



**THE TOWER REALTY AUSTIN GUIDE TO THE**  
**UNIVERSITY AREA**  
**NEIGHBORHOODS**

WEST CAMPUS  
NORTH CAMPUS  
HYDE PARK  
DOWNTOWN  
EAST AUSTIN



**WELCOME TO AUSTIN**  
**LET US SHOW YOUR**  
**OUR HOMETOWN**

photo credit: karsten winegeart unsplash



# TEXAS RESIDENCY

Did you know there is a safe, legal and legitimate way to gain in-state Texas residency? **Tower Realty** has helped hundreds of parents take advantage of this Texas state law for over 15 years.

## 3 easy steps

- 1 Purchase a property in Texas.
- 2 Establish that property as your child's primary residence.
- 3 Own the property for 12 months.

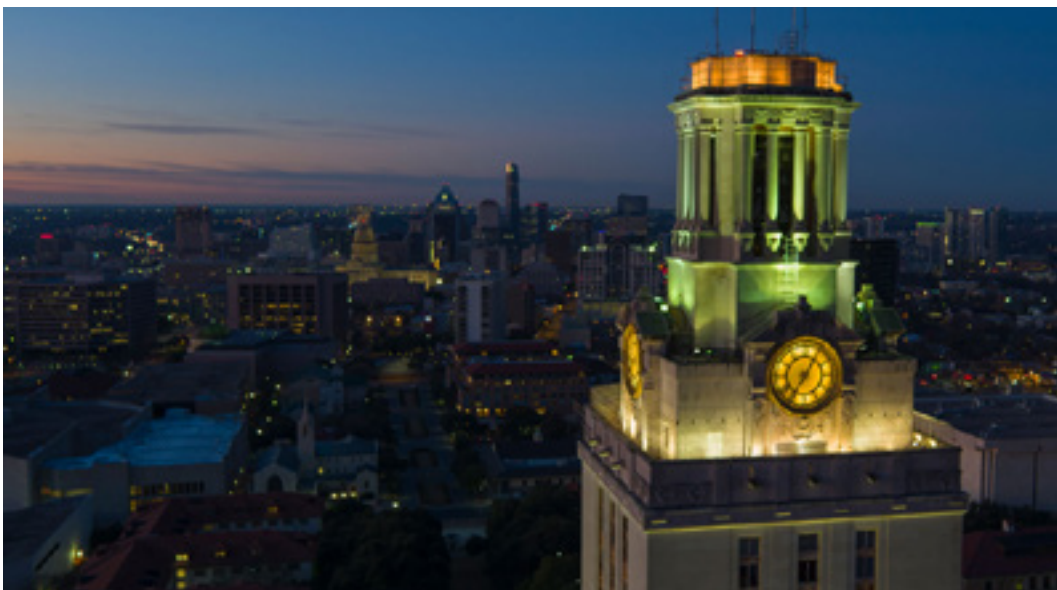
Contact us at **512-478-9400** to learn more about this Texas state law and how we can make your student's UT Austin dreams come true.

*Invest in Austin, Invest in your child's future.*

BACKGROUND (from 60x30 TX Texas Higher Education Coordinating Board)

Texas law authorizes persons classified as Texas residents to pay in-state tuition, a rate of tuition that is generally three times lower than for those classified as nonresidents. Although not conclusive or exhaustive, the following factors occurring throughout at least 12 consecutive months prior to the census date of the semester in which a person seeks to enroll to a claim regarding his/her intent to establish and maintain domicile in Texas: Sole or joint marital ownership of residential real property in Texas by the person seeking to enroll or the dependent's parent, having established and maintained domicile at that residence.

*\*The undergraduate 2019-2020 estimated tuition & fees for UT Austin is \$11,448 for Texas residents and \$40,032 for out-of-state students*



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# WEST CAMPUS



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# WEST CAMPUS

“West Campus” refers to a neighborhood in central Austin that is bordered roughly by 29th street on the north, 19th street to the south, Guadalupe (The Drag) to the East and Lamar Blvd on the Western side. Due to its proximity to the University of Texas – West Campus, like North Campus residents, are primarily college students.



Residences will generally be within a 15-minute walk to most of campus. West Campus is closer to the undergraduate department as well as the business and communication schools at UT. Here you will find homes for sale, houses for rent and apartment rental options.

The eastern boundary of West Campus is a major commercial area known as “The Drag” or Guadalupe Street, where clothing stores, restaurants, bookstores (including the University COOP), and venues are across the street from the University. These businesses typically service college student’s needs.

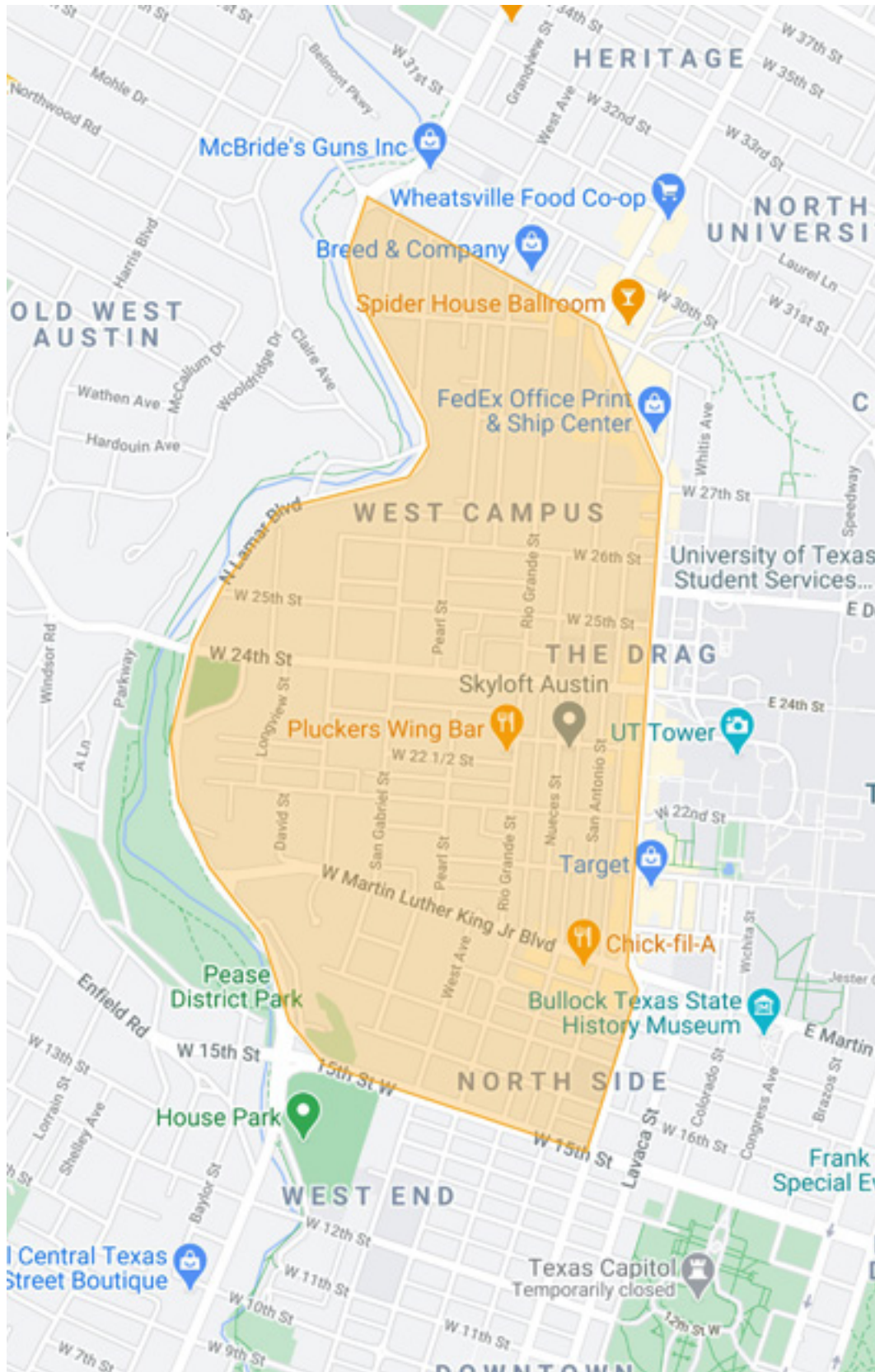


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# WEST CAMPUS



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# NORTH CAMPUS



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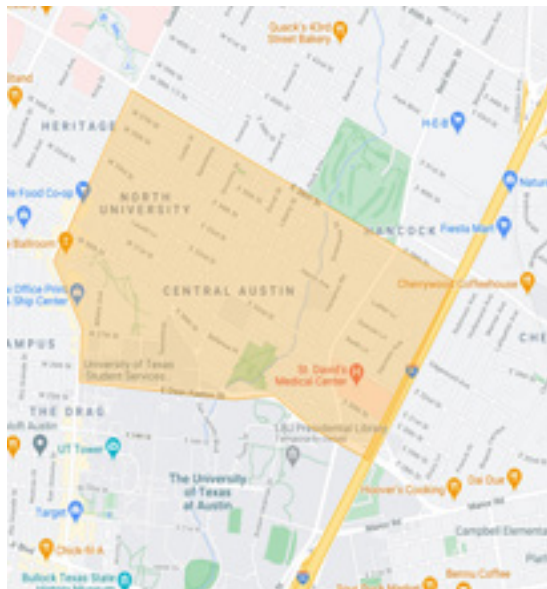
# NORTH CAMPUS

“North Campus” refers to the area north of campus but not further than 38 street. In this area, you’re more likely to see an equal mix of student condos and homes (*single family, apartments and duplex*).

Due to the proximity of downtown, you will see newly renovated million dollar homes among the historic small homes still in place. You’ll get the proximity while still getting more of a neighborhood feel.



Students that choose this area are sometimes drawn to the proximity of the law school, or looking for something quieter than the West Campus area. Due to the proximity to UT, it’s still a highly desired location for any type of student.

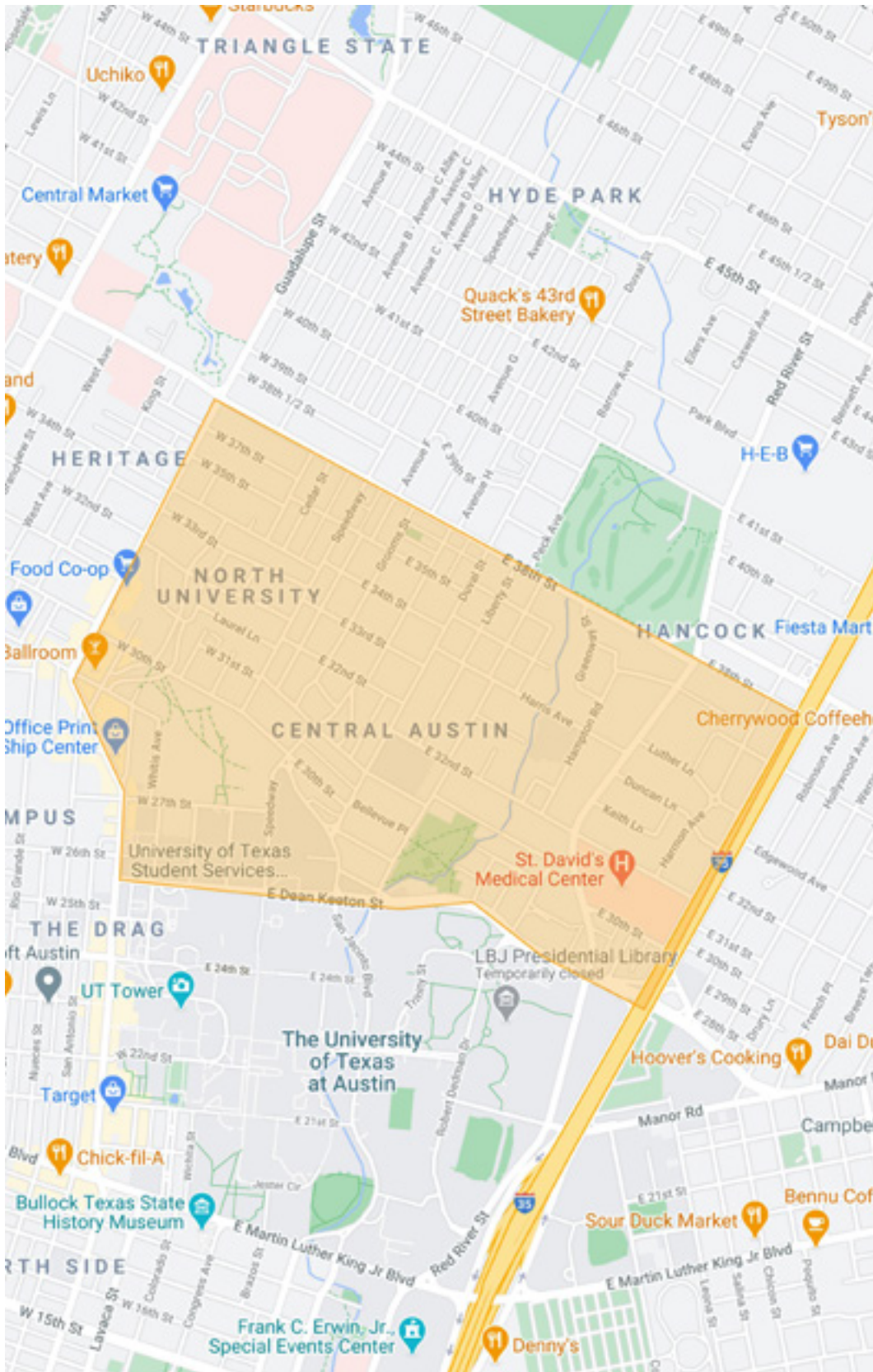


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# NORTH CAMPUS



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# HYDE PARK



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# HYDE PARK

Residential properties are the most popular property type in his neighborhood, but you will find duplexes and small condo buildings as well.

The Ship Park is also located in Hyde Park, which features two basketball courts, picnic tables, two tennis courts and a neighborhood swimming pool. Hancock Golf Course is also located adjacent to 38 Street, which is a popular golf spot for students.



Since Hyde Park is a little north of campus, there are plenty of public transportation routes to take you there or even downtown. Aside from that, a quick walk will take you to quaint coffee shops and markets. Whether you need university apartments for sale, graduate student housing or real estate rentals, we have plenty of options. You can choose and find the best place to call home.

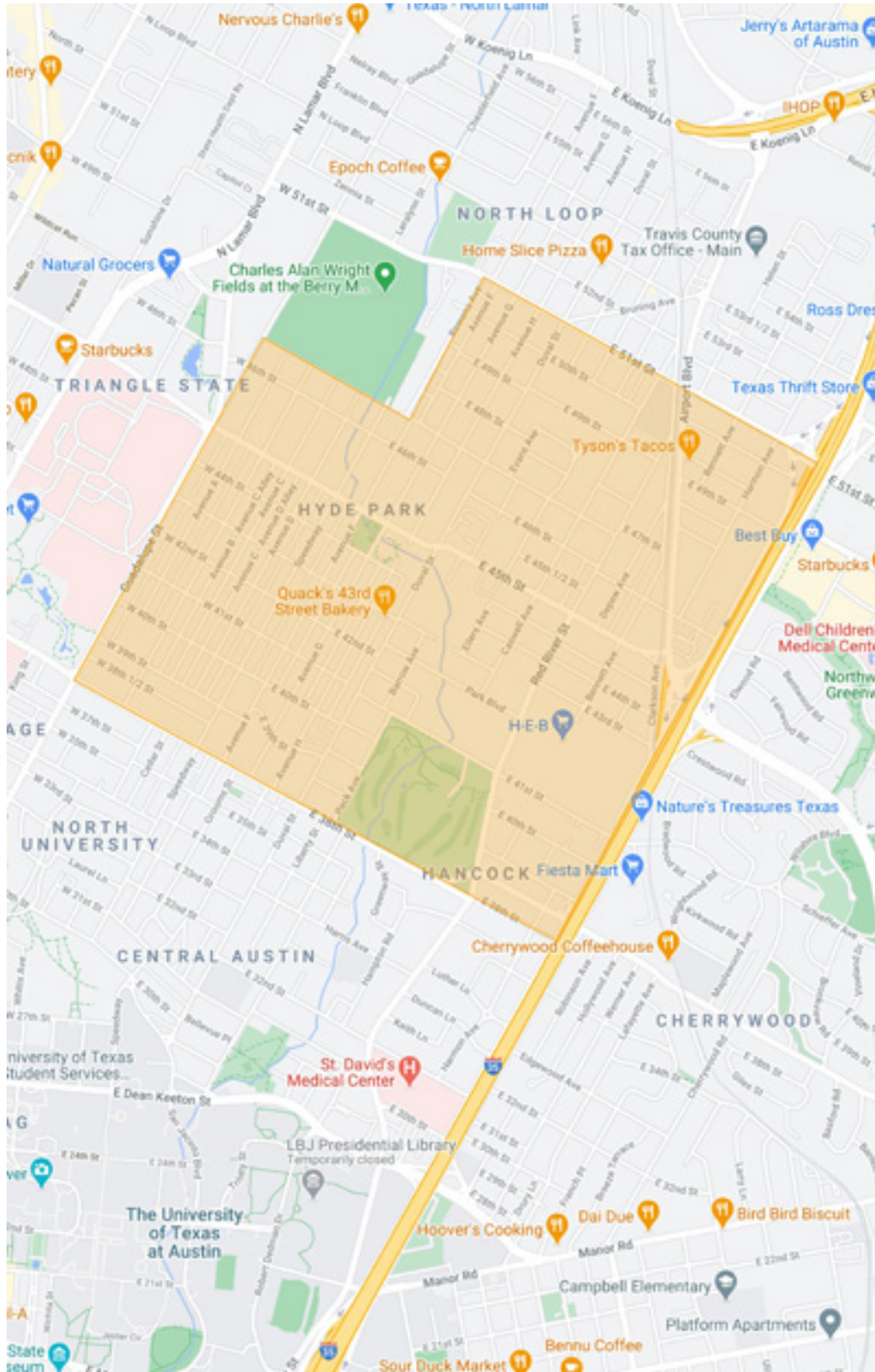


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# HYDE PARK



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# DOWNTOWN



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# DOWNTOWN

Downtown is, of course, downtown. Downtown is how we compare all other Austin neighborhoods. Just by walking the streets of the city, you'll see how unique and vibrant the Austin culture is.

Many of the buildings are low rises and the streets are filled with shops and restaurants with outdoor patios. Since Austin only experiences a few cold months, it's impossible to find the streets empty and all the patios have heaters so you can enjoy the outdoors while staying warm.



Most of the high rises you will see along the streets are condos. Due to its prime location, these condos are going to be the most expensive in Austin. You will, of course, also find apartments and homes for rent or sale here to fulfill your UT residency requirements.

Lady Bird Lake separates downtown from South Austin. You get panoramic views of the city line from paddle boards, kayaks, or running alongside the trail. Congress Avenue splits the city into east and west.

At the end of Congress, you'll get an unbelievable view of the Texas State Capital; the only capital building taller than the White House.



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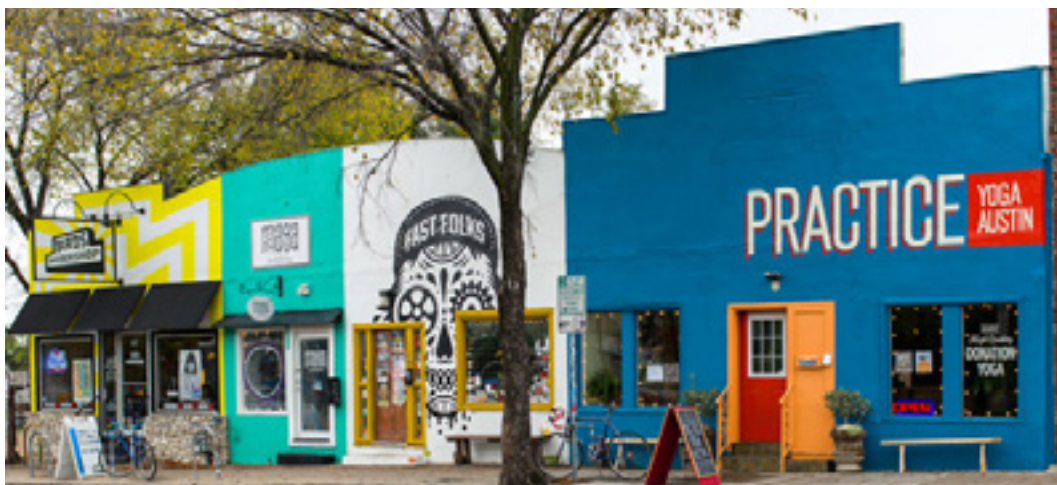


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# EAST AUSTIN

East Austin is an up and coming neighborhood in Austin. Being so close to downtown, the proximity is the most obvious attraction. East Austin not only provides downtown views and easy access, it grants you access to some of the coolest hole-in-the-wall bars, funky restaurants and thrift stores. You can't go wrong with grabbing a taco at a local food truck and checking out an art gallery or shop!



Many homes in East Austin are being either completely renovated or simply torn down. You may see a top of the line, modern condo development amongst two small homes. The options for new homes for sale or a duplex for rent are plenty in this area!

Over the past few years, the beauty of this neighborhood has been acknowledged so prices in this area, while still a lot cheaper than most of Austin, are on the rise.

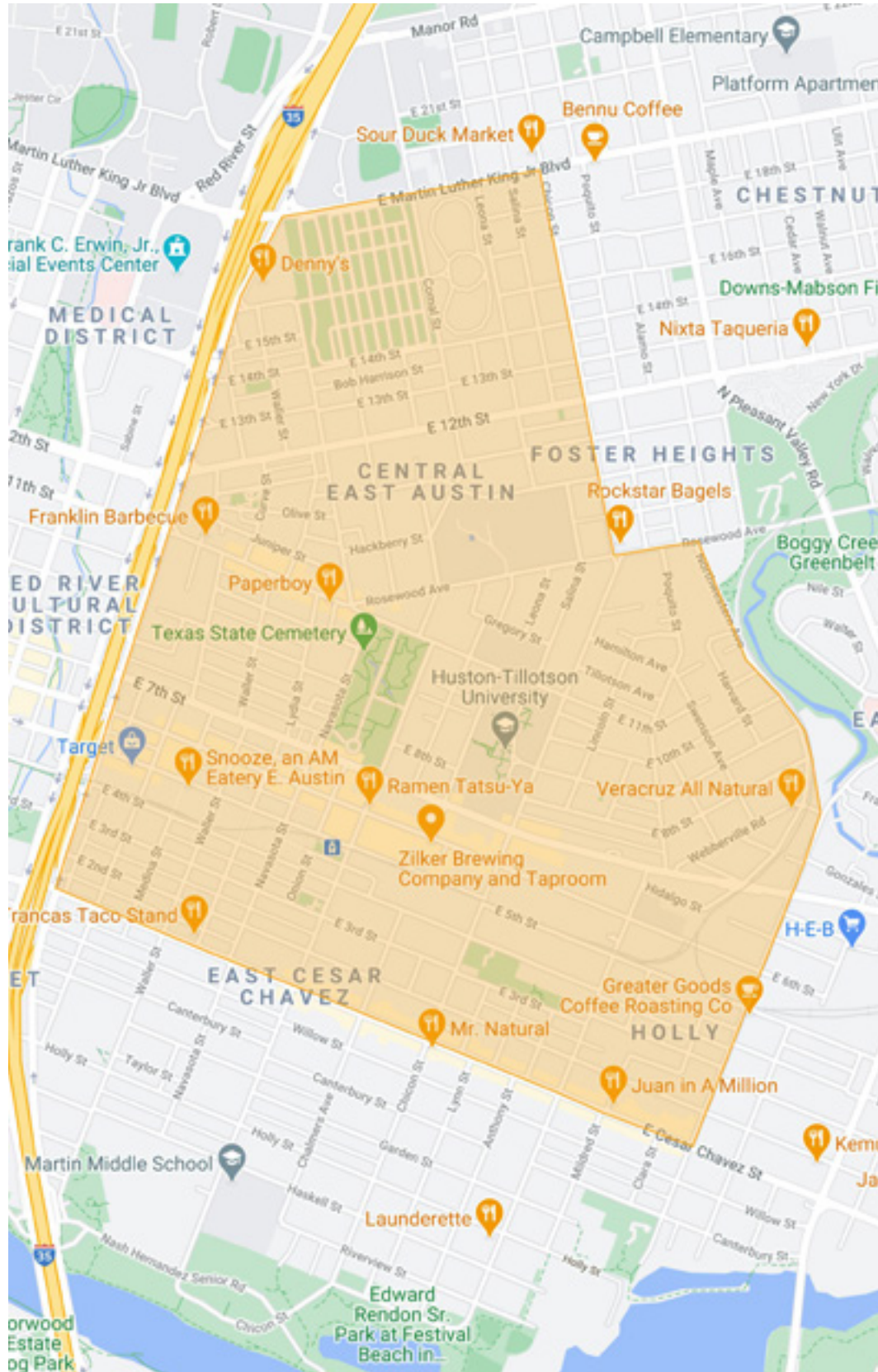


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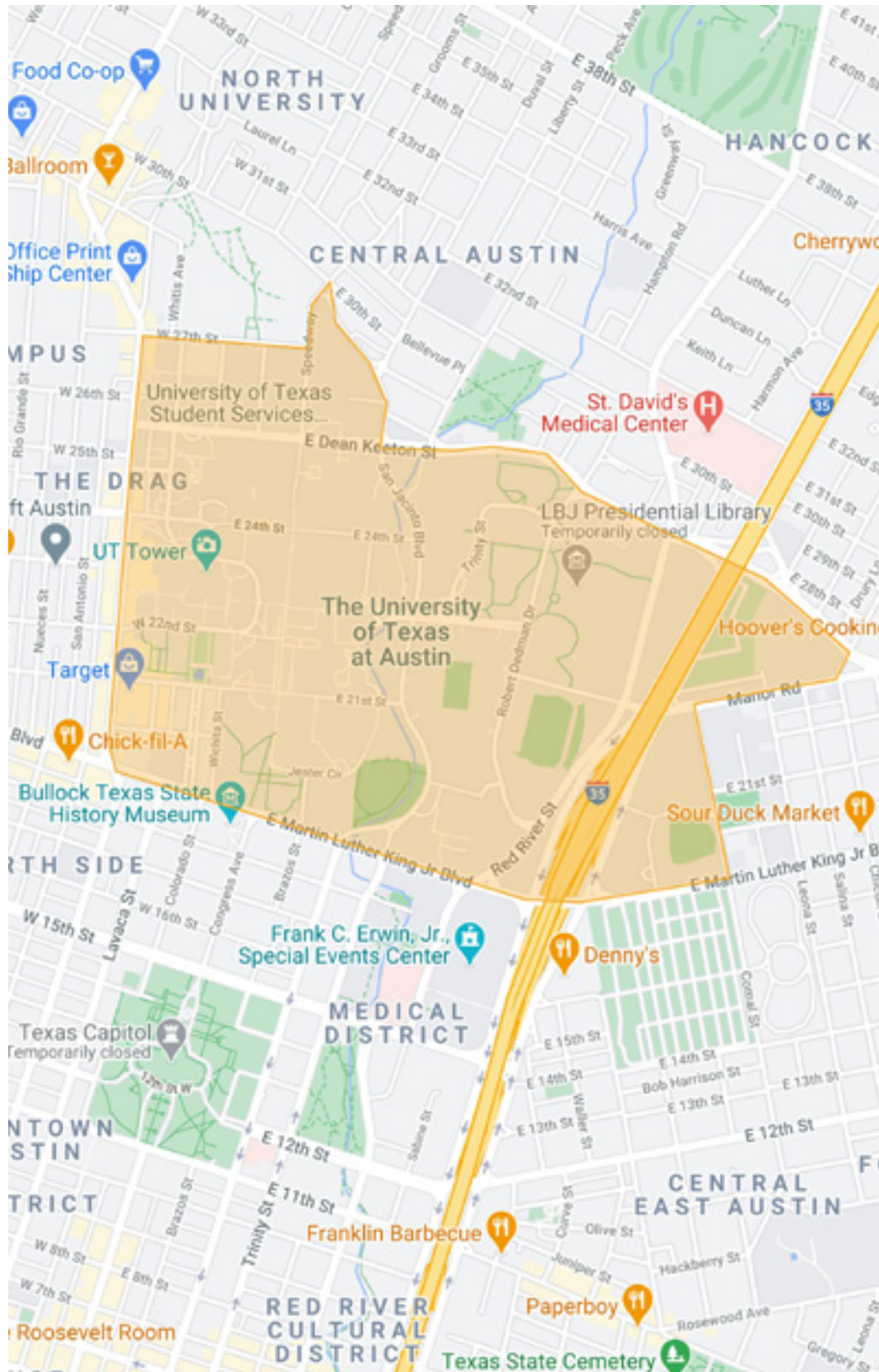
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# UT CAMPUS



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*You belong here*

