapMetro](#) — buses, MetroRail, and getting around



Made for you by Pete & Eugenia

We're a husband-and-wife team who help families move to Central Texas with a lot less stress and a lot 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 — areas, timing, a specific home — we're one call or text away. No pressure, ever.

(512) 363-3049 • hello@peteseider.com • peteseider.com

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

Pete Seider & Eugenia Caballero • Seider Realty Team powered by The Ascend Group at LPT Realty • Equal Housing Opportunity. This guide is general and educational — not tax, legal, or financial advice, and figures are illustrative. Verify specifics for any property before relying on them.