

CLASSY

- REALTY GROUP -

# RELOCATION GUIDE



*Ron Classy*

2024 SAN ANTONIO TX RELOCATION GUIDE





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### Neighborhoods

**Fair Oaks Ranch**  
**The Dominion**  
**Helotes**  
**Crownridge**

## Area- North West SA

As an established pathway for growth and innovation, San Antonio's Northwest corridor has become a hub for the city's hottest attractions/amenities. Besides the chosen residence of local celebrities like musician George Strait and former Spurs player David Robinson, this area is home to corporate headquarters of USAA, Valero, and NuStar Energy, the Medical Center district of San Antonio, Camp Bullis, and the main campus of UTSA. To balance out a buzzing work ethic, Northwest San Antonio has also become home to the city's most exclusive leisure and shopping. La Cantera boasts the city's most exclusive shopping, while Six Flags Fiesta Texas and world-class golf courses allow for plenty of play. Homes in Northwest San Antonio are coveted for a reason: high-end, master-planned communities like The Dominion offer a tranquil escape from the hum of the city, while upscale ranch-style homes in Fair Oaks Ranch and Helotes give a Hill Country edge.





## Neighborhood- Fair Oaks Ranch

Impressive in both its natural as well as its luxury amenities, Fair Oaks Ranch boasts an ideal combination of rustic country and big city living. Located near Boerne off of IH-10 West, Fair Oaks is a large community containing many sub-neighborhoods, some with gated and some without. With a population of nearly 7,000 people, the city of Fair Oaks Ranch has the feel of a small town. Offering eleven miles of nature trails, several family-friendly parks, a country club that offers two eighteen-hole golf courses, twelve tennis courts, pools, and countless acres of rural landscaping, Fair Oaks Ranch has the appeal of a rustic resort. While Fair Oaks Ranch consists of beautiful luxury homes, the area's rustic Hill Country appeal coupled with the extremely diverse housing stock is what sets it apart from other communities in the area. From smaller, more established properties starting around \$400k to the over \$1 million properties with sprawling acreage and a home that offers 4,000+ square feet of living space, homes in Fair Oaks Ranch tend to be unique and varied. The community is also part of the Boerne Independent School District, and you get direct access to the amenities of San Antonio within close reach!





## Neighborhood- The Dominion

One of San Antonio's premier neighborhoods, The Dominion is located on IH-10 just outside Loop 1604. The neighborhood is just minutes from shopping hubs such as The Rim and La Cantera, major employers such as The South Texas Medical Center, USAA, and Harland Clarke. With a population of nearly 3,000 people, The Dominion is protected by a 24-hour professional guard as well as a security system. The Dominion is well known for its country club, which has been renowned in the state of Texas. The club includes a world-class golf course, which has hosted PGA professionals and their tours for nearly 20 years. The club also houses tennis courts, a spa, a clubhouse complete with catering, and summer camps. Additionally, over 33 acres of man-made lakes create the picturesque landscaping of The Dominion. Also known for its location near educational amenities, children in The Dominion have access to award winning Northside Independent School District public schools Leon Springs Elementary, Rawlinson Middle School, and Clark High School. The neighborhood is also extremely convenient to private academy TMI. With homes ranging from garden homes priced near \$700k, perfectly nestled along the golf course, to expansive mansions valued at over \$4 million tucked away in their own private, gated cul-de-sacs, the community is made up of multiple sub-sections. With an average housing price hovering upwards of \$800k, the Dominion is one of San Antonio's most expensive neighborhoods.





## Neighborhood- Helotes

Helotes (pronounced hel-low-tis) is located off of Loop 1604 just northwest of San Antonio. The town is home to over 45 separate neighborhoods and maintains a population of nearly 10,000 people. Amongst some of the larger neighborhoods in the city are Helotes Creek Ranch, Wildhorse, Helotes Crossing, Helotes Park, Helotes Park Estates, Helotes Park Terrace, Helotes Ranch Acres, Sonoma Ranch, and Helotes Springs Ranch. Originally a stagecoach stop between San Antonio and Bandera, the city saw commerce and economic growth in the mid-1900's, making it the unique community it is today: one that boasts of a small town feel with family-oriented activities. Some of the more popular places found in the community include Floore's Country Store, a music venue that continues to draw top musical talent to its stages, Old Town Helotes, and Helotes Creek Winery. Among the events held throughout the year, Old Town marketplace, Movie Night at the Park, and the annual Cornyval festival are community favorites. Given the excellent access to Loop 1604 and IH-10, Helotes is just minutes away from large-scale amenities such as The Shops at La Cantera, The Rim, The University of Texas at San Antonio, Fiesta Texas, and Sea World. The community is also located near major employers Valero, Harland Clarke, USAA, and the South Texas Medical Center. Students in Helotes are zoned to attend Bob Beard, Kuntz, Los Reyes, Helotes, or May Elementary Schools, Garcia Middle School, O'Connor High School, and Brandeis High School. Though the community of Helotes has so much to offer, buyers are often surprised at the range in both housing stock and pricing in the area. While a starter home can start around \$300k, many of the gated neighborhoods offer custom homes upwards of \$1 million.



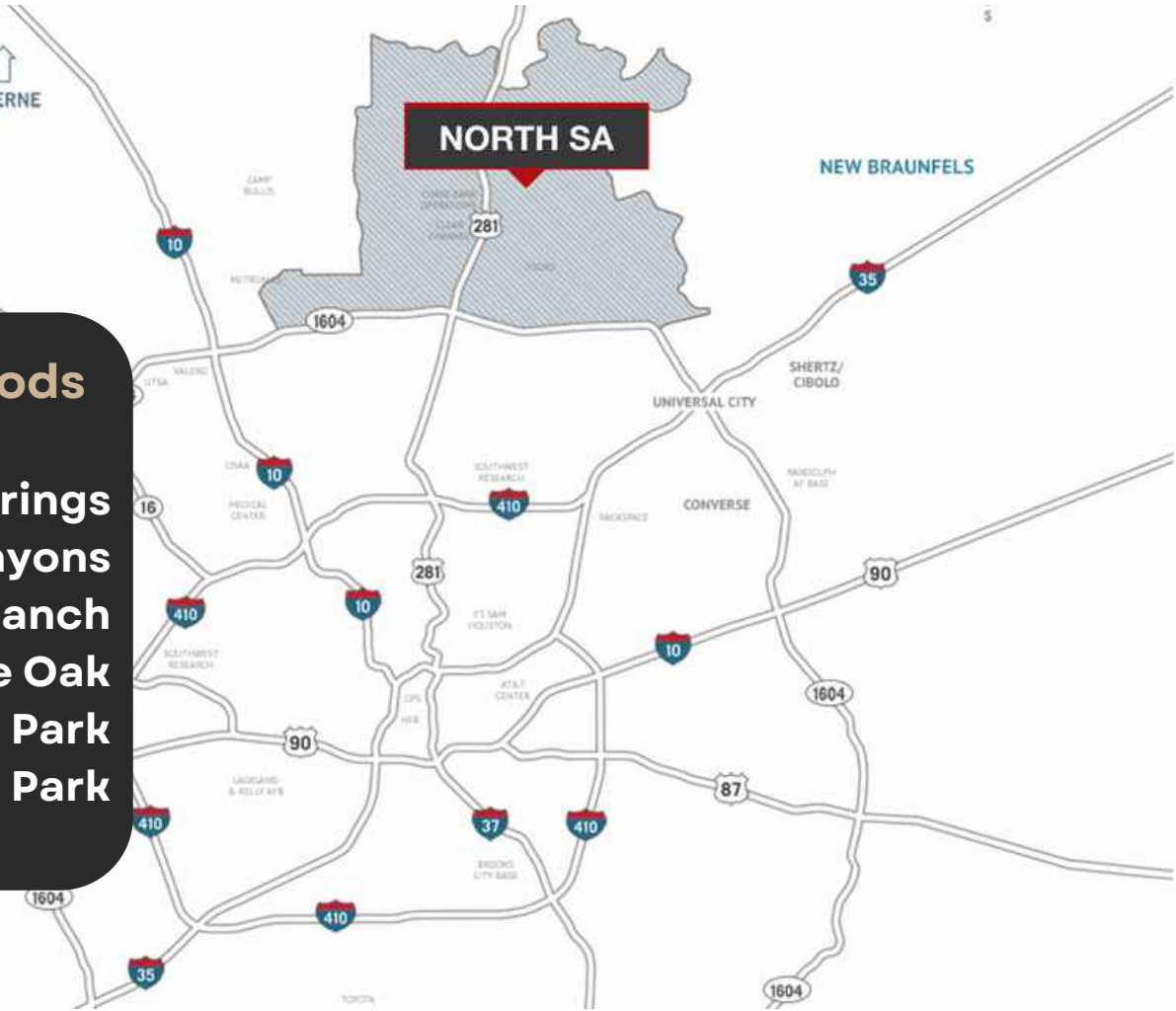


## Neighborhood- Crownridge

True to its regal name, the Crownridge neighborhood is perched at the northern edge of the city, its hillside views overlooking both the downtown skyline and the nearby Hill Country. Easily accessible via Loop 1604 and I-10 and close to major attractions and luxury perks, Crownridge's biggest appeal lies in its beautifully constructed homes and incredible location on the northern edge of the city. Far from being an outlying suburb, Crownridge is extremely close to major area employers like USAA, Valero, and NuStar Energy, the Medical Center district of San Antonio, and Camp Bullis, as well as the city's most exclusive leisure and shopping. La Cantera and The Rim boast the city's most exclusive shopping, while Six Flags Fiesta Texas and Sea World offer novelty fun. The Dominion Country Club and Palmer Course at La Cantera provide a chance for you to practice your golf swing on a world-class course. Also nearby, the Crownridge Canyon Natural Area stretches across a 200 hundred acre preserve, featuring hiking trails and hillside vistas. Students in Crownridge are zoned to May Elementary, Hector Garcia Middle school, and Brandeis High School. In the field of higher education, the University of Texas at San Antonio (UTSA), a four-year public university known for a wide array of academics, is just south of Crownridge. A diverse array of property types, styles, and prices are available in the Crownridge neighborhood. While most properties are less than 20 years old, some date back to the 1980's, ranging from manors and estates to cozy, modest homes. While many available homes are priced in the \$500,000s and \$600,000s, some stretch into \$1,000,000+.

## Neighborhoods

- Canyon Springs
- Cibolo Canyons
- Rogers Ranch
- Stone Oak
- Timberwood Park
- Encino Park



## Area- North SA

Previously home to farmland and wide-open Texas skies, the neighborhood just north of 1604 (and along Highway 281) has experienced incredible growth over the last decade. This northbound trend has predominantly attracted families and affluent professionals, drawn in by the promise of growth and the beauty of Hill Country views. Notably home to more and more of San Antonio’s medical community (Stone Oak), North San Antonio also features North East Independent School District, expanding shopping centers, and luxury golf courses (Canyon Springs Golf Club, TPC San Antonio)...not to mention gated communities and gorgeous landscaping. Neighborhoods like Canyon Springs, Cibolo Canyons, Rogers Ranch, Stone Oak, and Timberwood promise a variety of homes, luxury amenities, and a front-row seat to the city’s exciting growth northward.







## Neighborhood- Canyon Springs

One of the most rapidly expanding areas of San Antonio, Canyon Springs delivers an array of pocket communities; each designed to meet a variety of budgets. Once known as the outskirts of San Antonio, Canyon Springs has seen exceptional growth by homebuyers seeking land, and Hill Country views. Located off Hwy 281 on the far north side of San Antonio, the diversity of homes, lot sizes, and amenities in Canyon Springs are extremely appealing to buyers. With nearly 20 different communities to choose from, all centered around the beautiful Canyon Springs Golf Course, homes range anywhere from the more modest homes in the Bluffs, the Enclave, and the Ridge (starting at around \$350k) to the luxurious homes in The Estates, The Mesas, and The Summit (which can reach into the \$800k-\$1 Mil+ range). Other neighborhoods within Canyon Springs include the Boulders, Canyon Springs Resort, The Enclave, Lakeside, the Links, the Ridge, San Miguel, The Reserve, The Villas, and the Waters. Among the amenities of the neighborhoods in Canyon Springs is controlled access along with community pools, parks, playgrounds, and sports courts. With highway access within close proximity, a celebrated HEB on the corner of Wilderness Oak and Hardy Oak, and shopping and dining opportunities nearby at The Shops at TPC, Canyon Springs offers a location desired by many. Served by both Northside ISD and Comal ISD, depending on where the home is located, children in the community have access to award-winning education systems.





## Neighborhood- Cibolo Canyons

A master planned community tucked on the far north side of San Antonio, Cibolo Canyons is marked by tranquil rolling hills and sophisticated style. This sought-after community is close to both Loop 1604 and Highway 281 and is convenient to the nearby Village at Stone Oak, a vibrant shopping area with popular retailers, dining, and entertainment venues. The adjacent JW Marriott Hotel and Spa features two PGA golf courses and many restaurants. Featuring distinctive residences and community amenities, the community offers a wide variety of quality and custom homebuilders. Fit for an array of different tastes, price points, and preferences, seven-gated neighborhoods within Cibolo Canyons (Amorosa, Campanas, Cielos, Palacios, Sueños, Vallitas, and Ventanas), offer a variety of housing options. Starting from the \$500,000's and ranging upwards to \$1 million+, Cibolo Canyons suits many different real estate needs. Known for its excellent neighborhood amenities, Cibolo Canyons offers residents miles of trails for walking and biking, a Fitness center, Playground, Junior Olympic-size swimming pool, and a water park, complete with a lazy river. Adding to the appeal of the community, children who live in Cibolo Canyons are zoned to attend schools in the Northeast Independent School District- Cibolo Green Elementary, Tex Hill Middle School, and Johnson High School.





## Neighborhood- Rogers Ranch

One of North Central San Antonio's most popular subdivisions, the master-planned community of Rogers Ranch is conveniently located directly off of Loop 1604 and Bitters Road. Featuring gated communities as well as sought-after amenities, the neighborhood offers an unbeatable location near three major highways. Masterfully positioned for secluded tranquility and incredible Hill County scenery, homes in the community are adorned with rolling hills and soaring live oaks. Offering a variety of housing choices in a vast range of price points, Rogers Ranch is divided into the subsections of Falling Brook, Crosstimber, Salado Canyon, and Point Bluff. With an average home size of around 3,000 square feet, the homes feature large open floor plans, however, The Gardens on Point Bluff offers luxury hillside garden homes constructed with convenience in mind. Alternatively, Point Bluff also offers sprawling custom estates in the exclusive section of The Peninsula, allowing homeowners to spread out over 4,000+ sq ft. With a diverse range of homes in the neighborhoods, prices can vary from 500,000 all the way to over \$900,000+. While the diverse property selection is a large draw to the neighborhood, part of the appeal of this community lies in the neighborhood amenities. Not only are the subdivisions of Rogers Ranch gated, they also feature pools, walking trails, lush greenbelts, a community center, playgrounds, tennis courts, and more. Just outside the neighborhood residents have access to some of the best shopping, dining, and entertainment in San Antonio. Students in Rogers Ranch are serviced by Northside Independent School District and North East Independent School District, alongside several private schools in the area including The Montessori School of San Antonio, Concordia Lutheran School, The Atonement Academy, and TMI.





## Neighborhood- Stone Oak

Of the largest and most recognizable neighborhoods on the far north side of San Antonio is the neighborhood of Stone Oak. Located on the northeast ridge of Loop 1604, the area has direct access to schools within the North East Independent School District, amongst other perks. With easy access to major highways, public schools, restaurants, hospitals and shopping centers, Stone Oak has been one of the most sought-after areas of San Antonio for the past decade. One of San Antonio's original master planned communities, Stone Oak has an extensive amount of sub-neighborhoods within. Boasting of more than two dozen neighborhoods, including the Canyons, the Glen, the Heights, the Hills, Mesa Verde, the Springs, Stone Oak Meadows, Stone Oak Parke, Stone Oak Villas, The Forest, The Gardens, The Villages, The Summit, the Vistas, and The Ridge, homes in Stone Oak come in a variety of styles and price ranges. While it is possible to find a more established neighborhood with homes built in the early 1990's for around \$425k+, homes in the gated neighborhoods such as The Forrest and The Heights sell for \$600k +. Offering amenities such as pools, parks, and green space in many of the neighborhoods, residents enjoy a variety of outdoor activities. Additionally, the proximity to major highways 281 and 1604, along with several shopping and dining centers within the Stone Oak area, create a location that provides amenities for just about anyone's needs.





## Neighborhood- Timberwood Park

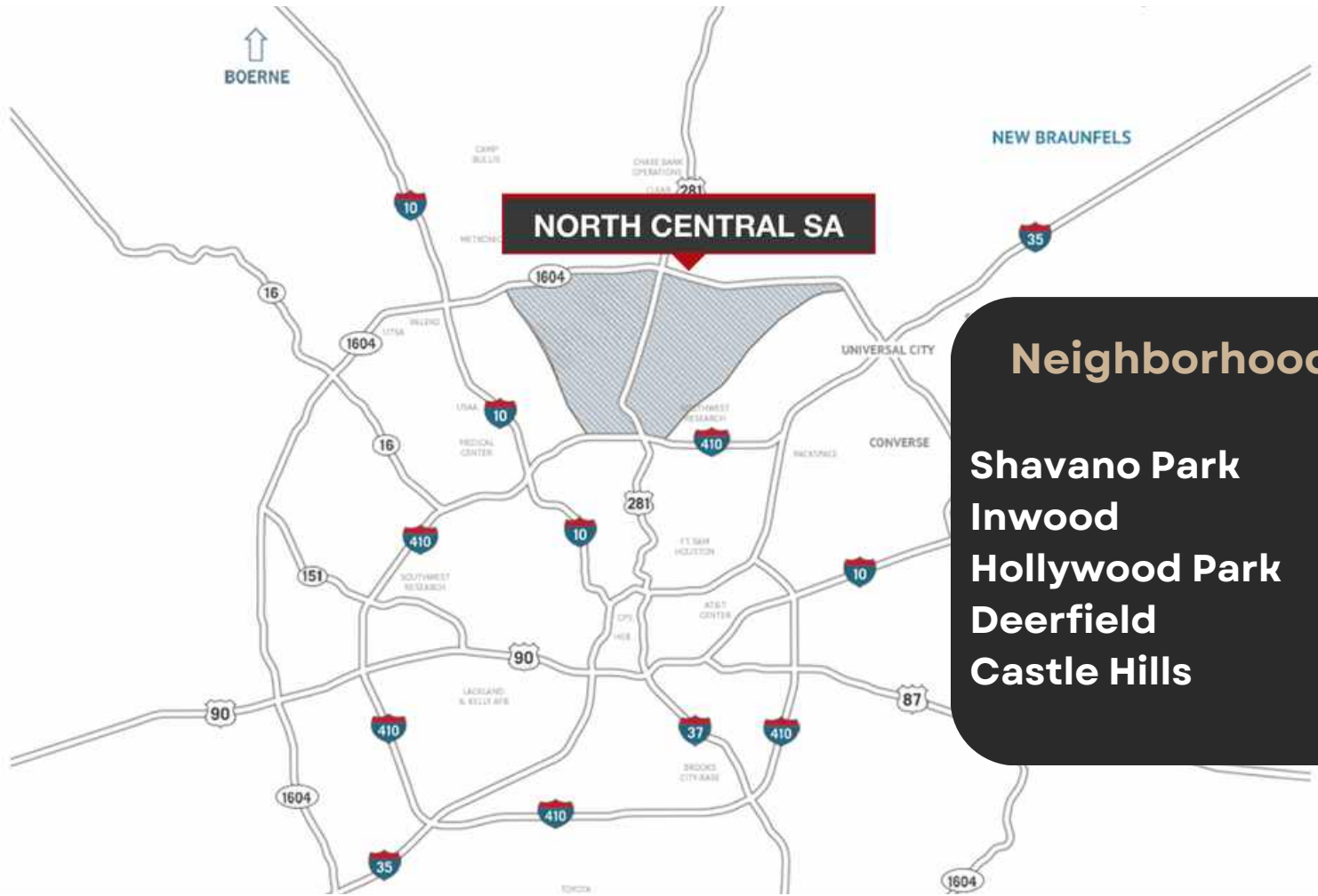
Nestled in the foothills of the Texas Hill Country, Timberwood Park has been emerging as one of the area's hidden real estate gems. The 2,200-acre custom home development offers incredible amenities, all just minutes from major shopping, dining, medical services, and entertainment within San Antonio city limits. Timberwood's close proximity to US-281 and Loop 1604 ensure that, though the neighborhood feels like the country, all the perks of the city are well within reach. Timberwood Park's amenities include a private 30-acre park with a lake, pool, clubhouse, weight room, pavilion, playground, picnic and barbecue area, par 3 golf course, greenbelts, tennis courts, and unobstructed views of the Hill Country's sweeping vistas. Adding to the appeal of the area, students within Timberwood Park are zoned to attend the Comal Independent School District. Timberwood Park's local schools include Timberwood Park Elementary, Jose M Lopez Middle School, and Johnson High School. In the private sector, San Antonio Christian School, Buckner Fanning Christian School, and Rolling Hills Academy provide an alternative to the public school system. The neighborhood real estate options are plentiful, whether you're looking to carefully build a custom home or move in immediately. Timberwood's spacious lots feature large, mature trees, one-of-a-kind custom homes, and are frequently visited by friendly local wildlife. Home styles vary from new construction to traditional to mid 80's ranch styles. Prices can range from \$500,000 or reach up into the millions (the median house value rests around \$590,000). To add to its appeal, homeowners enjoy low HOA fees and no city taxes!



## Neighborhood- Encino Park

North of San Antonio, Encino Park is the biggest neighborhood in the residential area just off Highway 281, with established subdivisions south of it. “Encino Park is an established neighborhood. What people probably like most about it is that it’s got a sense of community. There are always events happening where you can meet your neighbors. These events include monthly groups, holiday events and parades. Encino Park’s central location makes it easy for residents to access the highly sought after Northeast Independent schools in the area, including the local Encino Park Elementary School. Dining, shopping and entertainment options are also a short drive away. Easy access to the highway is one of the biggest highlights for residents of the neighborhood. Since it’s an established neighborhood, there is no new construction activity in the area, which is appealing to some homebuyers. Some sections of Encino Park are gated, providing an additional layer of privacy. Houses are mainly traditional-style homes, with prices varying from \$400,000 to the upper end of \$600,000. There are several parks in Encino, and those off Encino Rio are available for everyone. Just across Evans Road, Encino Library is where booklovers can pick out their next read. The library hosts events including book clubs, arts and crafts meetings, and fitness sessions.





### Neighborhoods

**Shavano Park**  
**Inwood**  
**Hollywood Park**  
**Deerfield**  
**Castle Hills**

## Area- North Central SA

Located on the burgeoning crown of San Antonio's metro area, North Central offers the coveted combination of up-and-coming homes and upscale, established communities. Marked by mature oaks, gated communities, and community atmosphere, this neighborhood is close to the urban amenities of the city while still retaining a Hill Country vibe...not to mention its coveted position within North East/Northside Independent School Districts and proximity to private schools. Subdivisions like Inwood, Deerfield, and Shavano are tucked away just off the cusp of 1604, spreading south with ample room for amenities, green spaces, and further growth. Luxury or simple, North Central's variety of neighborhoods ensures you can find the perfect space to grow a family.





## Neighborhood- Shavano Park

Located in northwest Bexar County, about 12 miles north of downtown San Antonio, Shavano Park is often called an “ideal location” because of its boundaries of Loop 1604 to the north, Huebner Road to the south, Lockhill Selma to the west, and Salado Creek to the east. Known for its accessible location, and beautiful homes, Shavano Park is an extremely desirable area in San Antonio. An incorporated city, Shavano Park maintains its own water system, provides emergency services, a police force, street maintenance, public works, code enforcement, building inspections, municipal court, and twice a year brush and bulky item pick-up. Home to over 3,000 residents, Shavano Park is composed of multiple small, gated, neighborhoods including Huntington, Willow Wood, and Bentley Manor, along with several non-gated, well-established neighborhoods including Willow Wood and The Woods of Shavano. Additionally, Shavano Park presents a variety of multi-family housing, offering a large number of apartments and condos. Featuring some of San Antonio’s most luxurious homes, neighborhoods in Shavano Park such as Bently Manor and Huntington offer custom homes ranging in price from \$800k to well over \$2 million. Though the area is known for higher housing prices, it is not uncommon to find homes starting at \$600k. Served by the acclaimed Northside Independent School District, children who live in Shavano Park are zoned to attend Patricia Blattman Elementary, while older children attend Rawlinson Middle School and Clark Highschool.





## Neighborhood- Inwood

A community of several gated neighborhoods (The Heights I and II of Inwood, the Hollow of Inwood, Inwood Forest, Inwood Village, Inwood Place, and The Estates of Inwood), Inwood is an esteemed community located far north central San Antonio. Spanning from the Bitters/Huebner intersection, up Bitters Road to Loop 1604, Inwood has close access to major highways, including 1604, IH-10 and Hwy 281. Due to the extremely accessible location, some of San Antonio's premier shopping (The Rim at La Cantera, The Shops at La Cantera, Huebner Oaks), entertainment (The Palladium, Six Flags Fiesta Texas), and dining, (Wildfish, Cover 3, Chama Gaucha, Stonewerks, Ounce Steakhouse, Bigz Burger Joint) destinations are within 10 minutes. Amenities for residents of Inwood include secure, limited access gates, an Olympic-sized swimming pool, a playground, tennis courts, and an outdoor basketball court. The Estates of Inwood employs a 24-hour guard at the entrance gate, with a patrol provided during various night time hours to patrol the community. Located within both the Northside Independent School District and the North East Independent School District, children residing in Inwood have access to Patricia Blattman or Huebner Elementary Schools, older students attend Rawlinson or Bradley Middle Schools and Clark and Churchill High Schools. Due to the variety of housing stock across the neighborhoods of Inwood, home styles and prices range greatly. While it is possible to find homes starting at \$550k+ in a few neighborhoods, it is common to find homes upwards of \$800k+. Overall, the average price across all of the neighborhoods hovers in the mid to upper \$700k range.





## Neighborhood- Hollywood Park

Incorporated in 1955, Hollywood Park was initially considered a rural community. With a steady increase in population because of its proximity to a variety of different San Antonio areas, it is now an iconic community, joining Hill Country Village as a premier north side neighborhood. Located just inside Loop 1604 at the Highway 281 interchange, Hollywood Park presents quiet, tree-lined streets and large, established homes atop sizeable lots. Because Hollywood Park is an incorporated city, it maintains its own city government which governs the neighborhoods that make up the community: Hollywood Park, The Reserve At Hollywood Park, and The Enclave At Hollywood Park. Additionally, the incorporated city provides public works and emergency services. Hollywood Park is within the North East Independent School District that contains Hidden Forest Elementary, Barbara Bush Middle School, and Reagan High School. As a well-established, highly desirable neighborhood, Hollywood Park real estate tends to be priced higher than the average priced home in San Antonio. Consisting of mainly of mid-century single family homes sitting on ½ to 1+ acre lots, the homes in the community are a mix of architecture and builders, although most generally have large yards and spacious interiors. Starting at \$450k+, homes in Hollywood Park can exceed upwards of \$900k+.



## Guide



## Neighborhood- Deerfield

Located in north San Antonio, Deerfield is conveniently situated just inside Loop 1604, only minutes from IH-10, the South Texas Medical Center, US Hwy 281, La Cantera Shopping Center, San Antonio International Airport, and other key activity and shopping centers. Composed of several subdivisions, including The Park At Deerfield, The Reserve at Deerfield, The Waters At Deerfield, Woods Of Deerfield, and the flagship neighborhood, Deerfield, the community stretches from Blanco to Huebner Roads just west of Hill Country Village. Because of its highly accessible location, along with its large, well-built homes and top rated schools, the neighborhoods are extremely sought after. Due to a strong homeowner's association, people choose to live in Deerfield for the plethora of amenities. Of the most popular amenities is a swimming pool, which plays host to the Deerfield Dragons youth summer swim league, tennis and basketball courts, a walking trail, and a park with a playground. Additionally, activities such as a July parade, Easter egg hunt, and other yearly events create a neighborly feel within the subdivision. As part of the North East Independent School District, Deerfield is within the boundaries of some of the top rated schools in the city. Serving the children of the neighborhood are Huebner Elementary, Eisenhower Middle School, and Churchill High School. The homes in Deerfield, built from the late 1980's to the early 2000's, range in size from just over 2,000 square feet to over 4,000 square feet. They tend to be on larger lots than most San Antonio residential neighborhoods and are quite stately in appearance with brick and stucco exteriors and large windows. With the average cost per square foot coming in at around \$190, homes in Deerfield are generally priced in the \$500k to \$850k+ range.





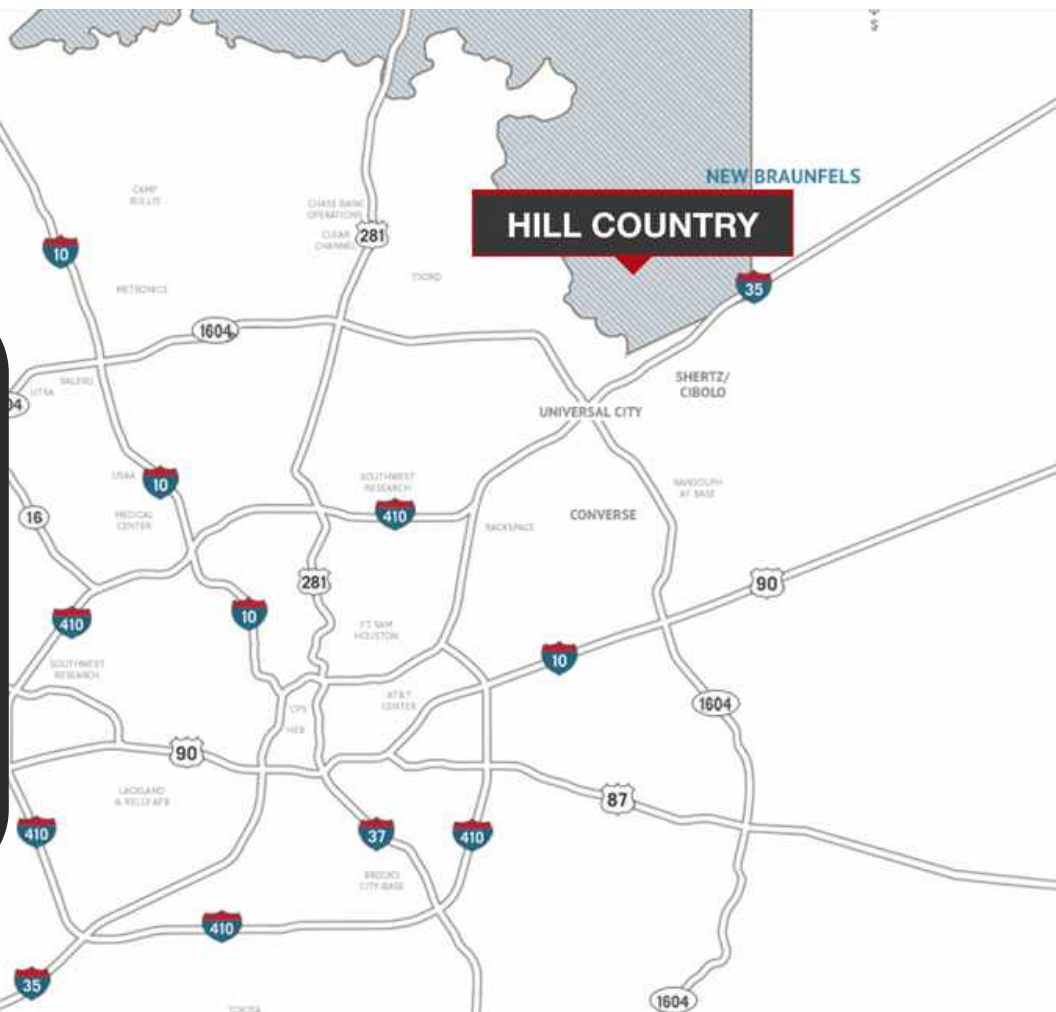
## Neighborhood- Castle Hills

Located in the desirable north central quadrant of Bexar County, Castle Hills is a city tucked within the city of San Antonio. Offering a small town atmosphere within a metropolitan area, the community is conveniently located near Loop 410, providing convenient and quick accesses to San Antonio's International Airport, downtown river walk, medical center, and other points of interest. Enjoying a population of over 4,000 residents, the community offers several neighborhoods, including Castle Hills, Castle Hills Estates, Castle Hills Forest, Silver Oaks, Castle Hills Terrace, North Castle Hills, Oaks Of Castle Hills, Preserve At Castle Hills, and West Oaks Of Castle Hills. It also contains more than 600 businesses, including specialty retail stores, restaurants, hair salons, public and private schools, and churches. Among the newest and most celebrated business complex is the Alon shopping center which includes excellent dining choices, HEB, fitness studios, medical centers, and salons. Part of the acclaimed North East Independent School District, children in Castle Hills are zoned to attend Castle Hills Elementary School, the district's only year-round school. Other public schools serving the area include Jackson Middle School and Lee High School alongside the private schools including Antonian College Preparatory, Castle Hills First Baptist School, Saint George Episcopal School, Cornerstone Christian School, and the Eleanor Kolitz Academy. Homes in Castle Hills are often priced higher than the average home in San Antonio. Mostly constructed in mid-century design, the homes are generally well kept and meticulously renovated. Ranging from around \$400,000 to over \$2 million+, homes in Castle Hills sell quickly.



## Neighborhoods

**Johnson Ranch  
River Crossing  
Cypress Springs  
Kinder Ranch  
Vintage Oaks  
Garden Ridge**



## Area- Hill Country

Deep in the heart of Texas (and just on the northwestern cusp of the San Antonio metro area), the beloved Hill Country has captured the hearts of locals and visitors alike. Marked by breathtaking views, sprawling oaks, and charming small towns, the unique Hill Country landscape stretches for miles, leaving space for a diverse array of neighborhood styles and property types. From high-end master-planned communities to stand-alone ranch properties, homes in the Hill Country contain a coveted sense of privacy and the best views of the Texas sunset. Neighborhoods like Johnson Ranch and River Crossing offer luxury amenities, curated trails, and close proximity to the sparkling water features like Canyon Lake and the Comal River. Homes in this area are mainly serviced by top-rated schools within the Comal Independent School District (along with partial integration into New Braunfels Independent School District).





## Neighborhood- Johnson Ranch

A community spanning 767 acres, Johnson Ranch is located north of San Antonio along the Hwy 281 north corridor in the town of Bulverde. Composed of approximately 1,000 homes, Johnson Ranch has become a haven for those seeking a lifestyle that speaks of Hill Country living while still having access to big-city amenities. Given the rustic, ranch style appeal, the community has been designed with wide-open spaces, boasting natural open areas, amenity parks, and trails remaining on one-third of the community. Additionally, sidewalks and trails meander through the native areas along the main boulevard and interconnect the neighborhoods to create a cohesive community. Featuring five distinctive neighborhoods including Corriente Estates, The Homestead, La Creciente, Oaks, and Vistas, each of the Johnson Ranch neighborhoods present something unique. Both gated and non-gated, these neighborhoods offer homes in a wide range of home prices. In the northern section of Johnson Ranch, homes start in the mid-\$400's to \$600's, while in the hills at the center of the community, homes range from the \$500's to \$800's. Other hilltop sections on larger estate lots offer homes in the \$800's to \$1 Million+. Located within the Comal Independent School Districts, children living in Johnson Ranch attend Johnson Ranch Elementary, Smithson Valley Middle School and Smithson Valley High School. Private schools in the area include Bracken Christian School and Gloria Deo Academy. Whether spending time outdoors, shopping, or dining, Johnson Ranch provides sought after amenities both in and outside of the community. Enjoy the playground, sports court, walking trail, swimming pool, and clubhouse within the community. Outside of the community, find fishing, kayaking, hiking and biking at nearby Canyon Lake, Guadalupe River State Park and Cibolo Nature Center, or take in beautiful Hill Country parks and recreation at Honey Creek State Natural Area, Guadalupe River State Park, Natural Bridge Caverns, Blue Hole Regional Park and more. Find national and specialty shopping and dining at The Village at Stone Oak, located within nine miles, upscale shopping and dining at The Shops at La Cantera, located within 25 miles, and great bargains at the San Marcos Premium Outlet Mall, just 35 minutes north on I-35.





## Neighborhood- River Crossing

While several outlying San Antonio neighborhoods hint at the Hill Country's rustic charm, no suburb experience can quite live up to River Crossing, a luxury community located west of Canyon Lake in the small town of Spring Branch, TX. With plenty of land and amenities, River Crossing provides a truly tranquil getaway. The neighborhood's rural location (40 miles north of downtown San Antonio via Hwy 281) gives residents full access to the Hill Country's wild landscape, while remaining close to city perks via Hwy 281. True to its aquatic name, River Crossing is also adjacent to the sparkling Guadalupe River and offers a private gated river park for residents. Other neighborhood amenities include tennis courts, basketball courts, walking trails, picnic areas, and close proximity to the Hill Country golfer's paradise: River Crossing Club. Students are zoned to Comal ISD which includes Bill Brown Elementary School, Smithson Valley Middle School, and Smithson Valley High School. Homes in River Crossing are well-known for spacious, private lots and homes that fuse rustic charm with modern elegance. With approximately 1,000 home sites (with a minimum lot size of 1 acre), buyers are sure to find the perfect fit. Due to the variety of acreage and home style, River Crossing properties can range anywhere from \$750k to \$1 Million+.





## Neighborhood- Cypress Springs

While neighboring San Antonio small towns like New Braunfels, Schertz, and Boerne hint at rural, countryside charm, no suburb experience can quite live up to full immersion in the Hill Country landscape. Cypress Springs is just such a neighborhood: located 30 minutes northwest of New Braunfels on TX-46 just outside the tiny town of Spring Branch, TX, Cypress Springs gives residents full access to the Hill Country's wild landscape. Founded in the mid-1800s by German settlers, Spring Branch has captured the hearts of its residents for years with gorgeous views, wide-open space, and an established population of about 800 residents, many of whom live in Cypress Springs. Residents love the town's quaint, welcoming atmosphere, sparkling water features, and distinct luxury culture. Cypress Springs, a sprawling 2700 acre subdivision, is made up of just under 500 properties on multiple acreage home sites. A wealth of mature oak trees spread across this beautiful Texas Hill Country development, creating a welcome canopy from the Texas heat. Amenities include a gated private six-acre park on the river, Guadalupe River waterfront access, and far more. Besides incredible amenities within, Cypress Springs offers residents easy access to the many surrounding state parks and natural areas, including Guadalupe River State Park, Honey Creek State Natural Area, and Pedernales Falls State Park, all within a few hours' drive. Students are zoned to Arlon Seay Elementary, Spring Branch Middle School, and Smithson Valley High School. Cypress Springs is perhaps best known for its multi-acre properties that allow residents to enjoy the Hill Country fully. These homes, which range in price from the \$600,000s to \$1 Million+, allow for a coveted sense of privacy. If you're interested in building your dream home in this gorgeous area, land plots generally begin in the \$100,000s.





## Neighborhood- Kinder Ranch

Stretching out towards the northern reach of Highway 281 lies the Kinder Ranch community, a gated neighborhood that offers Hill Country views for miles. Featuring spectacular beauty, sweeping views, and access to the Cibolo Creek, Kinder Ranch places a high priority on the surrounding landscape. This environmentally sensitive community has both you and the Hill Country in mind: luxury homes are spread out over a thousand acres, allowing for plenty of green space and local amenities. Families in Kinder Ranch are in no shortage of leisure and adventure activities: the on-site junior Olympic swimming pool, nature trails, sports courts, and recreation center allow for plenty of play. Besides these obvious amenities, Kinder Ranch's expansive green space gives residents the chance to take a deep breath and enjoy the preserved natural beauty. Much of the property has been protected as greenbelts and beautifully wooded areas, and most amenities have been developed using natural Texas Limestone. Located within the Comal Independent School District, Kinder Ranch has direct access to some of the top rated schools in the area. Comal ISD is rated as a Recognized School District, and all of the schools in the district are accredited by the Texas Education Agency. Kinder Ranch's schools include Kinder Ranch Elementary (which includes the latest in "green school" technology), Spring Branch Middle School, and Smithson Valley High School, and a new Middle School/High school, Pieper Ranch Middle School/Pieper High School. The community has been built by excellent builders with reputations for innovative design and superior construction of custom luxury homes. David Weekley, Sitterle Homes, Coventry Homes, Monticello Homes, and Ashton Woods build high-quality and high-performance homes to fit your lifestyle. These homes are divided into major subdivisions: Prospect Creek and Hastings Ridge. Prospect Creek offers stunning one and two story homes from 2,143 to over 3,400 square feet. Prices range generally from \$450,000s to \$600,000s. Hastings Ridge homes tend to be more spacious, averaging 2,658 to over 4,000 square feet. Prices range between \$550,000 and \$800k+.



## Neighborhood- Vintage Oaks

Just minutes outside New Braunfels and a short drive away from both Austin and San Antonio, you'll find one of the fastest growing communities in the Hill Country: Vintage Oaks. A fitting name for this 3,300-acre, tree-lined Hill Country community, Vintage Oaks has endless, expansive views, rolling hills, stunning custom real estate and heavily wooded lots full of centuries-old foliage; it's a sight to be seen – and lived in. With hundreds of expansive lots, as well as dozens of awe-worthy pre-existing homes available, Vintage Oaks gives you the option to both buy or build your dreams – whichever fits your situation best. Home sites in the community range from 1 to 14 acres and come in both gated and non-gated options. Ideal for a new-build buyer, lots in Vintage Oaks range from \$100,00-\$300,000+. The impressive New Braunfels area real estate and endless land options aren't all Vintage Oaks has to offer. This community also contains a five-star resort-style amenities center, complete with an Olympic-sized swimming pool, a kid's pool, a lazy river, an outdoor kitchen, a fitness center, miles of nature trails, a playground, tennis courts, a baseball field, a soccer field and a native flower garden. The neighborhood also hosts regular social events for both kids and adults. With a prime location between Austin and San Antonio, Vintage Oaks affords residents easy commute times, plus access to all the big-city culture, amenities, entertainment, shopping and dining options. Top hotspots in the area include Schlitterbahn Waterpark & Resort and Natural Bridge Caverns & Wildlife Ranch. Students in Vintage Oaks attend schools in the Comal Independent School District, which include Bill Brown Elementary School, Smithson Valley Middle School and Smithson Valley High School.





## Neighborhood- Garden Ridge

Garden Ridge is known for its spacious properties, lush landscapes, and a tranquil environment. Residents enjoy a strong sense of community and pride in maintaining the area's natural beauty. The housing landscape in Garden Ridge primarily consists of single-family homes with large lots, offering plenty of space and privacy. Architectural styles vary, including traditional ranch-style homes, modern designs, and custom-built residences. Residents have access to several parks and recreational areas, providing opportunities for outdoor activities such as hiking, biking, picnicking, and sports. Garden Ridge also has a club which features multiple ponds, tennish courts, a work out facility, indoor swimming pool, and wedding/event center. Garden Ridge hosts various community events and gatherings throughout the year. With a prime location between Austin and San Antonio, Garden Ridge affords residents easy commute times, plus access to all the big-city culture, amenities, entertainment, shopping and dining options. Top hotspots in the area include Schlitterbahn Waterpark & Resort and Natural Bridge Caverns & Wildlife Ranch. Students in Garden Ridge attend schools in the Comal Independent School District, which include Garden Ridge Elementary, Danville Middle School and Davenport High School. These homes, which range in price from the \$700,000s to \$1 Million+, allow for a coveted sense of privacy.

### Neighborhoods

#### Schertz Cibolo



### Area- Schertz/Cibolo

Located on the eastern cusp of the San Antonio-New Braunfels statistical area, Schertz and Cibolo offer the best of both worlds: small, neighborhood-oriented towns reaping the benefits of big-city amenities. Only a 20-minute commute to Randolph Air Force Base, Schertz and Cibolo have been attracting the attention of both military and civilian families interested in the classic suburban lifestyle. It's truly no surprise that families of all kinds have been flocking eastward, drawn by the sparkling waters of the Comal River, Austin-bound growth, and hints of Hill Country paradise to the north.



## Guide



## Neighborhood- Schertz

Perched on the eastern corridor of the San Antonio-New Braunfels metro area (between I-10 and I-35), the independent small town of Schertz acts as a welcoming gateway into the Alamo City. The town's location has been extremely strategic in recent years, benefitting greatly from San Antonio's continual growth north towards the Hill Country and east towards Austin. As the closest town to Randolph Air Force Base, Schertz attracts a large demographic of military families interested in the classic suburban lifestyle. Established by settlers in the 1840's, the township of Schertz has swelled to a healthy population of just under 32,000. The city's commitment to economic prosperity and workforce opportunities have resulted in extremely low unemployment rates, high adult education levels, and an affluent demographic. Though some residents work within Schertz, many residents commute to jobs in the city, a drive which lasts an average of only 25 minutes. Due to its convenient placement on I-35 and I-10, Schertz is just minutes away from both the bustling city of San Antonio and the serene Texas Hill Country. Just to the north, rolling hills and gorgeous sunsets are complemented by natural attractions like the Natural Bridge Caverns. Just a few miles away, The Forum at Olympia Parkway (one of the largest shopping centers in Texas) offers a vast array of shopping and premier restaurants, featuring everything from department stores to electronics to boutiques. Adding to the appeal of Schertz are excellent area schools, anchored by the Schertz-Cibolo-Universal City Independent School District. Serving grades pre-k through 12th grade, the district is known for its academic excellence, superior administration, and above-average graduation rates. Students in Schertz are generally zoned to Rose Garden or Schertz Elementary Schools, Ray D Corbett Junior High School, and Samuel Clemens High School. Private institutions include the Allison Steele Enhanced Learning Center. Though the average listing price is \$338,407, a variety of properties are available for sale, ranging from \$285,000 to \$450k+. The median closing price is \$315,000. Overall, excellent schools, affordable housing, and the classic lure of a white picket fence have led to the area's ranking as "one of the best places to live in the United States" and the #5 best place for military retirees.

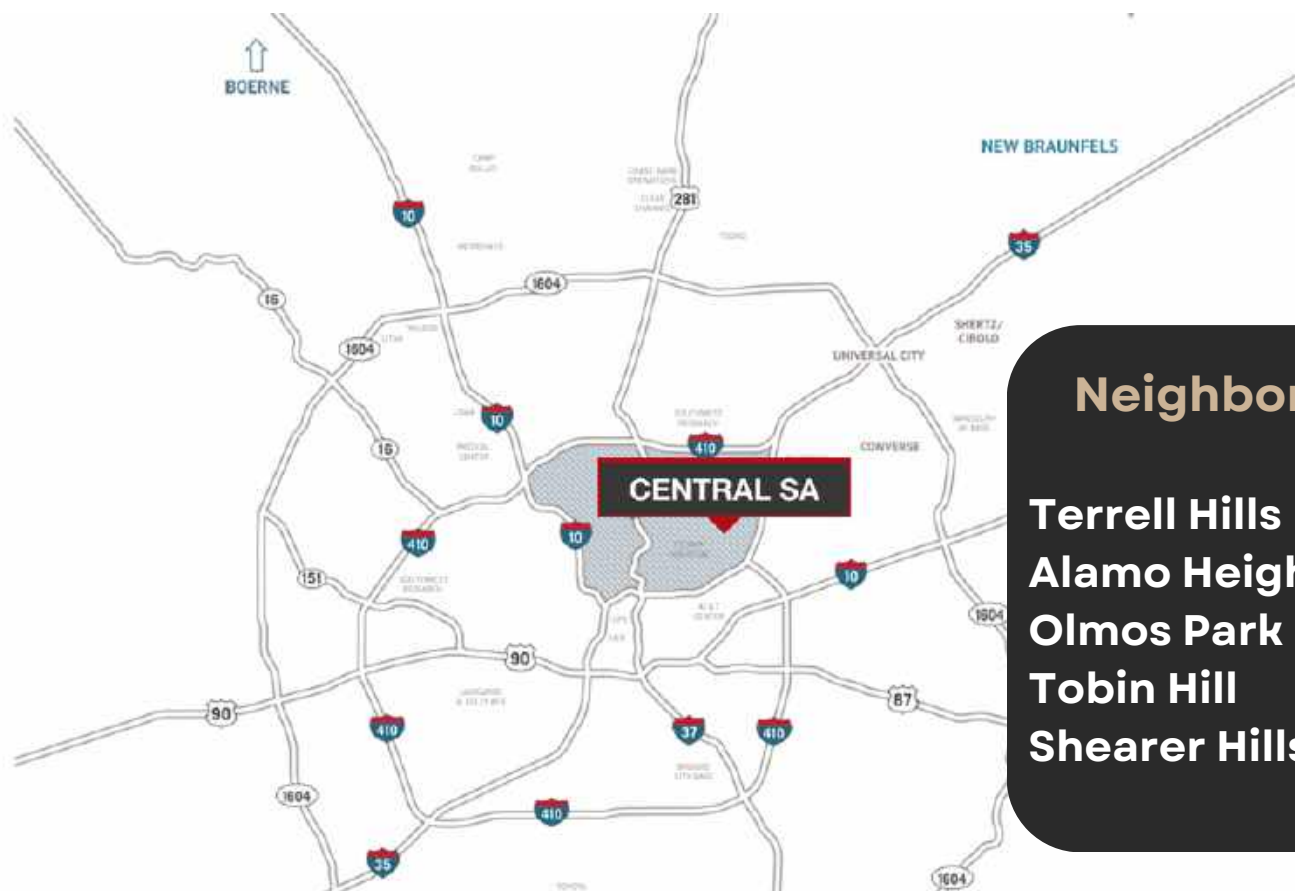
## Guide



## Neighborhood- Cibolo

Located on the eastern cusp of the San Antonio metro area, Cibolo offers the best of both worlds: a charming small town reaping the benefits of big-city amenities. Cibolo's modest but growing population of 25,403 is made up of residents and families drawn to a simpler way of life. A charming city that boasts a "country-style" way of life, Cibolo is truly a wonderful place to live, work, and raise a family. Due to its convenient placement on I-35, Cibolo is just minutes away from both the bustling city of San Antonio and the serene Texas Hill Country. To the north, the Hill Country landscape provides gorgeous views and unique attractions like the Natural Bridge Caverns or the horse races at Retama Park. Area parks and the nearby Warbler Woods Bird Sanctuary also ensure that residents have green space readily available. The area is also home to premier shopping: just a few miles away, The Forum at Olympia Parkway (one of the largest shopping centers in Texas) offers a vast array of shopping and premier restaurants, featuring everything from department stores to electronics to boutiques. To the north, Bracken Village boasts a unique collection of boutiques and gift shops. Adding to the appeal of Cibolo are excellent area schools, anchored by the Schertz-Cibolo-Universal City Independent School District. Serving grades pre-k through 12th grade, the district is known for its academic excellence, superior administration, and above-average graduation rates. Students in Cibolo are generally zoned to Dobie Junior High School, Wiederstein Elementary, Watts Elementary, Barbar C Jordan Intermediate School, Elaine S Schlather Intermediate School, and Byron P Steele II High School. Nearby private institutions include the Allison Steele Enhanced Learning Center. Due to Cibolo's recent growth, many properties have been built since 2000, reflecting recent popular architectural styles and trends. Area neighborhoods generally offer 3-5 bedroom homes with spacious backyards, large windows, generous garages, and family-oriented amenities. Residents tend to enjoy close ties with neighbors and friends, often expressing a sense of stability and safety. Currently, the median listing price in Cibolo is \$355,000, though homes can range anywhere from affordable to luxury.





## Nearby Neighborhoods

- Terrell Hills
- Alamo Heights
- Olmos Park
- Tobin Hill
- Shearer Hills

## Area- Central

While downtown may be the urban center of San Antonio’s spreading metropolis, the true “heart of the city” is just north on Highway 281. Composed of historic neighborhoods, affluent communities, and classic shopping and attractions, Central San Antonio exudes charm. Famous neighborhoods like Alamo Heights and Terrell Hills anchor this area as well-established and high-quality, drawing attractive shops and restaurants to the iconic Quarry Market and North Star Mall. Neighborhood streets exude an old-world appeal, shaded by mature trees and boasting close proximity to parks and museums. Besides gorgeous green spaces (Brackenridge, Japanese Tea Garden, San Antonio Botanical Garden), the area is populated by cultural institutions such as the Witte Museum, McNay Art Museum, University of the Incarnate Word and Trinity University.





## Neighborhood- Terrell Hills

Just 5 miles northeast of downtown San Antonio, Terrell Hills is a premier community containing some of the most expensive properties in the city. The community's fantastic central location, between Alamo Heights, downtown San Antonio, and Fort Sam Houston, is enhanced by the area's abundant cultural attractions (The Botanical Gardens, McNay Art Museum, Witte Museum, San Antonio Zoo), dining options (various restaurants at the Pearl Brewery, and shopping venues (HEB's Central Market, The Quarry Market) that add to the appeal of the community. Though Terrell Hills as a whole encompasses only a little of 1 square mile, the community is split into several neighborhoods including East Terrell Hills, East Terrell Hills Heights, East Terrell Hills Ne, and Terrell View Condos. All of these neighborhoods make up the municipality of Terrell Hills. Given the excellent reputation of Terrell Hills, homes in the area tend to be priced higher than the average home in San Antonio. Ranging from \$450k to over \$3 million, the price points in the community are diverse. In addition to having its own city council, mayor, public works office, and police department, Terrell Hills also has a reputation for attractive mid-century architecture and charm. From cottages to sprawling estates, the neighborhood appeals to many different tastes. Furthermore, the combination of new construction alongside the classic design of the older homes creates a unique feel that embraces the past while looking toward the future. Part of the renowned Alamo Heights Independent School District, many students living in Terrell Hills attend Woodridge Elementary School, Alamo Heights Junior High School, and Alamo Heights High School. However, a small portion of Terrell Hills is served by the North East Independent School District's Wilshire Elementary School, Garner Middle School, and MacArthur High School.





## Neighborhood- Alamo Heights

Only four and a half miles from downtown San Antonio, surrounded by major highways, the central location of Alamo Heights has been luring homebuyers for years. Easily accessible and close to major amenities such as the San Antonio airport, museums, business centers, and Fort Sam Houston, Alamo Heights meets the needs of a vast array of lifestyles. Established in 1922, the historically affluent city is known for its charm, stability, prestige, community, and schools. Located within the Alamo Heights community are several high-end shopping and dining options, as well as many entertainment venues. The Alamo Quarry Market shopping center, Quarry Village, Lincoln Heights Shopping Center, H-E-B's Central Market, the Witte Museum, San Antonio Zoo, San Antonio Japanese Tea Gardens, McNay Art Museum, and San Antonio Botanical Garden can all be found in Alamo Heights. Adding to the appeal of the area is the excellent school system, Alamo Heights Independent School District. Serving grades pre-k through 12th grade, the district has a reputation of quality education. With over half of the district's staff holding advanced degrees, and 95.5% of high school graduates becoming college-bound, the district exemplifies a passion for both teaching and learning. With many properties built in the early 20th century, homes along Alamo Heights' tree lined streets can differ significantly in age, style, features, and price. Ranging from cozy, charming cottages to expansive, luxurious Mediterranean Manors, many of the homes have been either newly constructed or meticulously restored. While some of San Antonio's wealthiest residents reside in Alamo Heights, there are many properties available for sale ranging from \$200,000 for a condo to over \$2 million for an upscale apartment or luxury home. Because of the community's appeal, homes in Alamo Heights often sell for significantly more per square foot than the average price of a home in San Antonio.





## Neighborhood- Olmos Park

Established in the mid-1920's by a renowned oilman and real estate tycoon, Olmos Park carries a rich history and a reputation for excellence. Over the past 100 years, the area has evolved from an outlying posh suburb to a central hub for luxury real estate. Just west of Alamo Heights (across Highway 281 and Olmos Basin Park), the "small town" of Olmos Park still retains a unique identity, functioning independently within the urban landscape. Though Olmos Park is known for its tranquil atmosphere and small-town feel, its central location ensures easy access to big-city perks. In the immediate vicinity, Olmos Park boasts the Alamo Quarry Market shopping center, Quarry Village, Lincoln Heights Shopping Center, and H-E-B's Central Market. The neighborhood also offers close proximity to cultural attractions like The Witte Museum, San Antonio Zoo, San Antonio Japanese Tea Gardens, McNay Art Museum, and San Antonio Botanical Gardens. Besides a longstanding tradition of neighborhood values, Olmos Park has a reputation for academic excellence. The neighboring Alamo Heights Independent School District serves grades pre-k through 12th grade, and school bus service is provided by with a stop at nearly every corner. The district's reputation for excellence is can be seen clearly in its students, 95.5% of whom are labeled "college-bound". the district exemplifies a passion for both teaching and learning. The town's diverse, rich history can be seen clearly in a range of architectural styles, ranging from cozy to luxurious, newly constructed to meticulously restored. With over 800 single-family homes (most valued between \$450,000 and \$950,000 with several over \$1,500,000), the variety is seemingly endless. If you take a drive through the oak-shaded streets of Olmos Park, you'll see that the town is anything but cookie-cutter. Olmos Park offers the charm and whimsy of a small town without limiting your options in the slightest.





## Neighborhood- Tobin Hill

Uniquely poised just above the city center, Tobin Hill's historic community has seen major growth and gentrification over the past decade. The neighborhood's main appeal lies in its vibrant sense of authenticity, diversity, community, art, and culture within the larger context of San Antonio. The people who live and work in Tobin Hill express a unique sense of community pride, always striving to help the area reach even more of its incredible potential. Composed of a diverse mix of families, professionals, and artists, Tobin Hill has been called the "perfect storm of economic growth opportunities." Perhaps the most exciting retail and restaurant growth in the city is happening right in Tobin Hill's backyard: the historic Pearl Brewery complex offers fine dining, nightlife, trendy shops, specialty desserts, Hotel Emma, and the city's most popular farmer's market. Tobin Hill also offers cultural attractions to spare, including proximity to the city's various museums, the San Antonio Zoo, Botanical Garden, Crockett Park and the Tobin Center for the Performing Arts, which houses the renowned San Antonio Symphony. On the second Friday of each month, Tobin Hill's Art Alliance hosts an "Art on the Hill" Gallery Walk to showcase the works of San Antonio's best-known contemporary artists. Besides proximity to San Antonio College, Tobin Hill is located within the San Antonio Independent School District. Serving grades pre-k through 12th grade, this vast district shapes the minds of over 50,000 students attending 99 schools. In the immediate Tobin Hill neighborhood, students are zoned to Fox Technical High School and Hawthorne Academy; however, specialty magnet programs and schools throughout the city are available to students with specific interests or career paths. In the private sector, Keystone School, Central Catholic High School, and Providence Catholic School provide alternate options. Tobin Hill's diverse community can be easily seen in a variety of home age, architectural style, and demographic appeal. From brand new condos by the Pearl to historic estates in the heart of the neighborhood, prices generally range between \$400,000 and \$500,000, with some stretching over \$2,000,000. With strong community values, easy access to downtown and major San Antonio attractions, Tobin Hill is perfect for homeowner who appreciate and enjoy the art of urban living





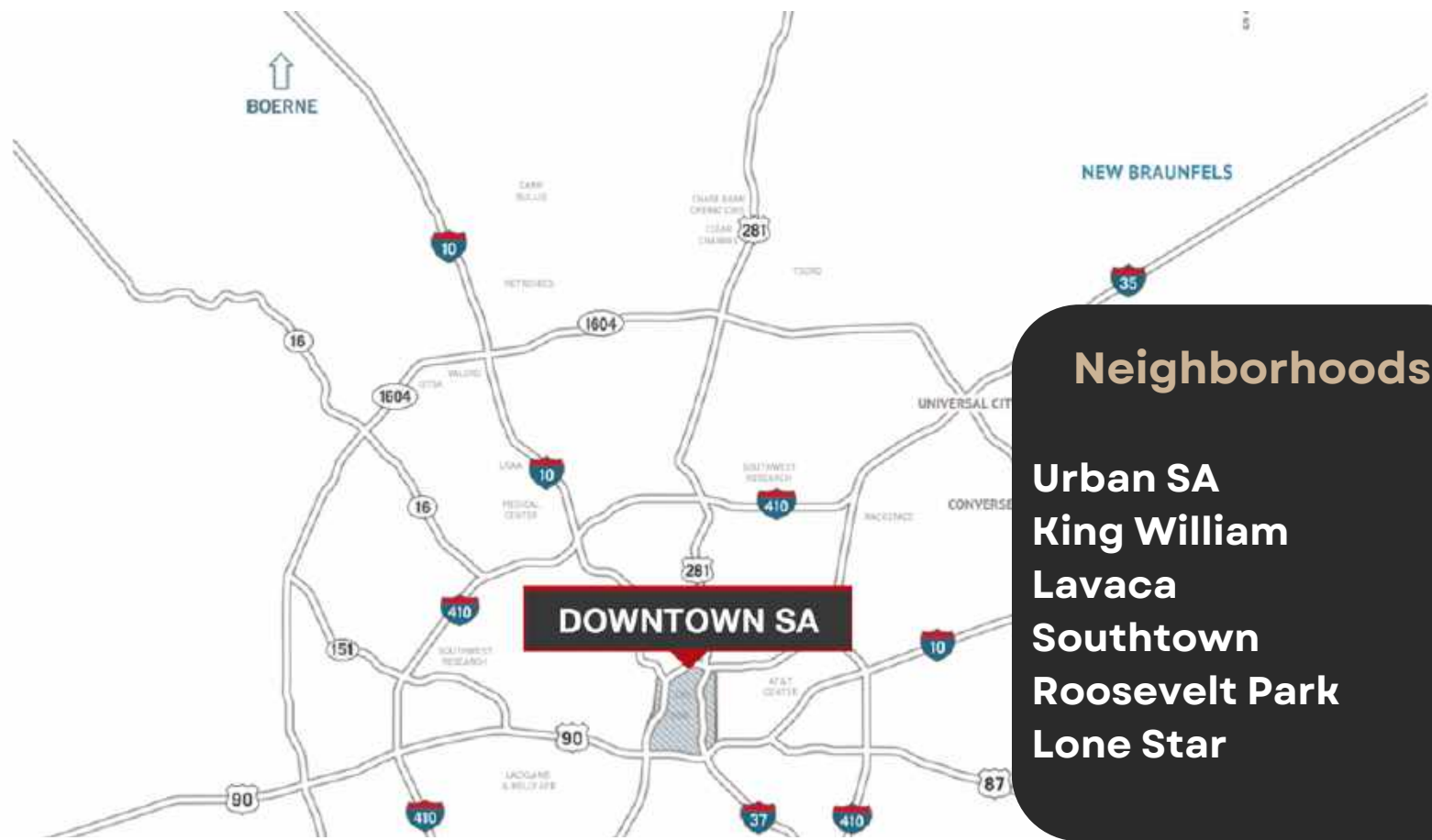
## Neighborhood- Shearer Hills

Located just north of Olmos Park on Basse Road, the Shearer Hills/Ridgeview neighborhood seamlessly transitions from Central to Northern San Antonio. With historic homes reminiscent of the Alamo Heights' old-world charm, zoning within the superior NEISD school system, and easy highway access to the full length of the city, Shearer Hills is truly the best of both worlds. Shearer Hills offers its residents the full gamut of luxury shopping, leisure activities, and entertainment venues, from the premiere stores at North Star Mall (Dillard's, J.C. Penney, Macy's, Saks Fifth Avenue, and Forever 21) to the eateries and shops of Park North. The Alamo Drafthouse and Laugh Out Loud Comedy Club are area entertainment favorites, while the Norris Conference Center plays venue host to various artists and specialty concerts. Just across the highway, the Alamo Quarry Market and Quarry Village offer even more shopping options for Shearer Hill residents, while the on-site San Pedro Driving Range and nearby Quarry Golf Club are available to golf enthusiasts of all skill levels. Adding to the appeal of the area, Shearer Hills is located within the coveted North East Independent School District (NEISD). Serving grades pre-k through 12th grade, this district has upheld a reputation for excellence, as shown in above-average graduation rates, superior test scores, and a wide variety of extracurriculars. Students in this neighborhood are generally zoned to Ridgeview Elementary School, Nimitz Middle School, and Lee High School. Private area schools include Cornerstone Christian Schools . and Antonian College Preparatory High School. In the field of higher education, Shearer Hills is home to Oblate School of Theology, a Catholic graduate school for theological studies. Whether public or private, you can be sure your student will receive a top-notch education from experienced, passionate teachers and schools. Amidst the area's rolling hills and ribboning Olmos Creek, Shearer Hills is known for its wealth of charming mid-century homes and mature Texas trees. Full of well-designed architectural gems, this neighborhood boasts homes dating back to the 1950's. Considering the current fascination and popularity of mid-century design and architecture (thanks to glamorous TV shows like Mad Men and Pan Am), there has been a spurt of interest in this area's historic homes. Though gaining in popularity, these homes are still very affordable, ranging mainly from \$250,000 to the upper \$400,000s.



# Area/Neighborhood Guide

## Downtown



### Neighborhoods

**Urban SA**  
**King William**  
**Lavaca**  
**Southtown**  
**Roosevelt Park**  
**Lone Star**

## Area- Downtown SA

As the urban center of the Alamo City's growing sprawl, downtown San Antonio is anything but ordinary. Besides traditional downtown elements (business professional, urban, upscale), this neighborhood is truly unique to San Antonio. Besides classic attractions like the Riverwalk, the Tower of the Americas, and (of course) The Alamo, downtown also boasts up-and-coming areas like the Pearl Brewery complex and Lone Star Arts District. To the south, the historic King William neighborhood contains charming old homes and quirky vibes, while the neighboring Southtown and Lavaca offer an edgier take on San Antonio's contemporary art scene. To top off the area's appeal, the San Antonio River ribbons through downtown, offering ample green space and extended trails for pedestrians and bikers. From luxury high-rise condominiums to charming Victorian-era estates, it's truly impossible to put downtown San Antonio in a box.





## Neighborhood- Urban San Antonio

One of San Antonio's most rapidly changing areas, the neighborhoods that make up the downtown area provide urban appeal and walkability. This area, both historic and beautiful, consists of several neighborhoods, among the most popular being Monte Vista, Alta Vista, Beacon Hill, Southtown, King Williams, and Lone Star. Within many of these neighborhoods lie distinguished residential architecture, primarily from San Antonio's "Gilded Age,". Specifically, King Williams and Monte Vista are renowned for the homes built extending from 1890 to 1930 and forms the most extensive and intact neighborhoods of this era in Texas. Recognized for its renovated historic homes along with newer construction of modern multiplexes and condominiums, the area is popular amongst people who prefer an urban lifestyle. With urban living in demand, the area accommodates individuals and families seeking a unique neighborhood culture. With many trendy, foodie-approved restaurants, along with a variety of unique shops, these pedestrian-friendly neighborhoods provide a hip, urban vibe and lifestyle. Because of the urban appeal of these neighborhoods, each presents a good mixture of houses for sale, houses for rent, and apartments. The architecture of the homes (many of which were constructed at the turn of the 20th century) ranges from French to Victorian to an attractive mix of Queen Anne, Hollywood bungalow, Georgian, Moorish and Victorian era architecture, all of which gives the area its unique feel. Additionally, in neighborhoods such as Lone Star, developers have taken older derelict properties and replaced them with homes that have an ultra modern design. Though children living in the downtown area are zoned to attend schools within the San Antonio Independent School District, there are several area private schools that are popular amongst residents. Keystone, Central Catholic, Providence, are all renowned private schools in the area. The median price of a house in this area varies between each neighborhood with the highest prices being neighborhoods that have been placed on the National Historic Registrar. These neighborhoods, including Monte Vista and King William, have an average price of \$525,000, making them not only one of the most expensive neighborhoods in San Antonio but also in the entire state. In fact, it is not uncommon to find a quaint two bedroom cottage with a price tag of around \$500k in the neighborhoods. Other neighborhoods in the area can range in price from \$450,000 to \$700,000. The prime location near downtown and the walkability of the neighborhood will help to determine the price of a home with homes closest to downtown being the most expensive.





## Neighborhood- King William

One of San Antonio's most rapidly changing areas, the neighborhoods that make up the downtown area provide urban appeal and walkability. This area, both historic and beautiful, consists of several neighborhoods, among the most popular being Monte Vista, Alta Vista, Beacon Hill, Southtown, King Williams, and Lone Star. Within many of these neighborhoods lie distinguished residential architecture, primarily from San Antonio's "Gilded Age,". Specifically, King Williams and Monte Vista are renowned for the homes built extending from 1890 to 1930 and forms the most extensive and intact neighborhoods of this era in Texas. Recognized for its renovated historic homes along with newer construction of modern multiplexes and condominiums, the area is popular amongst people who prefer an urban lifestyle. With urban living in demand, the area accommodates individuals and families seeking a unique neighborhood culture. With many trendy, foodie-approved restaurants, along with a variety of unique shops, these pedestrian-friendly neighborhoods provide a hip, urban vibe and lifestyle. Because of the urban appeal of these neighborhoods, each presents a good mixture of houses for sale, houses for rent, and apartments. The architecture of the homes (many of which were constructed at the turn of the 20th century) ranges from French to Victorian to an attractive mix of Queen Anne, Hollywood bungalow, Georgian, Moorish and Victorian era architecture, all of which gives the area its unique feel. Additionally, in neighborhoods such as Lone Star, developers have taken older derelict properties and replaced them with homes that have an ultra modern design. Though children living in the downtown area are zoned to attend schools within the San Antonio Independent School District, there are several area private schools that are popular amongst residents. Keystone, Central Catholic, Providence, are all renowned private schools in the area. The median price of a house in this area varies between each neighborhood with the highest prices being neighborhoods that have been placed on the National Historic Registrar. These neighborhoods, including Monte Vista and King William, have an average price of \$525,000, making them not only one of the most expensive neighborhoods in San Antonio but also in the entire state. In fact, it is not uncommon to find a quaint two bedroom cottage with a price tag of around \$500k in the neighborhoods. Other neighborhoods in the area can range in price from \$450,000 to \$700,000. The prime location near downtown and the walkability of the neighborhood will help to determine the price of a home with homes closest to downtown being the most expensive.





## Neighborhood- Lavaca

As the original San Antonio neighborhood, Lavaca emanates a vibe all its own. Boasting a unique blend of history, art, culture, and authenticity, Lavaca draws in everyone from spunky millennials to artists to architecture enthusiasts to couples and families. Though it is indeed an urban center, residents love Lavaca's strong sense of community and neighborhood togetherness. Lavaca's roots can be traced back to the early 18th century, when the neighborhood began as farmland for the Mission San Antonio de Valero farms. Eventually, working class families settled down on the land, just a few blocks from their affluent neighbors in the King William neighborhood. Now, marked by César E. Chávez Blvd. to the north, South St. Mary's Street on the west, IH-37 to the east, and the Missouri-Kansas Railroad Line on the south, Lavaca holds a population of around 1,800. Due to its convenient central location, Lavaca is one of the most walkable neighborhoods in the city, easily within a few blocks of grocery stores, restaurants, schools, and parks. Its location on I-37 also means the rest of the city is just a quick drive away from The Pearl, Alamo Heights, etc. The northern edge of Lavaca borders HemisFair Park, the venue for the 1968 World's Fair and home to plenty of other cultural institutions. The Tower of the Americas observation tower, Institute of Texan Cultures, and UTSA HemisFair Park Campus are all in close proximity. Besides easy access to higher education like UTSA at HemisFair Park Campus and San Antonio College, Lavaca is located within the San Antonio Independent School District. In the immediate Lavaca area, students are zoned to Douglass Elementary, Herff Elementary School, Page Middle School, Bonham Academy, and Brackenridge High School. Brackenridge High School is one of the best in its district, boasting above-average graduation rates and good ratings. Within SAISD, specialty magnet programs and schools throughout the city are available to students with specific interests or career paths. Homes in the Lavaca neighborhood are known for their historic charm. Many of the original 19th-century vernacular homes still line the streets, and notable styles include caliche block cottages, Victorian, Neoclassical. From famous architects to local uppers, Lavaca's residents have been slowly but surely restoring the historic integrity of the neighborhood, infusing them with modern touches and sustainable amenities. Land in the area is available from \$150,000 to \$225,000, and historic homes range from \$350,000 to \$600,000.





## Neighborhood- Southtown

While the core of downtown San Antonio hums with classic urban and tourist activity, the eccentric Southtown area offers an alternative just a few blocks south. Southtown holds its own as San Antonio's edgiest neighborhood, known for funky art galleries, high-end boutiques, street art, and beautiful historic architecture. Composed of the historic King William, Lavaca, and Blue Star neighborhoods, Southtown began as an elegant residential area in the late 1800's and now serves as a sort of urban playground for locals and art enthusiasts. Due to its convenient central location just south of the core downtown, Southtown is one of the most walkable neighborhoods in the city, easily encompassing grocery stores, schools, parks, and some of the most coveted shopping and dining in the city. Nearby highway access ensures that Southtown residents are just a short drive away from The Pearl, Alamo Heights, or any of the outlying parts of the city. Besides easy access to higher education like San Antonio College and Trinity University, Southtown is located within the San Antonio Independent School District, offering multiple schools like Bonham Academy, Robert B Green Elementary, Briscoe Elementary, Page Middle School, and Brackenridge High School. Southtown's wide variety of homes includes essentially everything from charming Victorian-era estates to vintage bungalows to modern condos. Architectural styles like Greek Revival, Victorian, and Italianate punctuate King William's streets, while Lavaca fosters a vibrant sense of community and neighborhood togetherness. The diverse array of homes appeal to everyone from hipsters to retirees, and prices can range from mid-\$300,000s and up into the millions.





## Neighborhood- Roosevelt Park

Only a short commute southeast from the heart of downtown San Antonio, the Roosevelt Park neighborhood is situated alongside the San Antonio River in the shade of the iconic Lone Star Brewery. From historic bungalows with original details to modest homes spanning the past 60 years, The Roosevelt real estate scene is sparse but worth the search. The median price sits at just \$285,000, but some homes can be priced as high as \$450,000. The Roosevelt Park neighborhood is located within the San Antonio Independent School District. In the immediate Roosevelt area, students are zoned to Robert B Green Elementary School, Page Middle School, and Brackenridge High School. Brackenridge High School is one of the best in its district, boasting above-average graduation rates and good ratings. In the private sector, St Cecilia School offers an alternative to public education. The neighborhood's flagship landmark is Roosevelt Park, which spreads out over almost 13 acres. A true rags-to-riches story, Roosevelt was transformed from a gravel pit to a premium park offering a swimming pool, community center, picnic areas, bike paths, a basketball court, and a playground. From the murals to the pecan grove, this park is a true San Antonio gem. The neighborhood is also just on the cusp of the Mission Reach Trail, which connects downtown to Missions National Historical Park and the Riverside Golf Course. Its convenient central location means the incredible restaurants and unique attractions of downtown San Antonio are easily accessible from Roosevelt Park.



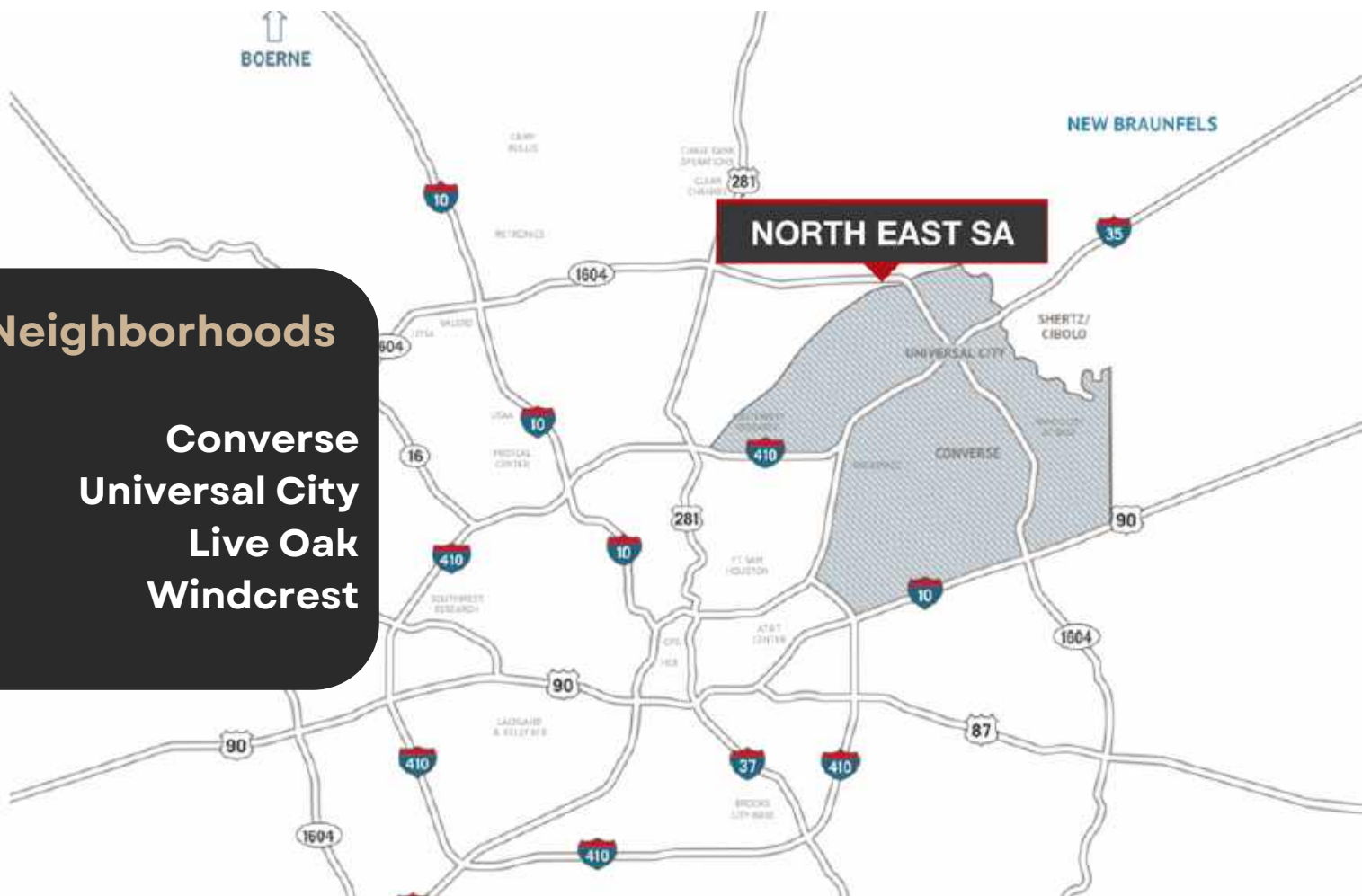


## Neighborhood- Lone Star

On the west side of downtown lies the Lone Star Arts District, across the San Antonio River from other urban neighborhoods like King William and Lavaca. Even given San Antonio's wealth of unique neighborhoods, Lone Star stands out as a sort of local bohemia. Perched on the edge of the contemporary art scene, this neighborhood boasts plenty of galleries and art collectives striving to think outside the box. Flight Gallery, SMART Art Project Space, Gravel Mouth, and Gallista Gallery show off local talent, while Second Saturday offers a less crowded, boozier take on "First Friday." Located just off of I-10, between the San Antonio River and San Pedro Creek, Lone Star displays a predominantly urban landscape, anchored by the old Lone Star brewery and peppered with eclectic street art and murals. The Blue Star Brewery, La Tuna Grill, Guenther House, and Blue Star Contemporary Museum of Art are just a stone's throw from this neighborhood. In fact, due to its convenient central location, Lone Star has been named one of the most walkable and bikeable neighborhoods in the city, only a short commute from downtown and the Mission Reach Trail. Recent revitalization and gentrification of the area can be seen in new developments like Cevallos and St. Benedict's lofts, as well as hip restaurants, boutiques, and more. Besides being just a short commute from higher education institutions like UTSA at HemisFair Park Campus and San Antonio College, Lone Star is located within the San Antonio Independent School District. In the immediate Lone Star area, students are zoned to Robert B Green Elementary, Briscoe Elementary, Harris Middle School, Brackenridge High School, and Burbank High School. Just like Lone Star itself, the homes in this neighborhood refuse to follow a set of rules. Styles range from modern luxury condos to charming historic restorations. While \$425,000 is the median listing price, asking prices range from \$375,000 to \$549,000. Overall, Lone Star's quiet hum of vibrancy and authenticity draws in young professionals, artists, and couples who want a central location without all the traffic and tourists.

### Neighborhoods

Converse  
Universal City  
Live Oak  
Windcrest



### Area- North East SA

A quieter take on the metro area, the San Antonio's North East corridor offers plenty of space and amenities for families to truly make San Antonio "home"...even if only for a while. Most notably (and conveniently) within close proximity to Randolph AFB, communities like Woodlake and independent towns like Converse, Live Oak, and Universal City have taken root east of Hwy 281, allowing Air Force families to move seamlessly into life within "Military City USA". Affordable housing, the coveted North East/Judson Independent School Districts, and ample shopping (The Forum and Rolling Oaks Mall) complement the classic suburban draw of Northeast San Antonio.







## Neighborhood- Converse

Established in the late 1800's by a former engineer of the Southern Pacific Railroad, the city of Converse, TX has grown from a saloon, two cotton gins, and a grocery to a thriving population of over 18,000 (58% increase in population from 2000!). Self-described as "a city full of energy", Converse fosters a family-oriented atmosphere and a strong spirit of economic development and growth. The local city government encourages partnerships for all businesses, residents, and neighboring municipalities. Located between the bustling I-35 corridor and eastern I-10, Converse is just 13 miles northeast of the heart of downtown San Antonio. Nicknamed "Airport City", Converse is just a 10-minute drive from Randolph Air Force Base, as well as convenient to shopping, entertainment, and medical facilities. Adding to the appeal of Converse are excellent area schools, anchored by the Judson Independent School District. Serving grades pre-k through 12th grade, the district serves over 22,000 students across 32 schools. Students in Converse are generally zoned to Converse Elementary School, Elolf Elementary School, John Glenn Elementary, Judson Middle School, and the recently completed Judson High School. Private institutions include St Monica Catholic School and Judson Evening High School. Converse is marked by family homes with landscaped yards and a distinct southwestern flair. Prices dip as low as \$250,000, but can reach up towards the \$450,000 range. The area's median listing price is about \$250,000.



## Neighborhood- Universal City

Nicknamed “The gateway to Randolph AFB”, Universal City is just north of the Randolph Air Force Base and northeast of San Antonio, offering Air Force families the chance to move seamlessly into life within “Military City USA” while still keeping a short commute. Besides providing a home to over 18,000 people (according to the 2010 census), Universal City contains dynamic businesses and the first “Green Power community” in Texas. From movies in the park to ice cream socials, Universal City fosters an involved and active community with neighborhood pride. Due to its convenient placement on I-35 and Loop 1604, Universal City is just minutes away from both the bustling city of San Antonio and the serene Texas Hill Country. To the north, the Hill Country landscape provides gorgeous views and a quick escape from the bustle of the metro area. Close proximity to neighboring small towns like Selma, Live Oak, Schertz, Cibolo, and New Braunfels also allow for day trips and easy access to shopping and other amenities. Just a few miles away, The Forum at Olympia Parkway (one of the largest shopping centers in Texas) offers a vast array of shopping and premier restaurants, featuring everything from department stores to electronics to boutiques. Nearby green spaces include Live Oak Park and Retama Park, as well as Olympia Hills Golf Course. Adding to the appeal of Universal City are excellent area schools, anchored by the Schertz-Cibolo-Universal City Independent School District. Serving grades pre-k through 12th grade, the district is known for its academic excellence, superior administration, and above-average graduation rates. Students in Universal City are generally zoned to Rose Garden Elementary School, Ray D Corbett Junior High School, and Samuel Clemens High School. Area private institutions include Allison Steele Enhanced Learning Center. There are many properties available for sale in Universal City, ranging anywhere from \$225,000 to \$460,000. Although the range is vast, \$275,000 is the median listing price.





## Neighborhood- Live Oak

Inspired by close proximity to I-35, Loop 1604, and the local gently-rolling hills, Live Oak founders believed they had found the perfect location for a family-oriented community...and it turns out they were right. With a small-but-not-too-small population of 13,131, Live Oak remains a “small town” on the cusp of the big city. Originally home to a rich farming and ranching tradition, Live Oak retains a legacy of tradition. Though new developments and residential neighborhoods have caused this community to evolve from rolling farmland into a cozy urban paradise, the small-town vibes remain. Nearly half of Live Oak residents have lived in the community for over 10 years. Still, nearby, multiple shopping centers, a major hospital and medical complexes, college campuses, and financial resources ensure that Live Oak is anything but outdated. Geographically only about 15 miles northeast of downtown San Antonio, Live Oak also offers a short commute to military families from Randolph Air Force Base. Area amenities and perks include City Park, Cowboys Dance Hall, Live Oak Community Pool, Midnight Rodeo Dance Hall, Olympia Hills Golf Course, Retama Park, Rolling Oaks Golf Course, The Forum at Olympia Parkway, and more. Adding to the appeal of Converse are excellent area schools, anchored by the Judson Independent School District. Serving grades pre-k through 12th grade, the district serves over 22,000 students across 32 schools. Students in Live Oak are generally zoned to Franz Elementary School and Crestview Elementary School, Kitty Hawk Middle School, and Judson Early College Academy. Northeast Lakeview College, a local community college is the newest campus of Alamo Community College. With a variety of home types and styles, neighborhoods can differ significantly in age, style, features, and price. Generally, homes stay within \$200,000-\$350,000, and the median listing price stays around \$299,000.





## Neighborhood- Windcrest

At the confluence of I-35 and Loop 410, the incorporated town of Windcrest seamlessly blends the amenities of uptown San Antonio with the convenience and urban draw of the Eastern I-35 corridor. Only a short drive from Randolph AFB and 15 miles east of the classic Alamo Heights area, Windcrest offers a unique take on the metro area. In 1959, Windcrest was created to foster an authentic community where people could live and raise their families in a tranquil and safe environment. Today, this city has remained a small, comforting entity (with a population of just 5,364 residents) on the cusp of a growing metropolis. Though indeed a small town, Windcrest is determined to provide its residents with all the amenities they could desire. The city maintains lush green spaces and community services like beautiful parks, gazebos, scenic walking trails, baseball fields, tranquil duck pond, 9-hole Golf Course, and swimming pool, and a famous holiday light display. The wide appeal of Windcrest has drawn Rackspace, one of the nation's leading internet hosting firms, to anchor Windcrest as its main headquarters. Local and chain businesses mix to create a wide variety of options, from the local Farmers' Market to Home Depot. Adding to the appeal of the area, Windcrest is located within the coveted North East Independent School District (NEISD). Serving grades pre-k through 12th grade, this district has upheld a reputation for excellence, as shown in above-average graduation rates, superior test scores, and a wide variety of extracurriculars. Students in this neighborhood are generally zoned to Windcrest Elementary School, Edward H. White Middle School, and Roosevelt High School. Private area schools include The Academy of Creative Education. Windcrest real estate ranges from quaint, mid-century architecture to modern design, all shaded by mature, live oaks and located on quiet streets. Prices can range from \$250,000 to \$425,000, with a median listing price of \$365,000.





**Alamo Ranch  
Heritage Park  
Northwest Crossing  
Stillwater Ranch**

Family-oriented, affordable, and spacious, it's no surprise the western edge of San Antonio's metroplex has been gaining buzz (and new residents) at breakneck speed. With the arrival of extensive master-planned communities like Alamo Ranch and Northwest Crossing, this area offers plenty of space to both settle down and raise a family. Specialized subdivisions and private cul-de-sacs within these neighborhoods offer an air of privacy and tranquility on the edge of the city. Envious amenities, a variety of home types, and a coveted school district (NISD) have caught the eye of first-time homebuyers, retirees, military families, and more. Nearby employers and attractions Northwest Vista College, Lackland Air Force Base, Government Canyon State Natural Area, SeaWorld San Antonio, and plenty of shopping.





## Neighborhood- Alamo Ranch

Located on the far west side of Loop 1604, Alamo Ranch has quickly earned a name for itself as the fastest growing master-planned community in San Antonio. The neighborhood's attractive, affordable homes and natural landscaping are spread generously, lending an air of privacy and tranquility. Due to its placement in the northwest corner of the city, off State Highway 151 and Loop 1604, Alamo Ranch offers its residents a tranquil, private living experience along with all the shopping and entertainment that San Antonio has to offer. Alamo Ranch essentially functions as a small piece of the Texas Hill Country inside the San Antonio city limits. This community has quickly earned a reputation for its beautiful landscaping, mature trees, generous backyards, and lush views. Residents enjoy jogging trails, an Olympic-sized pool, an outdoor aquatic center, playgrounds, and more! While this small-town feel is comforting, its close proximity to shopping, employment, and downtown keep the city life easily accessible. Due to its location, Alamo Ranch provides its residents with access to the best shopping and entertainment in San Antonio. The nearby retail complex, also named Alamo Ranch, provides a myriad of restaurants, entertainment, and shopping, both luxury and convenience. Also located very close by are The Rim shopping center, The Palladium movie theater, and the upscale La Cantera shopping district, as well as leisure and family attractions like Six Flags Fiesta Texas, SeaWorld San Antonio, and several world-class golf courses. Those interested in outdoor adventure also won't be disappointed: Alamo Ranch is near Government Canyon Park, and Medina Lake is only 45 minutes away. Perhaps one of the most sought-after features of Alamo Ranch is its location in the highly acclaimed Northside Independent School District. NISD has been rated as academically Recognized and continues to be one of the best school districts in the state of Texas. Specifically, John Hoffmann Elementary School, Judge Andy Mireles Elementary School, Dolph Briscoe Middle School, and William H. Taft High School serve the Alamo Ranch community. In the private school sector, Alamo Ranch is served by Phoenix Children's Academy and Northwest Hills Christian School, among others. Due to the size of this up-and-coming community, Alamo Ranch offers an extremely wide variety of home styles and prices in various neighborhood areas. Whether you're seeking an affordable starter home or a luxury property, Alamo Ranch's diverse selection ensures you that you can find a home suited to your unique needs. Homes in various subdivisions range from \$315,000 to \$500,000. Alamo Ranch truly offers the feel of a friendly, small-town neighborhood without sacrificing urban, cosmopolitan amenities. A luxury lifestyle is combined perfectly with the privacy and authenticity of the Texas Hill Country.





## Neighborhood- Heritage Park

Within the growing area of Potranco and 151, Heritage Park is the largest subdivision in San Antonio not made up of smaller subdivisions. With 126 streets, 4280 housing units, and a population of approximately 12,000. Heritage could be considered a city in itself. Bordered by Potranco Rd to the North, Marbach Rd to the South, Hunt Lane and Ingram Rd to the east, and the Park Place subdivision and Bexar County line to the West, Heritage provides access to some of the fastest growing areas of San Antonio. With construction times spanning nearly four decades, the homes in Heritage are diverse. Affordable in nature, the homes in the community range in price from \$225,000 to \$350,000. Within the community is a swimming facility, two tennis courts, a park, and a duck pond, which are maintained by the Heritage Neighborhood Association. Dedicated to strengthening the community, the association has helped to create a tightly knit neighborhood, earning numerous awards for the National Night Out program, to include the city wide NNO Award for 2010. Given its location within the top-rated Northside Independent School District, children living in Heritage attend Ed Cody Elementary, E.M. Pease Middle School and Stevens High School. Area private schools include Sunnybrook Christian Academy and New Life Christian Academy.





## Neighborhood- Northwest Crossing

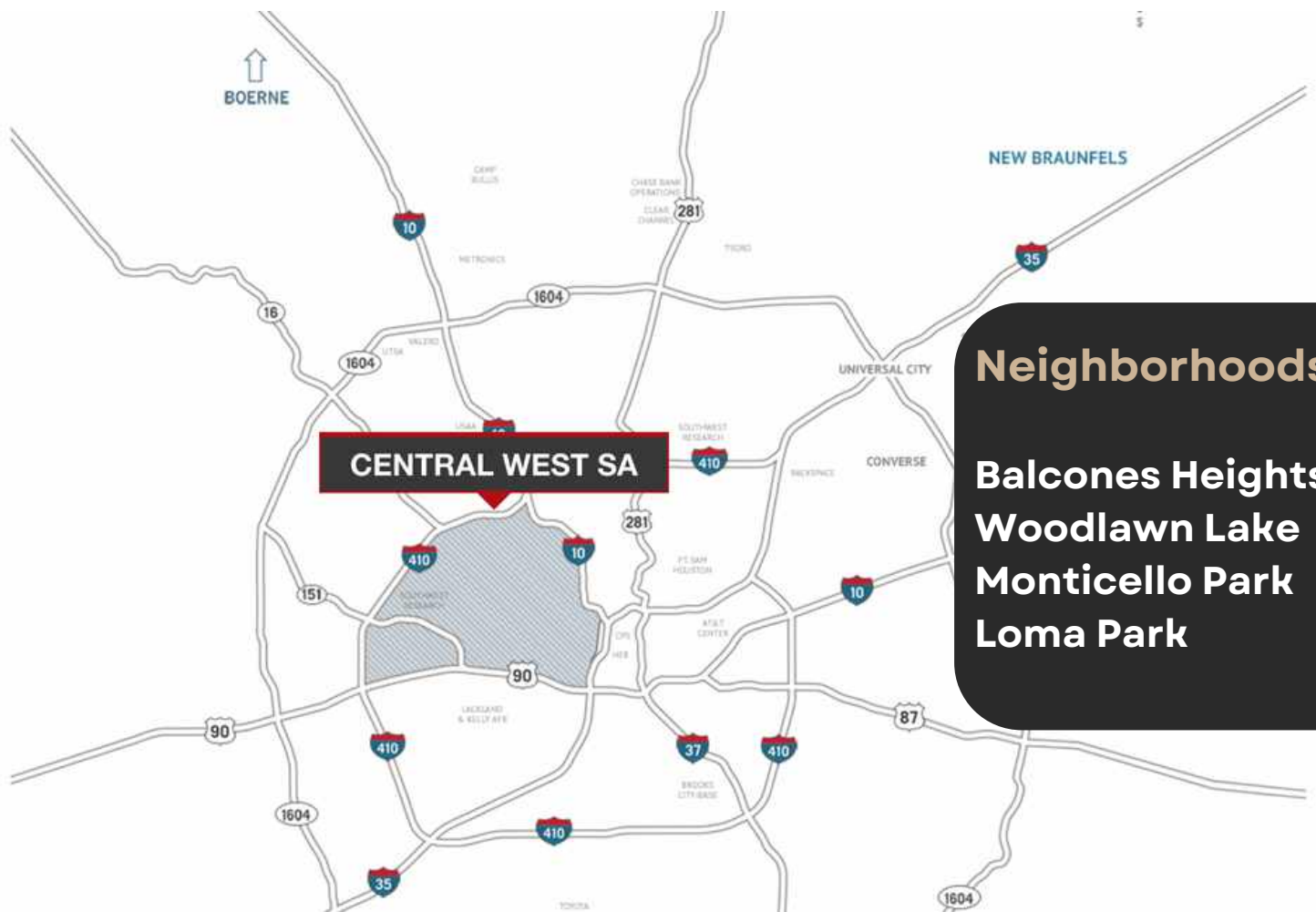
A well-established neighborhood placed on the northwest side of Loop 1604 and Bowen Crossing Street, Northwest Crossing accommodates nearly 14,000 residents. Enjoying an active homeowners association, the community prides itself in its 35 acres of parks, walking trails, clubhouses, tennis courts, soccer field, and sports complex. Composed of 4,000 homes, Northwest Crossing offers a diverse selection of housing. From petite single story homes with two bedrooms and a single bath, cozily nestled within 1,000 sq ft to large two story homes with four bedrooms and three baths. With affordability in mind, the price of these homes can range from as little as \$225k to a much as \$350k. Northwest Crossing offers strategic access to schools in the highly acclaimed Northside Independent School District. Elementary students are zoned to attend either WZ “Doc” Burke Elementary School or Northwest Crossing Elementary School, depending on where their homes are located. Middle schools students attend either H. B. Zachary Middle School or Connally Middle School, and high school students attend Taft High School, which houses top-rated magnet school, Communication Arts High School. Large employers near Northwest Crossing include American Funds, Citibank, and QVC Network. Furthermore, the neighborhood’s easy highway access makes it a short drive from major employers USAA, Valero, the South Texas, and many military bases including Lackland Air Force Base, Port San Antonio, and Fort Sam Houston. Canyon Springs





## Neighborhood- Stillwater Ranch

Located in the rapidly expanding northwest sector of San Antonio, Stillwater Ranch has its finger on the pulse of this city's exciting growth. The neighborhood's easy charm and family-oriented atmosphere are complemented by spacious backyards and coveted amenities. Just a few miles from Loop 1604 and State Highway 151, Stillwater Ranch provides a countryside feel with easy access to big-city perks. Due to its location, Stillwater Ranch is in close proximity the best shopping and entertainment in San Antonio. Nearby retail complex Alamo Ranch provides immediate access to convenient and luxury restaurants, entertainment, and shopping. Located just a quick drive away are The Rim shopping center, The Palladium movie theater, and the upscale La Cantera shopping district. Nearby leisure and family attractions like Six Flags Fiesta Texas, SeaWorld San Antonio, and world-class golf courses make the city your playground. Besides these attractions, Stillwater Ranch is host to plenty of perks within neighborhood boundaries. In order to foster a sense of community, fun, and fitness, Stillwater provides a pool with beach entry, community clubhouse, fitness room, imaginative playscape, and lighted sports courts. Additionally, a network of more than four miles of paved and soft trails takes you around the boulevards and through the woods of the community. Adding to the appeal of the area is the coveted Northside Independent School District. Serving grades pre-k through 12th grade, the district has a reputation of for academic excellence. Students in this school district continually score higher than the state average at every grade level and in every subject area. Students are generally placed in Evelyn Scarborough Elementary, Folks Middle School, and Taft High School. Due to its status as a new master-planned community, both brand-new and existing homes are available within Stillwater Ranch. A broad spectrum of trusted builders and flexible plans allow you to customize your home, ranging in price from the low \$275k to \$400k+. Gorgeous architectural plans from Chesmar Homes, Coventry Homes, Highland Homes, Lennar, New Leaf Homes, Perry Homes, and Ryland Homes are available to meet your family's needs. Whether you're a new family looking for a starter home, a military family looking to put down temporary roots, or a retiree looking to downsize, Stillwater Ranch's variety of neighborhoods, home styles, and prices ensure you can find the perfect home!



### Neighborhoods

**Balcones Heights**  
**Woodlawn Lake**  
**Monticello Park**  
**Loma Park**

## Area- Central West SA

Best known as the original, historic suburbia of San Antonio, the Central West portion of the city is an eclectic combination of the historic Deco District and pockets of Mexican and Tejano culture. Mid-century homes, area amenities, and historic attractions with an artistic bend populate this well-established portion of the city. Showcased best by attractions like the Guadalupe Cultural Arts Center, Cattleman Square, the Basilica of the National Shrine of the Little Flower, Our Lady of the Lake University and the historic St. Mary's University, the area is full of history and charm. Though distinctly an urban area, Elmendorf Lake Park, Woodlawn Lake, and area creeks have undergone improvements and city care, now boasting pedestrian bridges, trails, improved picnic plazas, and expanded parking.





## Guide

### Neighborhood- Balcones Heights

Balcones Heights, a vibrant enclave city, hosts 3,000 residents in under 1 sq. mile. Located centrally inside Loop 410 at I-10, it offers easy access to downtown San Antonio (9 miles), South Texas Medical Center (2 miles), Sea World (12 miles), and Six Flags Fiesta Texas (9 miles). Its main attraction, Wonderland of the Americas, offers shopping, medical services, entertainment, and cultural events like the Balcones Heights Jazz Festival. With schools from multiple districts nearby, including SAISD, NEISD, and NISD, it's known for academic excellence. The area, marked by mid-century modern homes, draws families, couples, and retirees with a median listing price of \$250,000.

### Neighborhood- Woodlawn Lake

Woodlawn Lake, a historic neighborhood within Loop 410 off Fredericksburg Rd, once a commuter suburb, now flourishes as part of the Deco District. This vibrant area, revived in the 1980s, is known for its signature architecture and thriving arts scene. Home to Bihl Haus Arts, Woodlawn Theatre, and local favorite Deco Pizzeria, it boasts cultural richness. The neighborhood offers leisure space with Woodlawn Lake, hosting the annual Fourth of July celebration, and nearby amenities include San Antonio College. Within San Antonio ISD, students attend esteemed schools like Jefferson High School, known for its historic architecture. Woodlawn's charming homes, from Craftsman to Tudor styles, attract families and retirees, with prices ranging from mid-\$200s to \$400,000s.

### Neighborhood- Monticello Park

Monticello Park, a historic gem in central San Antonio just west of I-10, blends old-world charm with modern amenities. Once a dairy farm, it was transformed into a desirable neighborhood in the late 1920s. Located in the vibrant Deco District, known for its 1920s architecture, it offers a unique cultural scene with local art and entertainment. Woodlawn Lake provides nearby leisure activities, while its central location allows easy access to downtown and the northern corridor. Within San Antonio ISD, students attend respected schools like Jefferson High School, known for its historic architecture. Monticello Park's diverse homes, ranging from Revival to Art Moderne styles, attract residents with prices typically in the mid-\$300,000s.

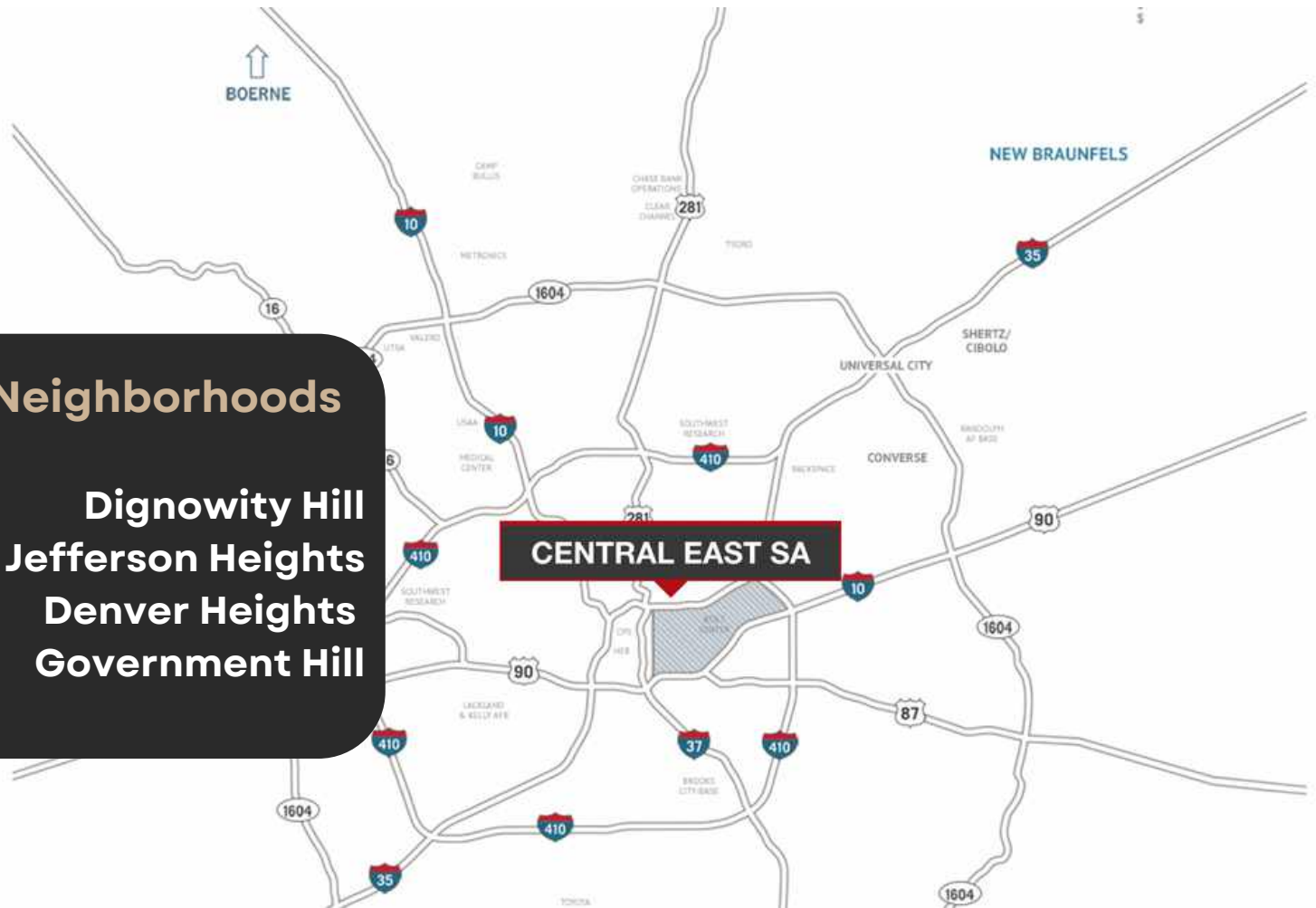
### Neighborhood- Loma Park

Northwest of Downtown San Antonio, Loma Park offers affordable homes and low cost of living. The homes in this neighborhood are very close to schools, convenient shopping, playgrounds, and green space. Area parks provide sports fields, walking trails, playgrounds, and basketball goals, while close access to major roads makes city travel incredibly convenient. The neighborhood is conveniently close to area employers like the Southwest Research Institute to the west, St Mary's University to the east, and the San Antonio medical hub to the north. Loma Park is just across the street from St. Mary's University, a Catholic and Marianist liberal arts institution that has been nationally recognized and ranked among the top colleges in the west. Besides its close proximity to St. Mary's University, Loma Park can be found within the Edgewood Independent School District (EISD).



### Neighborhoods

**Dignowity Hill**  
**Jefferson Heights**  
**Denver Heights**  
**Government Hill**



### Area- Central East SA

Commonly referred to as the “Arena District”, San Antonio’s central east side is home to the iconic venues such as the Alamodome, AT&T Center, San Antonio Stock Show & Rodeo, and Freeman Coliseum. The surrounding streets and historic neighborhoods include Denver and Jefferson Heights to Dignowty Hill, all serviced by the San Antonio Independent School District. Though predominantly urban, green spaces like Salado Creek and Greenway and Willow Springs Golf Course (the site of several Texas Opens and local amateur tournaments) provide an escape from pure city terrain. Though the neighborhoods have often been overlooked by developers, recent gentrification has brought a flock of newcomers, including artists and professionals.





## Guide

### Neighborhood- Dignowity Hill

Dignowity Hill, a historic gem near Downtown San Antonio, boasts an urban mix of residential and commercial spaces. Listed on the National Historic Registry of Neighborhoods, it's less than 10 blocks from attractions like the Alamo and River Walk. The neighborhood association, DHNA, is known for its revitalization efforts and strong sense of community. Residents enjoy close access to downtown attractions and local perks like Dignowity Park and Hays Street Bridge. Located within San Antonio ISD, schools include Bowden Elementary, Wheatley Middle, and Fox Technical High. With homes ranging from beautifully restored to fixer-uppers, prices typically range from mid \$300,000s to mid/upper \$400,000s. Diverse residents, including families, professionals, artists, and retirees, contribute to the unique charm of this neighborhood.

### Neighborhood- Jefferson Heights

Jefferson Heights, in the vibrant "Arena District," is near iconic venues like the Alamodome and AT&T Center, as well as downtown attractions just 3 miles away. While predominantly urban, its east side features the scenic Salado Creek and Greenway, offering a multi-use path amidst wooded areas. Parks like Lincoln and Dawson add to the greenery, and Willow Springs Golf Course is nearby. Historic landmarks and educational institutions enrich the area. Within San Antonio ISD, students attend schools like Washington Elementary and Sam Houston High. Recent gentrification efforts suggest a promising future for the neighborhood, which offers walkability, public transportation, and mid-sized homes ranging from \$150,000 to \$300,000.

### Neighborhood- Denver Heights

Denver Heights, just east of I-37 and part of the Historic King William area, exudes historic charm. As a key part of the "Arena District," it's near iconic venues like the Alamodome and AT&T Center, with downtown shopping and landmarks just a few miles away. This urban neighborhood offers community amenities like the Denver Heights Community Center, providing a range of programs for youth. Within San Antonio ISD, students attend schools like Herff Elementary and Brackenridge High. Homes in Denver Heights cater to fixer-upper buyers, with lots starting at \$50,000 and homes ranging from \$150,000 to \$250,000.

### Neighborhood- Government Hill

Originally established in the late 19th century, Government Hill is renowned as a military family hub due to its proximity to Fort Sam Houston and convenient location on I-35. Its proximity to Broadway and the Pearl brewery complex adds to its allure. Residents enjoy easy access to downtown amenities, including the River Walk and Brackenridge Park, as well as local favorites like Local Coffee and Bakery Lorraine. The neighborhood features Victorian-style homes at affordable prices, ranging from fixer-uppers to restored estates priced between \$175,000 and \$450,000. Within San Antonio ISD, students attend schools like Pershing Elementary and Sam Houston High. Private schooling options include Pickett Academy and Healy-Murphy Center High School.



## Neighborhoods

Harlandale  
Hot Wells



## Area- South SA

Follow the San Antonio River south towards Missions National Historical Park, and you will find a wealth of history, diverse neighborhoods, area restaurants and shopping centers, and plenty of urban resources in southern San Antonio. Featuring neighborhoods like Harlandale, south San Antonio also boasts plenty of Military institutions (Lackland AFB, former Kelly AFB, and Brooks City Base), area employers like Toyota and Mission Trail Baptist Hospital, and higher education institutions like Palo Alto College and the newly opened Texas A&M University-San Antonio. Area attractions include the novelty flea-market-theme-park Traders Village, Santikos' Mayan Palace theater, two area lakes (Victor Braunig and Calaveras Lakes), and South Park Mall. While much of the area remains unincorporated, up-and-coming master-planned neighborhoods like Mission del Lago are rising up to fill in the gaps. Whether you're looking for a private ranch-style home or a neighborhood cul-de-sac, start your search here!





## Guide

### Neighborhood- Harlandale

Just south of downtown San Antonio lies the community of Harlandale. With affordable housing options, the area has several amenities that are well-regarded by residents. Additionally, the community's access to major highways IH-35 and I-90 provide convenient access to all that San Antonio has to offer. Located within the community, the Harlandale Community Center provides a variety of programs, including youth sports leagues, arts and crafts, table games, nutrition education, dance, music and more, as well as an affordable summer youth program. Harlandale Park and Civic Center are other popular community amenities, as well as the nearby South Park Mall and Santikos' Mayan Palace Theater. Named after the community, Harlandale Independent School District educates children in the community. Once considered a rural district, Harlandale ISD serves about 15,000 students with two traditional high schools, the STEM Early College High School, Frank Tejeda Academy, four middle schools, 13 elementary schools, a facility for special needs and two alternate campuses. Composed of a variety of homes, the properties in Harlandale range from cozy 2 bedrooms to modest 3 bedroom single-family homes. The average price per square foot is extremely low in the community, offering more space for less money. Generally, homes in Harlandale range in price from \$150,000 to \$315,000.

### Neighborhood- Hot Wells

While northern San Antonio is rich in up-and-coming attractions, southern San Antonio remains an unparalleled wealth of history. Tracing the path of the San Antonio River, multiple greenways, parks, and historic missions spread generously southward into the heart of San Antonio's Mission Parkway Historic District. Nestled in this area is the Hot Wells neighborhood, just north of Brooks City Base and east of Missions National Historical Park. Besides a distinct sense of history, this neighborhood offers residents area restaurants, shopping centers, and plenty of urban resources. Known widely as the former location of the nationally renowned Hot Wells Resort, this location has a longstanding legacy of elite visitors, including patrons like Teddy Roosevelt, Rudolph Valentino, and Charlie Chaplin. The resort, which featured a natural artesian well, remained a luxury destination through the early twentieth century. In recent years, efforts have been made towards preserving the historic area and transforming the ruins into a county park. Planned phases of restoration would add gardens, a greenhouse, aviary and interpretive center. Diverse and affordable in nature, homes in the Hot Wells neighborhood boast a low median price of \$175,000. While the current amenities don't include a hot spring resort, the Hot Wells neighborhood is strategically located near convenient shopping, restaurants, and entertainment. Besides being only minutes from the heart of downtown and the San Antonio Riverwalk, immediate attractions like the City Base Cinema, City Base West Shopping Center, Republic Golf Club, and the Texas Air Museum at Stinson Field are mixed with restaurants, fitness centers, and specialty shops. Additionally, employers and healthcare providers like Mission Trail Baptist Hospital are located nearby, as well as higher education institutions like Palo Alto College and the newly opened Texas A&M University-San Antonio. Hot Wells is located within the San Antonio Independent School District. Serving grades pre-k through 12th grade, this vast district shapes the minds of over 50,000 students attending 99 schools. In the immediate Hot Wells neighborhood, students are zoned to Charles C Ball Elementary, Connell Middle School, and Highlands High School. In the private sector, Seidel Learning Center provides an alternative option to public school.



# Food & Drink

## My Favorites

- MI TIERRA CAFÉ Y PANADERÍA - TEX-MEX
- THE PEARL - VARIOUS CUISINES
- LA GLORIA - MEXICAN
- BOUDRO'S TEXAS BISTRO - SOUTHWESTERN
- THE LUXURY - AMERICAN
- ROSARIO'S MEXICAN CAFÉ Y CANTINA - MEXICAN
- ALAMO BBQ CO. - BARBECUE
- BIGA ON THE BANKS - AMERICAN
- CURED - AMERICAN
- PETE'S TAKO HOUSE - TEX-MEX
- SOUTHERLEIGH FINE FOOD & BREWERY - SOUTHERN
- LA FONDA ON MAIN - MEXICAN
- LA PANADERÍA - BAKERY/CAFÉ
- GREEN VEGETARIAN CUISINE - VEGETARIAN
- DOUGH PIZZERIA NAPOLETANA - ITALIAN
- HOT JOY - ASIAN FUSION
- BATTALION - ITALIAN
- THE GUENTHER HOUSE - AMERICAN
- TWO BROS. BBQ MARKET - BARBECUE
- LA VILLITA CAFÉ - MEXICAN
- THE ESQUIRE TAVERN - AMERICAN
- POLLOS ASADOS LOS NORTEÑOS - MEXICAN
- LA FOGATA - MEXICAN
- MAGNOLIA PANCAKE HAUS - BREAKFAST/BRUNCH
- THE COVE - AMERICAN
- GRISTMILL RIVER RESTAURANT & BAR - AMERICAN
- LA HACIENDA DE LOS BARRIOS - MEXICAN
- GARCIA'S MEXICAN FOOD - MEXICAN
- LA TUNA GRILL - AMERICAN
- THE FRIENDLY SPOT - AMERICAN
- THE GRANARY 'CUE & BREW - BARBECUE
- TAQUERIA DATA POINT - MEXICAN
- SALTGRASS STEAK HOUSE - STEAKHOUSE
- CAPPY'S RESTAURANT - AMERICAN
- PALOMA BLANCA MEXICAN CUISINE - MEXICAN
- 5 POINTS LOCAL - ORGANIC/VEGETARIAN
- CHRIS MADRID'S - BURGERS
- MI COCINA - MEXICAN
- CHAMA GAÚCHA BRAZILIAN STEAKHOUSE - BRAZILIAN
- BARBECUE STATION - BARBECUE
- BLANCO CAFÉ - TEX-MEX
- THAI DEE RESTAURANT - THAI
- PAPPADÉAUX SEAFOOD KITCHEN - SEAFOOD
- LULU'S BAKERY & CAFÉ - AMERICAN/DINER
- LIBERTY BAR - AMERICAN
- BETO'S ALT-MEX - MEXICAN
- CLEMENTINE - AMERICAN
- RAY'S DRIVE INN - TEX-MEX
- PAPOULI'S GREEK GRILL - GREEK



- TACO GARAGE - TEX-MEX
- CAPPARELLI'S ON MAIN - ITALIAN
- LA TUNA ICE HOUSE - AMERICAN
- CLEMENTINE - AMERICAN
- ROSELLA AT THE RAND - AMERICAN
- LA FOGATA - MEXICAN
- SPICE FINE INDIAN CUISINE - INDIAN
- VIVA VILLA TAQUERIA - MEXICAN
- EL MILAGRITO CAFE - MEXICAN
- LIBERTY BAR - AMERICAN
- EARL ABEL'S RESTAURANT - AMERICAN/DINER
- LA FOGATA - MEXICAN
- CLEMENTINE - AMERICAN
- MAMA MARGIE'S - MEXICAN
- BETO'S COMIDA LATINA - MEXICAN
- PASHA MEDITERRANEAN GRILL - MEDITERRANEAN
- EARL ABEL'S RESTAURANT - AMERICAN/DINER
- SMACK'S CHICKEN SHACK - SOUTHERN
- CHISME - MEXICAN
- GUAJILLO'S - MEXICAN
- SICHUAN HOUSE - CHINESE
- EARL ABEL'S RESTAURANT - AMERICAN/DINER
- THE STATION CAFE - AMERICAN
- MINA & DIMI'S GREEK HOUSE RESTAURANT - GREEK
- FRANK - AMERICAN
- CASCABEL MEXICAN PATIO - MEXICAN
- FOGO DE CHÃO BRAZILIAN STEAKHOUSE - BRAZILIAN
- EL BUCANERO - SEAFOOD
- PALOMA BLANCA MEXICAN CUISINE - MEXICAN
- BILL MILLER BAR-B-Q - BARBECUE
- TAQUERIA DATAPOINT - MEXICAN
- DON PEDRO MEXICAN RESTAURANT - MEXICAN
- NICHAS COMIDA MEXICANA - MEXICAN
- THAI DEE RESTAURANT - THAI
- PAPPASITO'S CANTINA - MEXICAN
- BOMBAY BICYCLE CLUB





- **Local Coffee** - Cozy spot with locally roasted beans.
- **Estate Coffee Company** - Specialty brews in a relaxed atmosphere.
- **Press Coffee** - Modern cafe serving artisanal coffee.
- **Brown Coffee Company** - Hip, minimalist cafe with expertly crafted drinks.
- **Theory Coffee Company** - Quaint spot with delicious coffee options.
- **Merit Coffee** - Chic ambiance, quality single-origin coffees.
- **Shotgun House Coffee Roasters** - Charming, friendly cafe with great brews.
- **Halcyon - Coffee, Bar & Lounge** - Stylish cafe by day, lounge by night.
- **Indy Coffee Club** - Comfortable neighborhood spot for studying.
- **What's Brewing Coffee Roasters** - Family-owned, quality coffee in cozy atmosphere.
- **Rosella Coffee Co.** - Modern cafe offering specialty coffee drinks.
- **CommonWealth Coffeehouse & Bakery** - Cozy spot with quality coffee and baked goods.
- **Sip Brew Bar & Eatery** - Trendy coffeehouse with great coffee options.
- **Candlelight Coffeehouse** - Cozy cafe with warm, inviting atmosphere.
- **Revolucion Coffee + Juice** - Hip spot with organic, fair-trade coffee.
- **La Taza Coffee House** - Relaxed neighborhood cafe with great brews.
- **Local Coffee Stone Oak** - Cozy coffeehouse with friendly ambiance.
- **Summer Moon Coffee** - Cozy spot with wood-fired coffee.
- **The Luxury** - Hip, modern spot with great coffee.
- **South Alameda Panini & Gelato Company** - Cozy cafe with paninis and gelato.
- **White Elephant Coffee Company** - Quirky spot with creative coffee options.
- **Rosella at the Rand** - Modern coffeehouse in historic building.

# Activities



1. TOWER OF THE AMERICAS
2. GRAND BUS TOUR
3. SPURS AT AT&T CENTER
4. ESCAPE ROOMS
5. WILDSEED FARMS MEADOWS
6. FREDERICKSBURG WINE TASTING
7. ALAMODOME SPORTS HISTORY
8. SAN ANTONIO RIVER WALK
9. DIGITAL ART EXHIBITIONS
10. HELICOPTER CITY TOUR
11. TEXAS HILL COUNTRY HORSE RIDING
12. MURAL RIDE BIKE TOUR
13. MUSEUM OF ART
14. CANDLELIGHT CONCERTS
15. SCHLITTERBAHN WATERPARK
16. SEAWORLD'S ATLANTIS
17. SAN ANTONIO ZOO
18. SIX FLAGS FIESTA TEXAS
19. SAN ANTONIO AQUARIUM
20. WESTERN ART MUSEUM
21. AQUATICA WATER SLIDES
22. TEXAS RANGER MUSEUM
23. KIDDIE PARK FUN
24. MISSIONS HISTORICAL PARK
25. THE ALAMO MEMORIAL
26. SIDECAR ADVENTURE
27. KING WILLIAM DISTRICT VIBE
28. SATURDAY NIGHT RODEO
29. INDOOR SKYDIVING THRILLS
30. JAPANESE TEA GARDEN
31. BOTANICAL GARDENS
32. SEA LIFE EXPLORATION
33. RAGE ROOM RELEASE
34. WITTE MUSEUM INSIGHTS
35. SAN FERNANDO CATHEDRAL
36. HISTORIC MARKET SQUARE
37. MAGICIANS AGENCY THEATRE
38. WILDLIFE RANCH ADVENTURE
39. MIRROR MAZES
40. PEARL BREWERY SHOPPING
41. DOSEUM LEARNING
42. CAVERNS WONDER
43. MORGAN'S WONDERLAND
44. MCNAY ART MUSEUM



45. MAJESTIC THEATRE AMBIANCE
46. HEMISFAIR PARK ESCAPE
47. SCAVENGER HUNT EXCITEMENT
48. RANGER CREEK RELAXATION
49. GHOST TOUR CHILLS
50. LA VILLITA CHARM
51. FIRE MUSEUM EXPLORATION
52. RIPLEY'S WONDERS
53. GUENTHER HOUSE TREAT
54. LBJ RANCH INSIGHT
55. BRACKENRIDGE PARK RELAXATION
56. LEGOLAND CREATIVITY
57. SPANISH PALACE VISIT
58. BANDERA ADVENTURE
59. BUCKHORN SALOON VISIT
60. GOLFING DELIGHT
61. QUADRANGLE REVERENCE
62. SEGWAY TOUR FUN
63. TEXAN CULTURES INSIGHTS
64. CONFLUENCE PARK CYCLING
65. HAYS STREET BRIDGE VIEW
66. NORTH STAR MALL SHOPPING
67. AZTEC THEATRE ENTERTAINMENT
68. MONSTER MINI GOLF
69. INDOOR KARTING THRILL
70. SUPERCAR DRIVING EXCITEMENT
71. LIBERTY BAR RELAXATION
72. BLUE STAR ARTS CREATIVITY
73. FIESTA SAN ANTONIO







**As home to not one, not two, but four major military installations ( Randolph AFB, Lackland AFB, Fort Sam Houston, and Camp Bullis), San Antonio is undeniably abuzz with patriotic energy, drawing in not only active duty military members, but also retirees, veterans, and civilian employees.**

### **1. It's not just a nickname. San Antonio is officially "Military City, USA."**

Though the Alamo City has been offhandedly termed "Military City, USA" for years, city officials recently decided to take the nickname a step further. In 2017, San Antonio trademarked the term "Military City USA®"...you know, just in case anyone had their doubts about San Antonio's enthusiasm for its military presence.

### **2. It's all one giant base.**

Though San Antonio's various bases are scattered across the city, each bearing their own history and purpose, Randolph AFB, Lackland AFB, Fort Sam Houston, and Camp Bullis were officially united as "Joint Base San Antonio" (JBSA) in 2005.

### **3. JBSA generates serious cash.**

Y'all, Joint Base San Antonio is not messing around. A vital part of our city's economy, JBSA contributes an estimated \$48.7 billion a year to our economy.

## 4. San Antonio and the military go way back.

Remember the Alamo? From the beginning, San Antonio has been a central location for military activity. According to the city's history, the US Army has maintained a presence here since 1845 (during the annexation of Texas). Accordingly, SA's military bases boast over 900 historic structures.

## 5. San Antonio has been called the "mother-in-law of the Army."

Apparently, the Alamo City is even more romantic than we thought. Often called the "mother-in-law of the Army," San Antonio bears a strong reputation for matchmaking military members with local bachelors and debutantes. Perhaps the most famous example lies in the love story of Dwight D. Eisenhower, who met his wife Mamie Doud while stationed at Fort Sam. (Their first date was at the St. Anthony Hotel and the old Majestic Theater!)

## 6. JBSA employs nearly 20% of the population.

Apparently, it takes an army to run things at JBSA. Due to the size and scope of Joint Base San Antonio, the base employs nearly 80,000 people and hosts over 130,000 students annually, making it the largest single DoD installation.

## 7. SA isn't just for active duty members.

When military folks retire in San Antonio (or even elsewhere!), it somehow always manages to remain "home." Plenty of retirees (more than 250,000) either stay or return to the Alamo City after their military career is over.

## 8. We're the "Home of Army Medicine."

As the Army's premier medical institution, BAMC (Brooke Army Medical Center) is the largest medical care and training facility of its kind, staffed by over 8,000 professionals and known as the "Home of Army Medicine."

## 9. It's (literally) all over the map.

Though JBSA may be one giant, united front, its military installations are planted in strategic neighborhoods all across the city. Randolph AFB is nestled in the northeastern section of the city, historic Fort Sam Houston is centrally located just northeast of downtown, Lackland AFB is perched on the city's western edge, and Camp Bullis lies northwest of Loop 1604 (just off I-10 towards Boerne).

## 11. ...And historic homes.

Are historic homes your thing? Though military bases are often located on the outskirts of the city, Fort Sam's historic status garners it a location smack-dab in the middle of San Antonio's favorite historic neighborhoods. Filled with both luxuriously renovated gems and fixer-uppers with tons of potential, neighborhoods like Terrell Hills, Alamo Heights, Olmos Park, Tobin Hill, and Dignowity Hill offer those century-old wood floors and historic details many homeowners crave. (A prime example, 323 Burleson is located mere miles away from Fort Sam in the Dignowity Hill Historic District).

## 12. Fort Sam has peacocks.

Is this a military base or a fancy British manor? Visit "The Quadrangle" at Fort Sam Houston and admire a charming population of local wildfowl, including peacocks, geese, and ducks.

## 14. JBSA is a humanitarian hub.

Did you know the military provides humanitarian relief? Fort Sam's U.S. Army Installation Management Command is the Army's southern hub for humanitarian and partner-building missions in Central and South America (performing notably extensive emergency operations during the 2010 Haiti earthquake).

## 17. Camp Bullis has an obstacle course like nothing you've ever seen.

Located on the northwest outskirts of San Antonio (for good reason...it takes up nearly 30,000 acres), Camp Bullis is a classic military training facility that whips its soldiers and airmen into tip-top shape. Notably, its ridiculously difficult obstacle course has been the chosen ground for the Army's annual "Best Warrior" competition.



# San Antonio Weather



**San Antonio, TX** has a subtropical climate with hot summers and mild winters. The average temperature in the summer is around 86°F while the average temperature in the winter is about 63°F. It can be quite humid in San Antonio due to its proximity to the Gulf Coast, but there are some days during the summer where temperatures reach over 100°F. The city also receives an average of 32 inches of rain per year, so it is not uncommon for San Antonio to be hit with thunderstorms and rain showers throughout the year.

**San Antonio, Texas** gets 33 inches of rain, on average, per year. The US average is 38 inches of rain per year. San Antonio averages 0 inches of snow per year. The US average is 28 inches of snow per year. On average, there are 220 sunny days per year in San Antonio. The US average is 205 sunny days. San Antonio gets some kind of precipitation, on average, 83 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

## San Antonio, TX

Weather averages

Overview   Graphs

Month	High / Low (°F)	Rain
January	64° / 40°	4 days
February	67° / 43°	5 days
March	74° / 50°	5 days
April	81° / 57°	3 days
May	86° / 66°	5 days
June	93° / 72°	4 days
July	94° / 74°	5 days
August	96° / 74°	3 days
September	90° / 69°	6 days
October	81° / 59°	5 days
November	72° / 49°	4 days
December	64° / 40°	4 days



Climate	San Antonio, Texas	United States
Rainfall	32.8 in.	38.1 in.
Snowfall	0.2 in.	27.8 in.
Precipitation	82.5 days	106.2 days
Sunny	220 days	205 days
Avg. July High	94.2°	85.8°
Avg. Jan. Low	40.5°	21.7°
Comfort Index (higher=better)	7	7
UV Index	6.3	4.3
Elevation	650 ft.	2443 ft.



## Comprehensive Guide to San Antonio's Economy and Industries

San Antonio, Texas, is a vibrant city with a diverse economy driven by various industries. From traditional sectors like tourism and healthcare to emerging fields such as biosciences and cybersecurity, San Antonio offers a fertile ground for businesses to thrive. This guide provides an overview of the city's key industries and economic assets, showcasing its strengths and opportunities for growth.

### Key Industries in San Antonio:

#### 1. Biosciences and Scientific R&D

San Antonio hosts a mix of cutting-edge biotech companies and global enterprises, including Medtronic, Becton Dickinson, Xenex, and Cytocentrics. These companies contribute to the city's reputation as a hub for biosciences and scientific research.

#### 2. Information Technology/Cybersecurity

Anchored by companies like Rackspace and bolstered by the presence of military cybersecurity commands and research institutes, San Antonio is emerging as a leader in IT and cybersecurity. Geekdom, a start-up incubator, and co-working space further support the growth of this industry.

#### 3. Advanced Manufacturing

Boeing, Standard Aero, and General Dynamics are among the key players in San Antonio's advanced manufacturing sector, particularly in aerospace. Additionally, Toyota's major manufacturing plant contributes to the city's automotive manufacturing landscape.

#### 4. New Energy

With initiatives led by CPS Energy and companies like Mission Solar Energy, San Antonio is actively exploring opportunities in renewable energy, including solar and battery technologies. The city's proximity to the Eagle Ford Shale formation also supports the oil and natural gas industry.

#### 5. Cultural and Creative

San Antonio's art, music, and film industries are gaining global recognition, attracting talent and innovative companies. Firms like Tribu and HeartFire Media represent the city's creative landscape, which is expected to play a vital role in its economic growth.

#### Cybersecurity in San Antonio

San Antonio's association with the military and scientific research has positioned it as a leader in cybersecurity. With over 80 cybersecurity and defense companies, along with notable institutions like the University of Texas at San Antonio Institute for Cyber Security, the city boasts a robust ecosystem for cyber-related activities.

### Traditional Economic Assets

San Antonio's economy is traditionally driven by four key industries:

#### 1. Tourism/Hospitality

The city's rich cultural heritage, including attractions like The Alamo and the River Walk, makes it a top destination for tourists. The Henry B. Gonzalez Convention Center and the Hemisfair area further enhance its appeal for business visitors, contributing significantly to the local economy.

#### 2. Healthcare

San Antonio's South Texas Medical Center, along with institutions like the San Antonio Military Medical Center, forms a major healthcare cluster. These facilities, along with research institutions, attract patients and professionals from around the world.

#### 3. Education

Home to several universities and research institutes, including the University of Texas Health Science Center, San Antonio's education sector plays a crucial role in the city's economy. The presence of military training facilities also adds to its educational landscape.

#### 4. Military

With a nickname "Military City, USA," San Antonio hosts major military installations like Lackland Air Force Base, Fort Sam Houston, and Randolph Air Force Base. These facilities, along with supporting industries and services, contribute significantly to the local economy.

### Economic Overview

San Antonio's economy is dynamic and diverse, with a gross domestic product (GDP) of approximately \$121 billion in 2018. Beyond its traditional strengths in military, healthcare, and tourism, the city has seen growth in sectors like technology and manufacturing. Additionally, its strategic location and business-friendly environment continue to attract a wide range of companies across various industries.

In conclusion, San Antonio's economy is characterized by a blend of traditional strengths and emerging sectors, offering a fertile ground for businesses to thrive and innovate. With a focus on key industries and leveraging its unique assets, the city is poised for continued economic growth and prosperity.