

Austin



AUSTIN IS A ONE-OF-A-KIND PLACE THAT DEFIES STEREOTYPES.

IT IS PROGRESSIVE AND FIERCELY ENTREPRENEURIAL; PRO-BUSINESS
AND PRO-ENVIRONMENT; EASY GOING AND HARDWORKING.

WHY THE AUSTIN REGION?

Austin is a one-of-a-kind place that defies stereotypes. It is progressive and fiercely entrepreneurial; pro-business and pro-environment; easy going and hardworking.

Austin's culture of innovation and creativity is on display every day in "the Live Music Capital of the World." Our international presence continues to grow, as visitors from all over the world convene in Austin to participate in events such as SXSW, Formula 1 United States Grand Prix, and Austin City Limits.

QUALITY OF LIFE

As a gateway to Texas' famed Hill Country, our gorgeous natural setting offers abundant sunshine and plenty of opportunities to get outdoors for fitness, recreation and relaxation. The Austin region is home to miles of cycling and running trails, rock climbing, river rafting and kayaking, and top ranked golf courses. Why do so many smart, creative and successful people and companies call Austin home? It's more than a great place to work and do business. On top of our thriving economy, we offer unmatched quality of life – for all kinds of people. That unique and engaging Austin character is built on a solid foundation. We're a community that offers a safe environment, solid schools, healthy and charming neighborhoods, and big-city amenities at a small-town pace. It's no wonder so many people come to Austin "temporarily" ... and end up staying.

Our gorgeous natural setting, in one of America's most unique landscapes, offers plenty of opportunities to get outdoors for fitness, recreation and relaxation.

But if you're more the indoor type, we've also got a world-famous live music scene and equally exciting happenings in the creative and performing arts. In Austin, it's easy to make a habit out of having fun. As Austin takes its place among the world's leading cities, our cultural vitality and lifestyle assets continue to grow. And you can always find your place in Austin – making friends and getting what you want out of life.

Among the region's strong assets is the Central Texas workforce, representing one of the most educated talent pools in the country. In the Austin metro, 46.6% of adults have at least a bachelor's degree, compared to 32.6% nationally, putting Austin in the top 10 among the largest metros. The region benefits from over 50 colleges and universities and 400,000 enrolled students within a 100-mile radius. Our growing workforce is young and eager, with a median age that is over four years younger than that of the rest of the nation.

EDUCATION OVERVIEW

Highly rated elementary and secondary schools contribute to both quality of life and beginnings of exceptional labor pools to come. Austin area households enjoy diverse

options in education, including 29 public school districts, 27 charter school districts, and over 100 private schools. The University of Texas and 26 other public and private universities and colleges with a combined enrollment of nearly 180,000 provide an ample supply of well-educated workers to area employers. Within 200 miles of Austin, an additional 95 four-year colleges and universities enroll over 422,000 students. Nearly 45% of Austin area residents age 25 and over hold a bachelor's degree.

MUSIC

Live music, and music in many other forms, is everywhere in Austin. Musicians play in everything from grocery stores (Central Market, Whole Foods) to city council meetings. They play outdoors at the Blues on the Green series and at festivals: Austin City Limits and South by Southwest you've likely heard of, but there's also Urban Music Festival, Old Settler's Music Fest, the Pecan Street Festival and many more worth checking out. Mostly, you'll find Austin musicians at clubs, coffeehouses, bars, taquerias, auditoriums and concert halls - and with more than 250 live music venues, it can be intimidating knowing where to start.

ART, RECREATION & ENTERTAINMENT

Our gorgeous natural setting, in one of America's most unique landscapes, offers plenty of opportunities to get outdoors for fitness, recreation and relaxation. But if you're more the indoor type, we've also got a world-famous live music scene and equally exciting happenings in the creative and performing arts. In Austin, it's easy to make a habit out of having fun. As Austin takes its place among the world's leading cities, our cultural vitality and lifestyle assets continue to grow. Sure, the city is always changing, but it's usually changing for the better. And you can always find your place in Austin – making friends and getting what you want out of life.

BUSINESS & INDUSTRY OVERVIEW

Austin hosts a major technology cluster, with industry giants like Dell, Advanced Micro Devices, Intel, 3M, IBM, Samsung, NXP Semiconductors, and National Instruments. Austin's growth is fueled by strong competitive advantages: a highly skilled workforce, modern infrastructure, and international connectivity.

The University of Texas at Austin, a world-class research institution and one of the largest universities in the nation, is a major contributor to Austin's highly educated workforce and creative sector, graduating 12,000 students annually. The city known for "weird" is wired as well, as Google Fiber and AT&T deploy Gigabit-speed internet in Austin.

The Austin region, known as the "Human Capital," has developed a diverse, creative, and innovative ecosystem that has many different layers. We are home to entrepreneurs, startups, growing companies, and tech giants. It is impossible to convey everything that makes our region special and contributes to our unique way of life.

Our economy is thriving Texas consistently ranks as one of the nation's most favorable business climates based on its low tax burden and competitive regulatory environment. Texas features no personal income tax, and overall the state has one of the lowest state and local tax burdens in the nation, ranking 38th among the 50 states in taxes paid per \$1,000 of personal income. Texas consistently places as one of the best states for business in numerous rankings.

COST OF LIVING

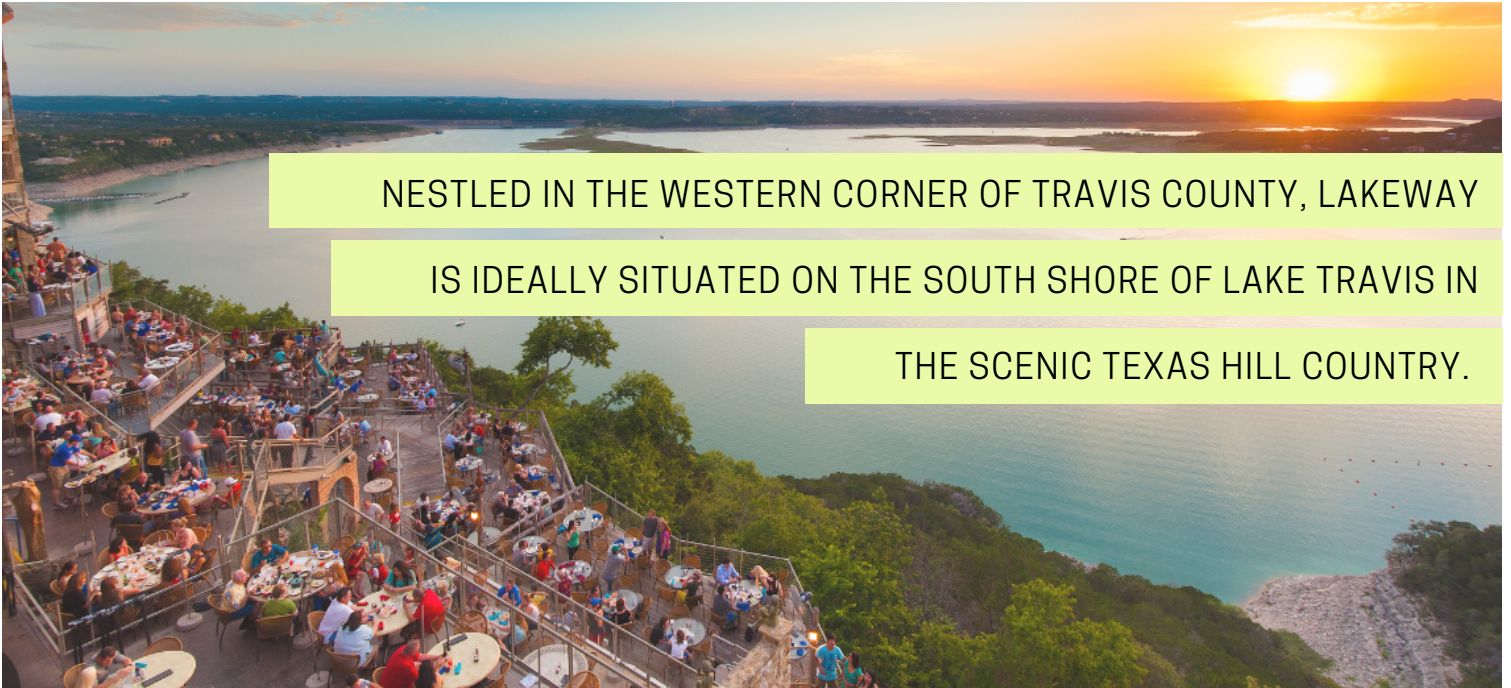
Texas consistently ranks as one of the nation's most favorable business climates based on its low tax burden and competitive regulatory environment. In Texas, aggregate costs for real estate, energy, wages and taxes are below most states in the country. Texas features no personal or corporate income tax, and overall the state has one of the lowest state and local tax burdens in the nation, ranking 30th among the 50 states in taxes paid per capita and ranking 36th in taxes paid per \$1,000 of personal income.

Compared to other major business centers, Austin is well known for offering affordable living. The [National Association of Realtors](#) reports that the median home price in Austin was \$488,600 in 2021 while the national median was \$353,400. The National Association of Home Builders, which also produces median home price estimates, has a narrower difference between Austin and the nation. Their first quarter 2022 estimate for Austin is \$449,000 and the national estimate is \$365,000. NAHB estimates that 46.9% of homes sold in Austin are affordable to households earning Austin's median family income, while the national affordability rate is 56.9%.

TRANSPORTATION

Three of the nation's 10 largest cities – Houston, San Antonio and Dallas – are no more than three hours away. Laredo, major port of entry from Mexico is four hours away. State highway 130, is one of several recently completed roadway improvement projects speeding goods and traffic flow through Austin, connects to I-35 north of Georgetown and to I-10 east of San Antonio.

Lakeway



NESTLED IN THE WESTERN CORNER OF TRAVIS COUNTY, LAKEWAY

IS IDEALLY SITUATED ON THE SOUTH SHORE OF LAKE TRAVIS IN

THE SCENIC TEXAS HILL COUNTRY.

Located about 25 miles west of downtown Austin, **Lakeway is a resort community** complete with golf courses, tennis courts, marinas, a private airport, a full-service hotel and spa, a 65-mile long lake, 100 acres of parkland and trails, and nearly 500 acres of greenbelts. It is considered one of the finest small cities in the Austin metro area.

Lakeway is a unique, prestigious, growth-managed community with a full-service city government. The City provides police, court, building and development, parks and recreation, streets and drainage, and solid waste management services. Lake Travis Fire Rescue (Travis Co. ESD #6) provides fire suppression and emergency medical response, and municipal utility districts provide water and wastewater services.

The City of Lakeway began as a retirement and second-home community. Active empty-nesters and young professionals are attracted to the city's natural beauty, proximity to Austin and endless recreational activities including tennis, golf, hiking, biking, picnicking and camping, fishing, boating, swimming, and scuba diving. Lakeway residents are active in their community and take great pride in the city and its unique history. Lakeway offers a relaxing **"lake lifestyle"** and the opportunity to live and work where you play.

This west Austin region has developed largely due to **Lake Travis ISD's excellent school performance**. Lake Travis ISD operates one high school, three middle schools, and six elementary schools. There are several colleges within 20 miles of Lakeway, including the University of Texas at Austin,

Saint Edward's University, ACC, and Concordia University.

Lakeway residents enjoy **diversified employment opportunities**, tremendous recreation outlets, and a myriad of live music opportunities. The area is also home to a number of **exclusive restaurants and unique shopping experiences**. We are unmatched with the eclectic tastes and styles of our local business owners.

With sophisticated but casual dining, several nearby private and public golf courses and shopping of every sort including the Hill Country Galleria Lakeway is the perfect alternative for the homeowner wanting all of the adventure that Lake Travis provides and the convenience of all the amenities the city provides the urban dweller.

Golf and Country Club Living

Lakeway is also a premiere golf destination and golf lover's dream, with four area golf courses; Yaupon, Live Oak, The Hills, and Flintrock Falls.

The Lakeway Swim Center offers a skate park, picnic tables, volleyball and basketball courts, a climbing wall, a terrace tanning area, and over sized chess and checkers.

Lake Travis is an exciting place to live and a popular destination for water and outdoor enthusiasts. This **gorgeous lake** area is surrounded with miles of abundant wildlife and picturesque views. Lakeway is a perfect location for swimming, canoeing, water skiing, paddle boarding, boating jet skiing, kayaking, fishing and so much more! Living by the lake provides endless activities and entertainment for all ages!

STEINER RANCH

NEIGHBORHOOD PROFILE



Nestled in the Texas Hill Country, Steiner Ranch is distinctive among Austin, Texas luxury home communities for its striking natural beauty. Known as the “Land Between the Lakes,” Steiner Ranch offers a wide range of amenities guaranteed to keep its residents busy and happy.

Situated between two of the most popular recreational lakes in the area, Steiner Ranch attracts active people who appreciate a natural environment. Nature enthusiasts love this 4,600-acre master-planned community that has dedicated more than 1,500 acres to wildlife habitats, parks and greenbelts. This dedication to preserving the environment resulted in the community being recognized by the Austin Business Journal and winning the newspaper’s Commercial Real Estate award as “Best Master-planned Community“.

Located in northwest Austin, many Steiner Ranch neighborhoods and home sites look out over fabulous Hill Country vistas provided by the 819 acres of Steiner Ranch Preserve, part of the larger 27,000 acre Balcones Canyonland Preserve. Residents also enjoy more than 20 miles of hike and bike trails and 10 neighborhood parks with playscapes, picnic areas, and outdoor grills. More than 14 miles of greenbelt around the community ensures a natural wooded setting.

Amenities include the private membership Lake Club on Lake Austin, multiple basketball and lighted tennis courts, 4 swimming pools, including a year round heated lap pool, and full-time on-site activities offered by its three community centers. Golfers will be excited to know that Steiner Ranch’s 18-hole golf course, designed by Roy Bechtol, is the official home of The University of Texas Golf Teams. This championship course provides a breathtaking backdrop for many homes in Steiner Ranch.

Steiner Ranch is located in the highly acclaimed Leander Independent School District. Three elementary schools, Steiner Ranch Elementary, Laura Welch Bush Elementary and River Ridge Elementary, and Canyon Ridge Middle School are all located within Steiner Ranch. A brand new high school, Vandegrift High School, has recently opened just minutes from Steiner Ranch. These exemplary schools offer our children the best state-of-the-art educational resources available.

Home prices in Steiner Ranch range from \$250,000 to more than \$4 million, and home styles range from garden homes with small yards to large estates on multiple acres. Homebuilders here include Taylor Morrison, Drees, Monterey Homes, and Highland Homes, and custom homesites are also available.

