

EXPERIENCE

AUSTIN LIVING

Austin is located in Central Texas along the Colorado River with beautiful Hill Country views to the west and numerous green belts and lakes scattered both in and around the city. Proudly serving as the Capitol of Texas, Austin has become well known for its unmatched hospitality and the welcoming environment shown to any and all domestic or foreign visitors.

The Greater Austin Chamber of Commerce remarks that Austin is an eclectic Texas blend of Old West, high tech and new bohemia. Take that definition and add an entrepreneurial spirit, a talented array of live musicians, a large contingent of politically minded individuals and an abundance of natural resources for everyone to play in and you've got a good idea of what Austin's lifestyle is all about.



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AUSTIN

BASICS

“We are marching through a beautiful country – its face presents a scene of grandeur and magnificence rarely, if ever witnessed. It is the most beautiful and sublime scene. Rome itself with all its famous hills could not surpass the natural scenery of Waterloo.” So wrote Indian fighter James Jones in a letter to then President of the Republic of Texas, Mirabeau Lamar. The year was 1839, and the three and a half year old republic was in search of a worthy site to build their capitol. In April of that year Lamar moved the Capitol to Waterloo and renamed it Austin, in honor of Stephen F. Austin, the Father of Texas.

For a decade after, Texas politicians still battled over keeping the capitol in Austin. Once Texas became part of the United States, the battle was over and the capitol, now the state capitol was forever bound to the little hamlet once called Waterloo. Since then many things have changed in and around our dear city. But the words first used to describe it, a scene of grandeur and magnificence, of beauty sublime - those words still apply.



[Community at a Glance](#)

[Major Points of Interest](#)

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AUSTIN COMMUNITY

AT A GLANCE

The Metropolitan Statistical Area (MSA) consists of Travis, Hays, Williamson, Bastrop and Caldwell counties. Land area for the City of Austin encompasses 232.26 square miles; Austin-San Marcos MSA, 4,249 square miles. Highways serving Austin include Interstate 35, U.S. 290, U.S. 183 and Texas 71. Austin is located within 200 miles of three of the largest cities in the United States: Houston, Dallas and San Antonio. The nearest point of the Mexican Border is 225 miles away, making tourism, trade and commerce accessible.



Sunshine lights the Austin sky an average of 300 days a year, placing the average rainfall at 32.49 inches annually. Altitude ranges from 425 feet at the river to 1,000 feet in the northwest hills. Temperatures in winter are mild with the thermometer ranging from 42 degrees to 62 degrees. Mild freezes occur an average of 23 days per year, but snowfall is a rarity to say the least. Temperatures soar in the summer months, ranging between the low 80's to just over 100 degrees in mid August. Humidity levels vary but in summer average about 55 percent.

The City of Austin ranks 16th nationally in population. As a metropolitan area, the Austin-San Marcos MSA ranks 38th (2000 U.S. Census Bureau Estimate). Annual population gains in Austin have been mostly 3 percent or higher, ranging from 2.0 to 3.9 percent during the last decade. The growth rate for the next few years will be closer to 2 percent. Historical data show that Austin's population doubles about every 20 years.

	<u>1990</u>	<u>2000</u>	<u>2005</u>
City of Austin	494,290	656,562	700,407 *
Austin Metropolitan Statistical Area	846,227	1,249,763	1,403,646 *

A seat of education, the Austin area features more than 6 separate institutions of higher learning. The University of Texas, the largest in the state, makes its home in the center of Austin, making our city particularly attractive to educational groups of all kinds. In turn, the high rate of educated individuals makes Austin especially attractive to growing industry, the largest of which is the high tech sector.

** Information obtained from www.ci.austin.tx.us/census/*

MAJOR POINTS OF INTEREST

What makes Austin so unique? A question bound to receive a myriad of answers depending upon whom you ask. It's people – absolutely; it's beautiful weather – of course; the ingenuity and creativity of its residents- definitely, along with a host of other correct answers. So much to see and so much to do, it's a challenge to come up with a starting list. We do love a challenge, so below are a few major points of interest, just to get your feet wet.

Texas State Capitol

1100 Congress Avenue
(512) 463-0063

Guaranteed to give any native Texan goose bumps, this pink granite and native limestone structure has stood at the end of Congress Avenue since 1888. A 15 ½ ft goddess of liberty stands atop a 311 ft rotunda, making the Texas capitol taller than the nation's capitol. Meaningful works of art can be found throughout the building and on the Capitol grounds, including two works by Austin sculptress Elizabet Ney. Guided Tours are available and highly recommended.

The University of Texas

Visitor Services
(512) 471-2317

The largest public university in the state, the University of Texas traces its proud burnt orange roots to its founding in 1883. What once was 40 acres has now become 357 acres, not counting off campus additions and satellite buildings. Items of note include the Littlefield Building, the Mustangs Sculpture, the UT Tower, the Santa Rita Oil Rig, the Drag, the Blanton Museum, Darryl K Royal Memorial Stadium and a slew of others. Student led tours can be found in the admissions office, Room 7 of the Main building.

The Lyndon Baines Johnson Library and Museum

2313 Red River Street
(512) 916-5136

The largest and most frequently visited presi-

dential library in the nation, the LBJ Library houses exhibits dedicated to the great public figure and to the turbulence of his time. See the replica of President Johnson's Oval Office, as well as bits of history surrounding The Vietnam War and The Civil Rights Movement. View films about his childhood spent just west of Austin, and about his later family life with another Texas treasure, Lady Bird Johnson. Admission and parking are free.



Bob Bullock Texas State History Museum

1800 N. Congress Avenue
(512) 936-8746

Brimming with pride, this museum dedicated to the spirit of Texas opened its doors in April of 2001. The museum includes 3 stories of exhibits focusing on 3 categories: Texas Land, Texas History and Texas Identity and Opportunity. Each exhibit is designed to highlight a different chapter in the story of Texas. Also housed in the museum are two theatres: the Imax Theatre and the one of a kind multi-media-capable Texas Spirit Theatre. The museum is open from 9AM – 6 PM, admission is \$5 for adults and free for those 18 and under.

The Austin Bat Colony

Congress Avenue Bridge over Town Lake
Bat Conservation International
(512) 327-9721

First coming to reside in Austin during the early 1980's, this colony of Mexican Free-tail Bats has captured the interest of both tourists and native Austinites. For approximately 7-8 months out of the year, as many as 1.5 million bats live underneath the Congress Avenue Bridge. Every evening at dusk they take flight as they leave the crevices of the bridge

in search of food. It is a mass exodus you have to see to believe.

Mount Bonnell

3800 Mount Bonnell Rd
Austin Parks and Rec.
(512) 499-6700

The highest point in Austin, the 785 foot peak has been attracting people for well over 140 years. The view of the surrounding hill country, Lake Austin, and parts of the city is definitely worth the 99 step climb. How it was named no one can really say, but legend has it two people both making the climb for the first time together will fall in love. Whether it is with each other or with the view, you'll have to make the short climb to find out.

Lady Bird Johnson Wildflower Center

4801 La Crosse Avenue
(512) 292-4100

Founded by Lady Bird Johnson, the wildflower center opened in 1982 under the title of the Wildlife Research Center. Renamed in 1998, the center houses 23 perennial and seasonal gardens, an observation tower overlooking the surrounding hill country, over 500 species of native plants, a nature trail, ponds and a central courtyard complete with stone fountains. It also has a research library, a visitor's gallery and a conference hall where lectures and research functions are held. The center has won numerous awards and has gathered the attention of both The Smithsonian Institute and the National Wildlife Federation. Entrance fees are all under \$5.00 a person.



NEIGHBORHOOD BREAKDOWN

From outlying suburban centers to downtown high-rise living areas, newcomers and native Austinites all share claims to each and every sector of town. Austin's recent growth has given birth to new areas while also transforming the look of old ones. Progress has changed the face of Austin's buildings, but the spirit of its residents remains as it always has, uniquely Austin.

The Austin Chamber of Commerce breaks down Austin's Neighborhoods into the following districts:

Central Austin

Central Austin is seeing a revitalization in its housing market, and neighborhoods such as Clarksville and Enfield feature tastefully updated homes as well as renovation projects and student rentals, while Tarrytown features large tree-shaded lots and elegant homes. The university area, showcases Victorian and Craftsman-style homes. Boasting some of Austin's most beautifully renovated homes, Hyde Park delivers a small-town feel in an urban setting. North of Hyde Park, homes in central Austin have multi-generational charm. The ranch-style homes and bungalows in Rosedale and Allandale are owned by a comfortable mix of original occupants and younger residents.

Downtown

Increasingly, downtown is the place to live, where you can walk to work, to shop, to the Hike and Bike Trail as well as to theatre and clubs with new residential projects springing up everyday. City encouragement and a hot economy touched off a downtown building boom, with high-end downtown condos and high rises geared to lure wealthy, hip residents. Austin City Lofts, the Nokonah, the Plaza and the Amli are only some of the coveted new downtown addresses.

East Austin

Diversity among the neighborhoods east of I-35 includes groundbreaking master-planned communities, neighborhoods that sprang up in the first half of the century and homes that reflect Austin's Victorian roots.

West Austin

The Westlake area, west of Mopac and south of the river, with its wooded hills and spectacular views, includes incorporated communities and prestigious developments such as Rollingwood, West Lake Hills, Davenport Ranch and Lost Creek. These neighborhoods' proximity to Loop 360/Highway 71 offers great mobility and access to nearby shopping.

North Austin

Close-in North Austin neighborhoods offer optimal access to the city's north industrial market at an affordable price. Many of the city's new apartment complexes are located in the North Austin area.

Northwest Austin

This area is one of Austin's fastest-growing sectors, drawing services like Seton Northwest

Hospital, as well as considerable retail attention.

Far Northwest Austin

Newly developed master-planned communities combine elegant new homes with substantial acreage and terrific access to the lakes, the wealth of retailers at Lakeline Mall and new employment centers.

Lake Travis

As Austin's first and most exclusive master-planned community, Lake Travis offers residents superior access to lake recreation and numerous golf courses.

South Austin

The entire South Austin sector offers great access via a grid of east-west streets just a stone's throw from downtown. Travis Heights includes older neighborhoods that afford exceptional access to the downtown area. The successful 4,000-acre master-planned community of Circle C Ranch also is located in South Austin.

Far South Austin

"Bedroom" communities like Manchaca, Buda and Kyle offer country living from large "spreads" to cozy cottages within easy reach of the city.

Southeast Austin

Southeast Austin is experiencing a transformation accompanying the new airport and Advanced Micro Devices' new chip plant.

Southwest Austin

Southwest Austin offers the extraordinary natural beauty of the Texas Hill Country and the challenges of strict environmental ordinances.

Round Rock and Pflugerville

Two of the fastest growing cities in the area, Round Rock and Pflugerville offer close proximity to new employment centers as well as newly built homes.

Georgetown

Georgetown is being transformed from a quiet county seat to a bustling hot spot. With the creation last year of the Sun City Georgetown retirement community, steady growth has given way to an out-and-out boom.

