

YOUR QUICK GUIDE TO

Austin,
Texas ★



LICHMANGROUP.COM | (512) 800-1992



The Lichman Group is a team of confident, experienced, and thoughtful real estate agents, passionate about the journey to find your Greater Austin Area dream home. Whether you're looking to buy or sell, their seasoned buying and listing agents work hard to meet your unique real estate needs and provide expert insight on current market trends and strategic next steps. The Lichman Group invests personally in each listing with professional photography, staging consultation, 3D virtual tours, ad marketing, property website & much more. Their top priority is to get their clients' home SOLD for top dollar in the most efficient and seamless way.

They are dedicated to helping their clients find the home of their dreams at a practical, realistic price based on current market conditions. The Lichman Group guides clients through the buying process with customized home searches, financing resources, and ultimately closing. Their differentiated approach starts with listening to, supporting and then personalizing each deal so it is custom-made with win-win solutions. They believe it is imperative that their clients are represented with an assertive professionalism that is compassionate, understanding, and effective.

With extensive knowledge and years of real estate experience with North Austin cities including Cedar Park, Leander, Round Rock, Georgetown, and many more, they are the best Greater Austin Area real estate resource. Dedicated to excellence, efficiency, and relationships that go far beyond any one transaction, the Lichman Group realtors strive to make your home buying or selling adventure something to celebrate. The ultimate goal is to be their client's preferred real estate resource to refer to their family & friends with the assurance they are in good hands. Whether you are looking to buy, sell, lease, or invest, the Lichman Group is here to serve YOU!

KARI LICHMAN

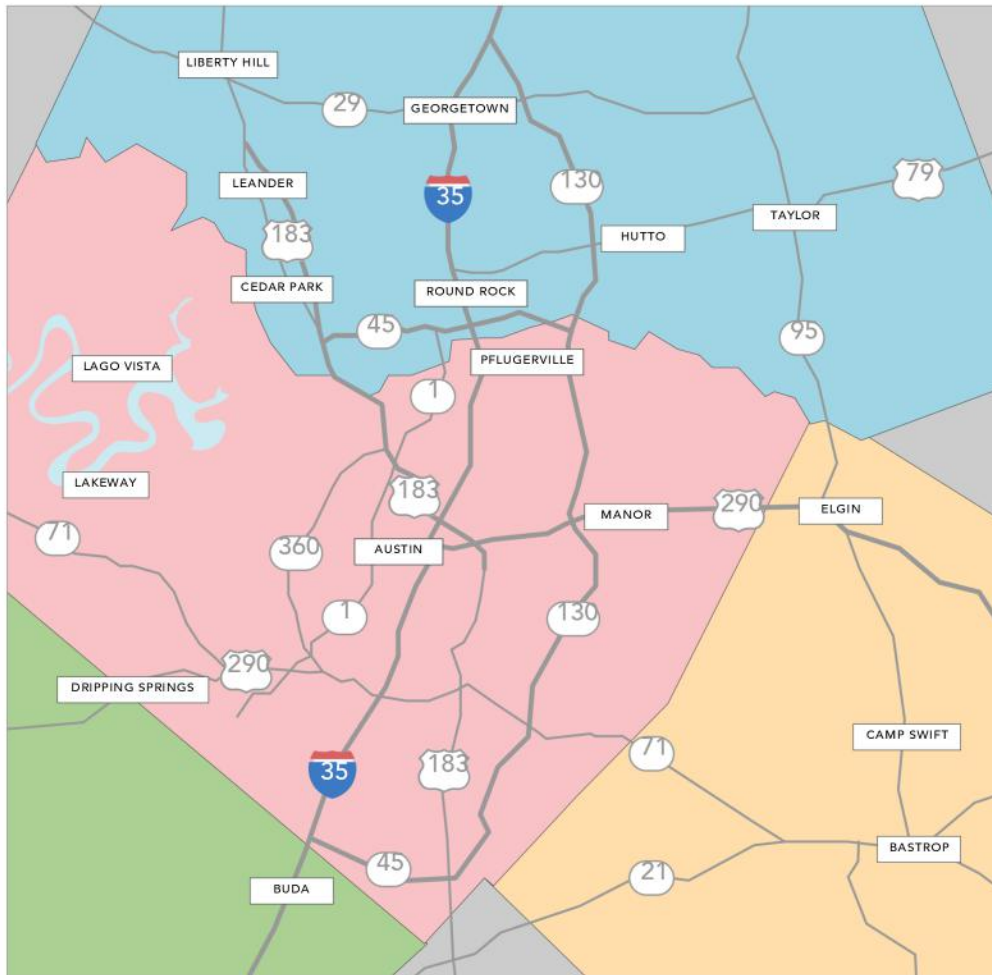
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Your Greater Austin Area Real Estate Resource!





- Williamson County
- Travis County
- Hays County
- Bastrop County

COMMUTER TIPS

- I-35 can turn into a parking lot during rush hour. Austinites avoid it at all costs!
- Capital Metro offers buses, a commuter rail, ride sharing and more to help navigate your drive.
- Austin is very biker friendly. Break from the traffic and enjoy Hill Country air.
- Austin is full of ride sharing options including Uber, Lyft, Get Me, InstaRyde, and RideAustin.
- Get a TXTag. Whether you regularly take the toll roads or not, the tag offers discounts and makes paying a breeze.

BY ANOTHER NAME

- MoPac Expressway and Loop 1 are the same road. It runs North-South, not in a loop.
- Capital of Texas Highway is another name for Loop 360. Also, not a loop!
- Highway 71 is also called Ben White Boulevard.
- Depending on where you are in town U.S. 183 may be called Research Boulevard, Anderson Lane, Ed Bluestein Boulevard or Old Bastrop Highway.



SURROUNDING

Communities

Austin's neighboring communities offer quieter lifestyles with the nearby amenities of big city life.

BASTROP Population: 11,679
Average commute to Austin:
40 minutes
Bastrop ISD: bisdtx.org
cityofbastrop.org

BUDA Population: 16,030
Average commute to
Austin:
25 minutes
Hays CISD: hayscisid.net
ci.buda.tx.us

CAMP SWIFT Population:
7,505 Average commute to
Austin:
45 minutes
Bastrop ISD: bisdtx.org

CEDAR PARK
Population: 77,516
Average commute to Austin:
30 minutes
Leander ISD: leanderisd.org
cedarparktexas.gov

DRIPPING SPRINGS
Population: 8,689 Average
commute to Austin:
35 minutes
Dripping Springs ISD: dsisdtx.us
cityofdrippingsprings.com

ELGIN Population: 12,304
Average commute to
Austin:
30 minutes
Elgin ISD: elginisd.net
elgintx.com

GEORGETOWN Population:
96,312 Average commute to
Austin:
35 minutes
Georgetown ISD: georgetownisd.org
georgetown.org

HUTTO Population: 38,765
Average commute to
Austin:
35 minutes
Hutto ISD: hipponation.org
huttotx.gov

LAGO VISTA Population:
10,009 Average commute
to Austin:
45 minutes
Lago Vista ISD: lagovistaisd.net
lagovistatexas.org

LAKEWAY Population:
19,189 Average commute to
Austin:
40 minutes
Lake Travis ISD: ltisdschools.org
lakeway-tx.gov

LEANDER Population: 80,067
Average commute to Austin:
35 minutes
Leander ISD: leanderisd.org
leandertx.gov

LIBERTY HILL Population:
10,428 Average commute to
Austin:
40 minutes
Liberty Hill ISD: libertyhill.txed.net
libertyhilltx.gov

MANOR Population:
20,209 Average commute
to Austin:
25 minutes
Manor ISD: manorisd.net
cityofmanor.org

PFLUGERVILLE Population:
65,301 Average commute to
Austin:
30 minutes
Pflugerville ISD: pfsid.net
pflugervilletx.gov

ROUND ROCK Population:
130,406 Average commute to
Austin:
25 minutes
Round Rock ISD: roundrockisd.org
roundrocktexas.gov

SAN MARCOS Population:
71,569 Average commute to
Austin:
35 minutes
San Marcos ISD: smcisid.net
ci.san-marcos.tx.us

TAYLOR Population: 17,337
Average commute to Austin:
40 minutes
Taylor ISD: taylorisd.org
ci.taylor.tx.us

WIMBERLEY Population:
2,881 Average commute to
Austin:
50 minutes
Wimberley ISD: wimberleyisd.net
cityofwimberley.com

Important

NUMBERS & WEBSITES

Learn more about our communities with these helpful resources full of information.

NEWS

AUSTIN AMERICAN STATESMAN
statesman.com

THE AUSTIN CHRONICLE
austinchronicle.com

KXAN
kxan.com

FOX 7 AUSTIN
fox7austin.com

KVUE
kvue.com

CBS AUSTIN
cbsaustin.com

WILLIAMSON COUNTY SUN
wilcosun.com

INFORMATIVE WEBSITES

COMMUNITY IMPACT
communityimpact.com

CULTURE MAP AUSTIN
austin.culturemap.com

FREE FUN IN AUSTIN
freefuninaustin.com

DO512
do512.com

365 THINGS AUSTIN
365thingsaustin.com

VISIT AUSTIN
austintexas.org

EATER AUSTIN
austin.eater.com

For updates on the housing market, local events, and all things Austin, follow us on social media.



**Have any questions about moving to Austin?
Contact us today!
(512) 800-1992
Info@LichmanGroup.com**

EMERGENCY PHONE NUMBERS

TEXAS POISON CONTROL
(800) 222-1222

**FOR EMERGENCY CALLS WHERE EITHER
LIFE AND /OR PROPERTY ARE IN DANGER**

9-1-1

FOR POLICE NON-EMERGENCY CALLS

3-1-1

COUNTY INFORMATION

TRAVIS COUNTY
Parks: (512) 854-7275
Sheriff: (512) 854-9770 Tax
Office: (512) 854-9473
traviscountytx.gov

WILLIAMSON COUNTY
Parks: (512) 943-1920
Sheriff: (512) 943-1300 Tax
Office: (512) 943-1603
wilco.org

HAYS COUNTY
Parks: (512) 214-4593
Sheriff: (512) 393-7800
Tax Office: (512) 393-5517
co.hays.tx.us

BASTROP COUNTY
Parks: (512) 332-7201
Sheriff: (512) 549-5100
Tax Office: (512) 581-7161
co.bastrop.tx.us

Top 10 THINGS TO DO

Austin is full of non-stop adventure and fun. Explore all this beautiful city has to offer.

1 TOUR THE STATE CAPITOL

The Texas State Capitol is the oldest surviving state office structure and offers free tours daily so guests can learn more about the building, Texas history, and the Texas legislature.



2 TRY NEW FOODS AND BEER

Microbreweries, food trucks, and funky fusion are a staple of the cuisine in town. Wait in line for hours at Franklin's BBQ or hit up a taco truck. You can always find a new and exciting hot spot for breakfast, brunch, happy hour, or dinner.

3 SWIM IN A NATURAL SPRING

In the summer, Texas gets HOT! Cool off in one of the many natural springs in the area including Barton Springs pool in Zilker Park, Hamilton Pool in Dripping Springs (Southwest Austin), and Krause Springs in Spicewood (West Austin).



4 DISCOVER NEW MUSIC

Austin is known as the "Live Music Capital of The World," and music can be found on every corner. From major music festivals and music venues like Emo's and Stubb's to coffee shops and street corners live music is part of Austin's everyday life.

5 ART, SCIENCE, AND HISTORY

Visit one of the many museums around town - and many are free! Learn about Texas' proud history at the Bullock Texas State History Museum, experience great works of art at the Blanton Museum of Art, or let your kids explore at the Thinkery.

6 SEE THE BATS

Around dusk each night from spring to early fall, the largest urban bat colony in North America take flight from under the Congress Bridge. It's a sight you have see to truly understand.

7 SHOPPING ON SOUTH CONGRESS

For a uniquely Austin experience, browse the eclectic, hip, funky, and fashionable shops and restaurants on South Congress. It's also the perfect location for people watching!

8 EXPERIENCE A SEA OF BURNT ORANGE AT A UT FOOTBALL GAME

Texas is known for its love of football. Don't believe us? Attend a University of Texas home game or even just tailgate before game, and experience just how much this state loves its football.

9 PARTY ON 6TH STREET

For those who enjoy nightlife, 6th Street is the place to let your hair down and party. Equivalent of New Orleans's Bourbon Street, there is no shortage of bars, ambiance, and a Keep Austin Weird vibe.

10 ENJOY THE OUTDOORS

Austinites live for the outdoors. Enjoy a picnic at Zilker Park, kayak or paddleboard on Lady Bird Lake, bike through town, or admire the views of the city from the peak of Mount Bonnell.



ANNUAL Festivals

Music, food, technology and more! Austin brings regular festivals for every interest.

JANUARY

FREE WEEK

Downtown Austin
redriverculturaldistrict.org

MLK COMMUNITY FESTIVAL

Huston-Tillotson University
mlkcelebration.com

FEBRUARY

AUSTIN MARATHON & HALF MARATHON

Downtown Austin
youaustinmarathon.com

AUSTIN OYSTER FESTIVAL

Republic Square
austinoysterfestival.com

CARNIVAL BRASILIERO

Palmer Events Center
sambaparty.com

MARCH

RODEO AUSTIN

Travis County Expo Center
rodeoaustin.com

SOUTH BY SOUTHWEST (SXSW)

Various locations in and around Austin
sxsw.com

APRIL

ABC KITE FESTIVAL

Zilker Park
abckitefestival.org

EYORE'S BIRTHDAY

Pease District Park
eeyores.org

OLD SETTLERS MUSIC FESTIVAL

Dale, Texas
oldsettlersmusicfest.org

MAY

AUSTIN FASHION WEEK

The Domain
fashionbyevents.com

KERRVILLE FOLK FESTIVAL

Quiet Valley Ranch
kerrville-music.com

MAKER FAIRE AUSTIN

Palmer Events Center
austin.makerfaire.com

PECAN STREET FESTIVAL

Hill Country Galleria
pecanstreetfestival.org

JUNE

19TH FEST

Waterloo Park
19thfest.com

JULY

BLUES ON THE GREEN

Zilker Park
kgsr.com/blues-on-the-green

CLASSIC GAME FEST

Palmer Events Center
classicgamefest.com

WILLIE NELSON'S FOURTH OF JULY PICNIC

Circuit of The Americas
austin360amphitheater.com

AUGUST

ZILKER SUMMER MUSICAL

Zilker Hillside Theater
zilker.com

PARAMOUNT SUMMER CLASSIC FILM SERIES

The Paramount Theatre
austintheatre.org

SEPTEMBER

TEXAS TRIBUNE FEST

Downtown Austin festival-
platform.texastribune.org

BAT FEST

Congress Avenue Bridge
roadwayevents.com

OCTOBER

AUSTIN CITY LIMITS MUSIC FESTIVAL (ACL)

Zilker Park
aclfestival.com

NOVEMBER

AUSTIN FOOD & WINE FESTIVAL

Auditorium Shores
austinfoodandwinefestival.com

WURSTFEST

New Braunfels
wurstfest.com

TEXAS BOOK FESTIVAL

State Capitol Building
texasbookfestival.org

AUSTIN CELTIC FESTIVAL

Pioneer Farms
austincelticfestival.com

DECEMBER

ARMADILLO CHRISTMAS BAZAAR

Palmer Events Center
armadillobazaar.com

AUSTIN TRAIL OF LIGHTS

Zilker Park
austincelticfestival.com



If you are thinking about relocating to Austin, please give us a call.
WE ARE YOUR GREATER AUSTIN AREA REAL ESTATE RESOURCE!



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Each office is independently owned and operated.