

SAN AND THE HILL COUNTRY ANTONIO

YOUR GUIDE
TO LIVING IN
SAN ANTONIO
TX AND
BEYOND

NEW VIDEOS WEEKLY



the
BROOKS
GROUP



*@Living in San Antonio &
the Hill Country*



@ The Brooks Real Estate Group

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*Thank you for
requesting this
Relocation
Guide!*



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Cities & Neighborhoods

Explore the Areas We Serve

Welcome to the Greater San Antonio Area & Texas Hill Country!

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Thank you for reaching the Brooks Group, and we're excited to help you discover everything the San Antonio and the Hill Country area have to offer.

Whether you're considering a move for career opportunities, lifestyle upgrades, or family roots, this region blends small-town charm, big-city convenience, and authentic Texas culture.





The areas we serve include Boerne, Fair Oaks Ranch, San Antonio, Bulverde, Spring Branch, Cibolo, Schertz, New Braunfels, Seguin, La Vernia, Comfort, and Kerrville, spanning Bexar, Kendall, Comal, Guadalupe, and Wilson Counties. Each community offers its own character — from historic downtowns and scenic hill views to master-planned neighborhoods and growing suburban hubs.

This guide will walk you through the essentials: local communities, housing options, cost of living, schools, activities, healthcare, and more. Our goal is to make your transition informed, smooth, and stress-free.



***Welcome aboard —
and Welcome to Life in
South Texas!***

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Why Move to San Antonio & the Hill Country?



San Antonio and the Hill Country area have become some of the most desirable places to live in Texas — and for good reason. This region offers a rare combination of natural beauty, economic opportunity, cultural depth, and livability, making it attractive to families, professionals, retirees, and relocators alike.

OUTDOOR LIFESTYLE

Rolling hills, rivers, hiking trails, and parks are everywhere. Residents enjoy outdoor recreation year-round, including hiking, biking, kayaking, tubing, and scenic drives — all without leaving the region.

THRIVING ECONOMY

San Antonio anchors the area with strong job growth in healthcare, military, technology, cybersecurity, manufacturing, and education, while surrounding Hill Country towns benefit from continued expansion and infrastructure investment.

COMMUNITY APPEAL

From historic towns like Boerne, Comfort, and Kerrville to fast-growing communities like New Braunfels, Schertz, and Cibolo, the region is known for friendly neighborhoods, community events, and a strong sense of local pride.

AFFORDABILITY

Compared to many major metros across the U.S., this area offers strong housing value, no state income tax, and a lower overall cost of living, especially in surrounding Hill Country communities.



TOURIST BOATS IN SAN ANTONIO



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Your Guide to the Local Market



San Antonio and the Hill Country housing market remains active due to steady demand across Bexar, Kendall, Comal, Guadalupe, and Wilson Counties. Prices vary widely by community—San Antonio’s median sale price was about \$264,900 in December 2025, while Boerne’s median sale price was about \$572,250 in December 2025, reflecting the difference between urban convenience and Hill Country luxury living.

Newer, master-planned communities and new construction are especially popular in growth corridors like New Braunfels (median sale price about \$338,000 in December 2025) and areas near Schertz/Cibolo (Schertz median sale price about \$345,000 in November 2025).

Across the region, buyers can find everything from historic neighborhoods and established subdivisions to modern townhomes, acreage properties, and brand-new builds. Long-term appeal is driven by lifestyle, access to jobs, and continued development along key corridors—making this market attractive for both homeowners and investors.

Neighborhoods *To watch*



BOERNE & FAIR OAKS RANCH:

Hill Country charm with a higher-end feel—known for beautiful views, strong community identity, and a mix of luxury homes, golf-course living, and newer neighborhoods.



SAN ANTONIO (NORTH / NORTHWEST CORRIDORS):

Ideal for buyers who want city convenience with suburban comfort—access to major employers, shopping, dining, and medical hubs, plus a wide variety of home styles from established neighborhoods to newer communities.



BULVERDE & SPRING BRANCH:

Perfect for those craving space and scenery—these communities offer a Hill Country lifestyle with larger lots, newer builds, and access to outdoor recreation, while still being within reach of San Antonio and New Braunfels.



SCHERTZ, CIBOLO & SEGUIN:

Fast-growing and popular for affordability, newer housing inventory, and commuter access—these areas sit in strong growth paths and are often top picks for first-time buyers, families, and relocation clients.



LA VERNIA:

A standout option for buyers seeking country living with convenience—La Vernia offers larger lots, newer homes, and a true small-town atmosphere.



NEW BRAUNFELS:

A lifestyle-driven hotspot known for recreation, culture, and strong buyer demand—New Braunfels blends small-city charm with growth and new construction, and has remained a major relocation target in the region.



COMFORT & KERRVILLE:

Great options for buyers who want a more relaxed pace, Hill Country scenery, and a strong sense of community. These areas often feature more land, quieter surroundings, and a “get away from it all” lifestyle while still staying connected to regional services and attractions.

“

Why Buy in San Antonio and the Hill Country?



This region blends Texas lifestyle, economic opportunity, and everyday livability—from San Antonio’s major-city convenience to the Hill Country’s scenic charm. Whether you’re buying your first home, targeting new construction in a growing corridor, looking for more land, or upgrading into a luxury Hill Country retreat, The Brooks Group serves communities that offer something for nearly every budget, commute preference, and lifestyle goal.

The Lifestyle

Is it worth the price?

San Antonio and the Hill Country area offer a strong quality of life at a cost that remains attractive compared to many major U.S. metros. While the region has experienced growth in recent years, it continues to provide solid value for both homebuyers and renters—especially when compared to coastal and high-tax states.

Housing: Home prices vary by community. San Antonio and surrounding suburbs like Schertz, Cibolo, and Seguin generally offer more affordable options, while Hill Country towns such as Boerne, Fair Oaks Ranch, Comfort, and Kerrville tend to command higher prices due to land availability, scenery, and luxury housing.

Groceries & Healthcare: Grocery costs in the area are close to or slightly below the national average, and healthcare is a major strength of the region. San Antonio is home to large medical systems, specialty care, and military medical facilities, keeping healthcare access strong and costs competitive.

Utilities & Transportation: Utility costs can fluctuate seasonally due to summer heat, but transportation expenses are generally reasonable. With well-developed highways and growing infrastructure, commuting between cities like New Braunfels, Boerne, and San Antonio is common and manageable.

Cost of Living

Taxes explained

Income Tax

Texas does not have a state income tax, which is a major financial advantage for residents and one of the biggest reasons people relocate to the area.

Sales Tax:

The state sales tax rate is 6.25%, with local jurisdictions adding additional taxes. In most cities, the combined sales tax rate is around 8.25%.

Property Taxes:

Property tax rates in Texas are higher than the national average, but there is no state property tax—rates are set locally by counties, cities, and school districts. Texas also offers homestead exemptions, which can significantly reduce taxable value for primary residences.

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Quick Getaways from San Antonio



Easy Hill Country Escapes for Outdoor Fun & Wine Lovers

One of the biggest perks of living in San Antonio and the Texas Hill Country is how quickly you can escape into nature or enjoy a relaxing day trip. Within an hour or two, residents have access to state parks, rivers, scenic drives, wineries, and small towns—making weekends feel like mini vacations without long travel times.

Outdoor Recreation

Near San Antonio



Enchanted Rock State Natural Area (≈1.5 hrs)

A Hill Country icon featuring massive pink granite formations, hiking trails, and sweeping views. It's a favorite for hiking, stargazing, and photography.



Guadalupe River State Park (≈45 mins)

Perfect for swimming, tubing, fishing, and picnicking. The park offers easy access to the river and scenic Hill Country landscapes.



Pedernales Falls State Park (≈1.5 hrs)

Known for dramatic limestone formations and waterfalls after rain. The park features hiking, biking, and river access. It's a great destination for families and outdoor enthusiasts.



Garner State Park (≈2 hrs)

A Texas classic offering swimming, hiking, and nightly summer dances. The Frio River is crystal clear and a major draw.

Hill Country

Wineries & Scenic Drives

Fredericksburg (≈1.25 hrs)

The heart of Texas wine country with dozens of wineries, tasting rooms, and charming shops. It's ideal for weekend wine tastings, dining, and overnight stays.

Driftwood (≈1 hr)

Home to popular wineries and well-known Hill Country dining spots. The drive itself is part of the experience, with rolling hills and oak trees.



Comfort (≈1 hr)

A quieter alternative with boutique wineries, historic charm, and less traffic. It's ideal for those who prefer a slower-paced wine experience.



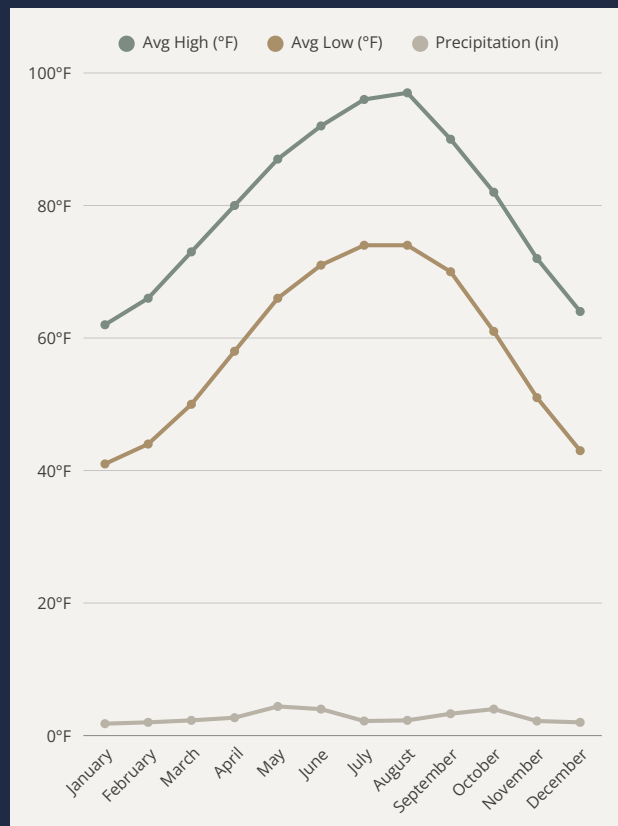
YOUR CLIMATE GUIDE:

Seasons in the San Antonio & the Hill Country Area



San Antonio and the Hill Country area enjoy a warm, mostly mild climate that allows for outdoor living nearly year-round. The region experiences hot summers, mild winters, and comfortable spring and fall seasons, making it appealing for those who want sunshine without harsh winter conditions.

Summers are warm to hot with higher humidity, especially in July and August. Winters are generally mild, with rare snowfall. Spring and fall are some of the most enjoyable seasons, featuring pleasant temperatures, wildflowers, and outdoor events throughout the region.





Getting Around



San Antonio and Texas Hill Country area offers a strong mix of accessibility and everyday convenience—especially for people commuting between San Antonio, Boerne, New Braunfels, Schertz/Cibolo, Seguin, Bulverde, and Spring Branch.

Public Transit:

VIA Metropolitan Transit provides bus service throughout San Antonio, along with commuter-friendly options like Park & Ride for select routes and events. While it's not as extensive as the largest U.S. metros, it supports many key corridors within the city and helps simplify downtown access.

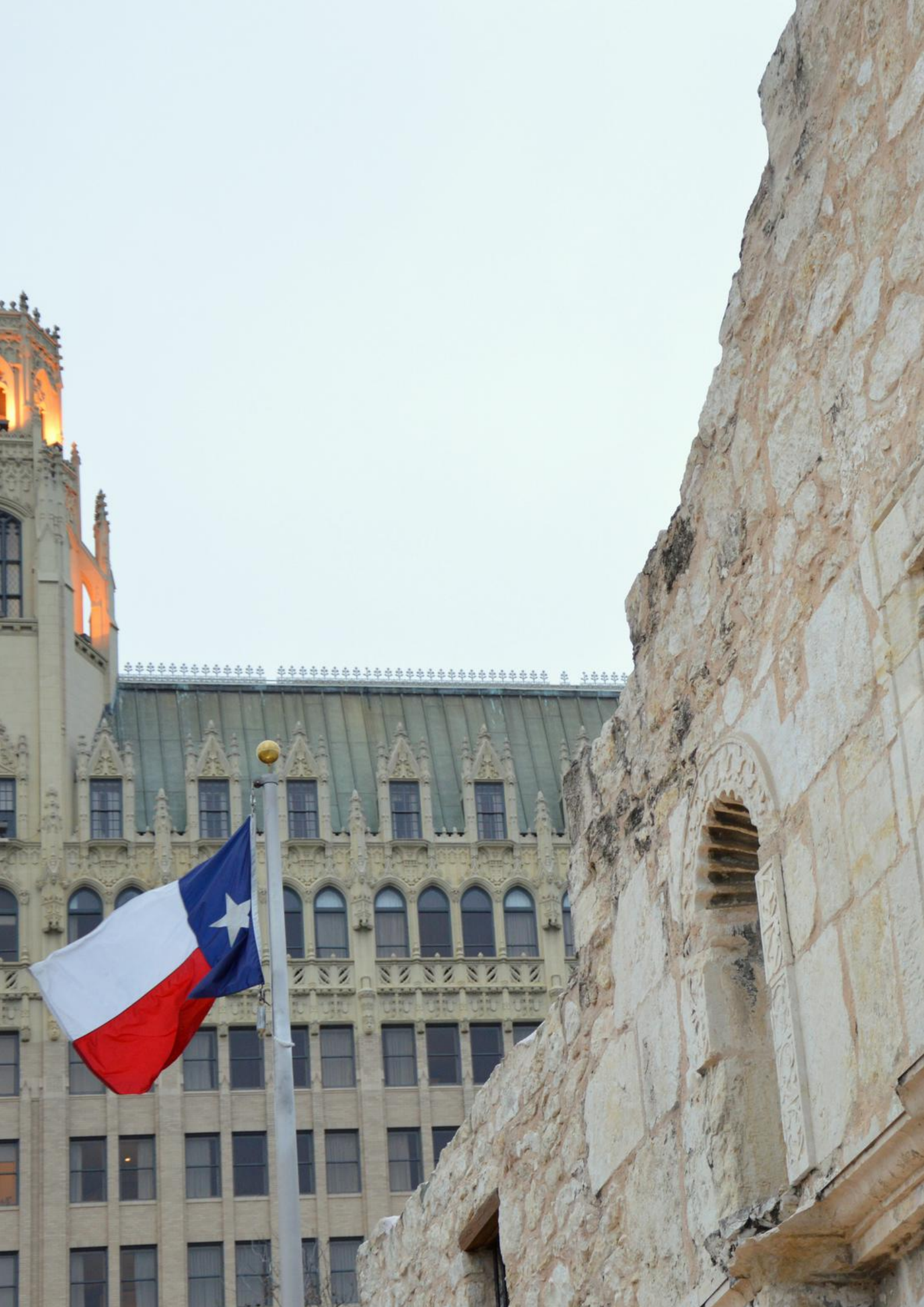
Major Highways:

The region is connected by major routes including I-10, I-35, US-281, and Loop 1604, which link San Antonio to nearby communities like Boerne, Fair Oaks Ranch, Schertz, Cibolo, Seguin, Bulverde, Spring Branch, and New Braunfels. For drivers heading north toward Austin or looking to bypass congestion, SH 130 (toll) is also a notable option in the broader corridor.

Airport Access:

San Antonio International Airport (SAT) is a convenient option for travel, with a large list of nonstop destinations and frequent connections through major hubs.

The mean travel time to work in San Antonio is about 24.6 minutes (Census, 2019–2023), which is still very manageable for a major U.S. city—especially compared to larger metros.





SOCIAL LINKS

Stay Connected!



@Living in San Antonio & the Hill Country

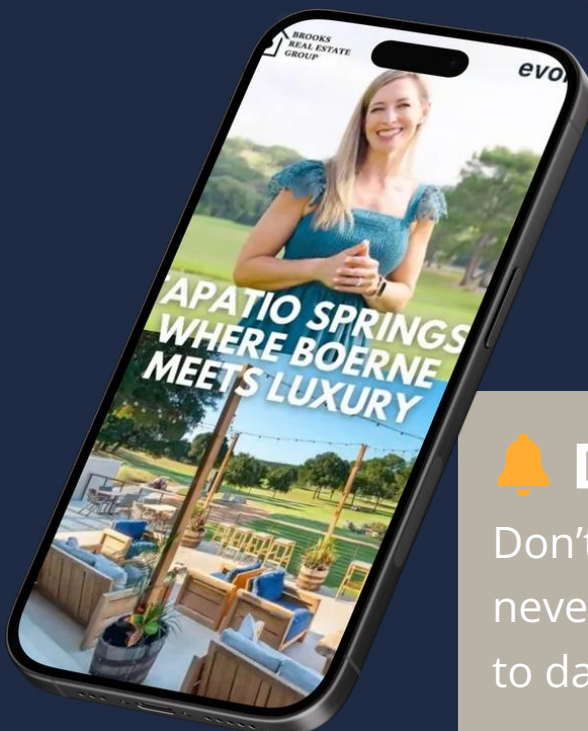
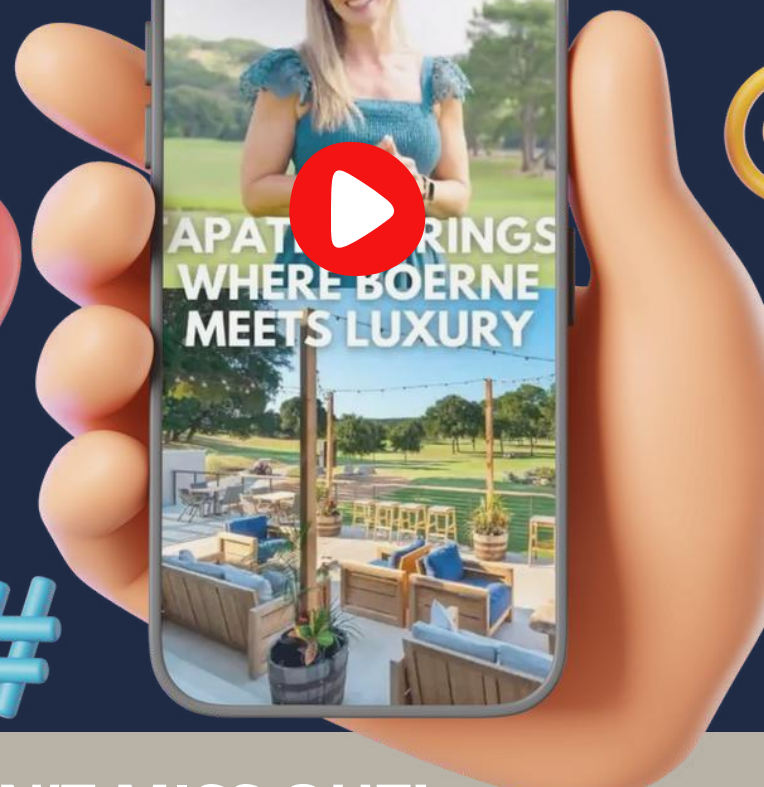


@The Brooks Real Estate Group



Want to see San Antonio and the Hill Country area in action?

Visit our channel with The Brooks Group, where we share neighborhood tours, real estate updates, lifestyle insights, and relocation tips for communities like Boerne, New Braunfels, Schertz, Cibolo, Bulverde, and beyond.



DON'T MISS OUT!

Don't forget to subscribe so you never miss new content and stay up to date on the local market!

“ Culture & Lifestyle



San Antonio and the Hill Country lifestyle blends deep history, big Texas energy, and a strong year-round event calendar—where you can enjoy both city culture and small-town community vibes.



Arts & Museums

San Antonio is home to major cultural destinations like the San Antonio Museum of Art, The Witte Museum, and The McNay Art Museum, offering everything from Texas history to fine art and rotating exhibits.



Music & Nightlife

The live music scene is strong across the region—from downtown venues and theaters to Hill Country favorites. San Antonio's nightlife ranges from cocktail lounges and craft breweries to lively entertainment districts, while New Braunfels and surrounding towns add a more laid-back live-music vibe.



Sports Teams

Cheer for the San Antonio Spurs, catch a game with the San Antonio Missions, or support local soccer with San Antonio FC—plus strong college sports energy from UTSA.



Local Traditions

Don't miss signature traditions like Fiesta San Antonio, the San Antonio Stock Show & Rodeo, and Hill Country staples like Wursthfest in New Braunfels—along with weekend markets, food festivals, parades, and community events that make the region feel welcoming fast.

Best Shopping Spots

San Antonio and Texas Hill Country area offer a wide variety of shopping experiences—from major malls and open-air lifestyle centers to historic Main Street boutiques and locally owned markets.

Whether you're looking for national retailers, unique Hill Country finds, or a full day of shopping and dining, the Brooks Group serves communities with something for everyone across Bexar, Kendall, Comal, Guadalupe, and Wilson Counties.





The Shops at La Cantera

An award-winning open-air shopping destination with upscale retailers, popular restaurants, and a polished lifestyle-center feel. It's a go-to spot for shopping, dining, and spending an entire afternoon without feeling like you're in a traditional enclosed mall.

» LEARN MORE

North Star Mall

One of San Antonio's best-known shopping malls, featuring a large mix of stores and restaurants and located close to the airport—making it a convenient hub for both locals and visitors.



» LEARN MORE



Historic Market Square + The Pearl Area

If you want local flavor, this is where shopping blends with culture—artisan goods, weekend markets, specialty shops, and memorable places to eat and explore while you browse.

» LEARN MORE

Restaurant Spotlight:

The food scene across San Antonio and the Hill Country area is as diverse as the communities themselves, with dining options for every taste—from iconic Tex-Mex institutions and River Walk classics to destination restaurants in historic districts like Gruene.

Whether you're craving elevated cuisine or a lively, family-friendly spot, this region offers something for every palate.

Here are the top must-try restaurants in the area:



Mi Tierra Café y Panadería



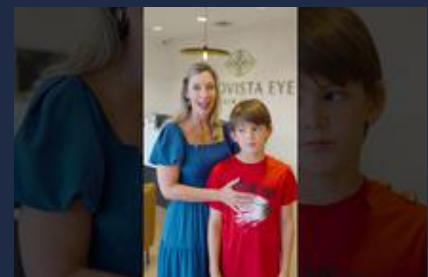
Located in San Antonio's Historic Market Square, Mi Tierra is a true local landmark known for its festive atmosphere and classic Tex-Mex favorites. It's one of those "only in San Antonio" experiences—great for out-of-town guests, weekend family meals, and anyone who wants culture with their comida.



Boudro's Texas Bistro



For a memorable River Walk meal, Boudro's is a long-standing favorite with a Texas bistro vibe right along the water. It's especially popular for the atmosphere and the full "San Antonio experience," making it a go-to for visitors and locals who want a special night out downtown.

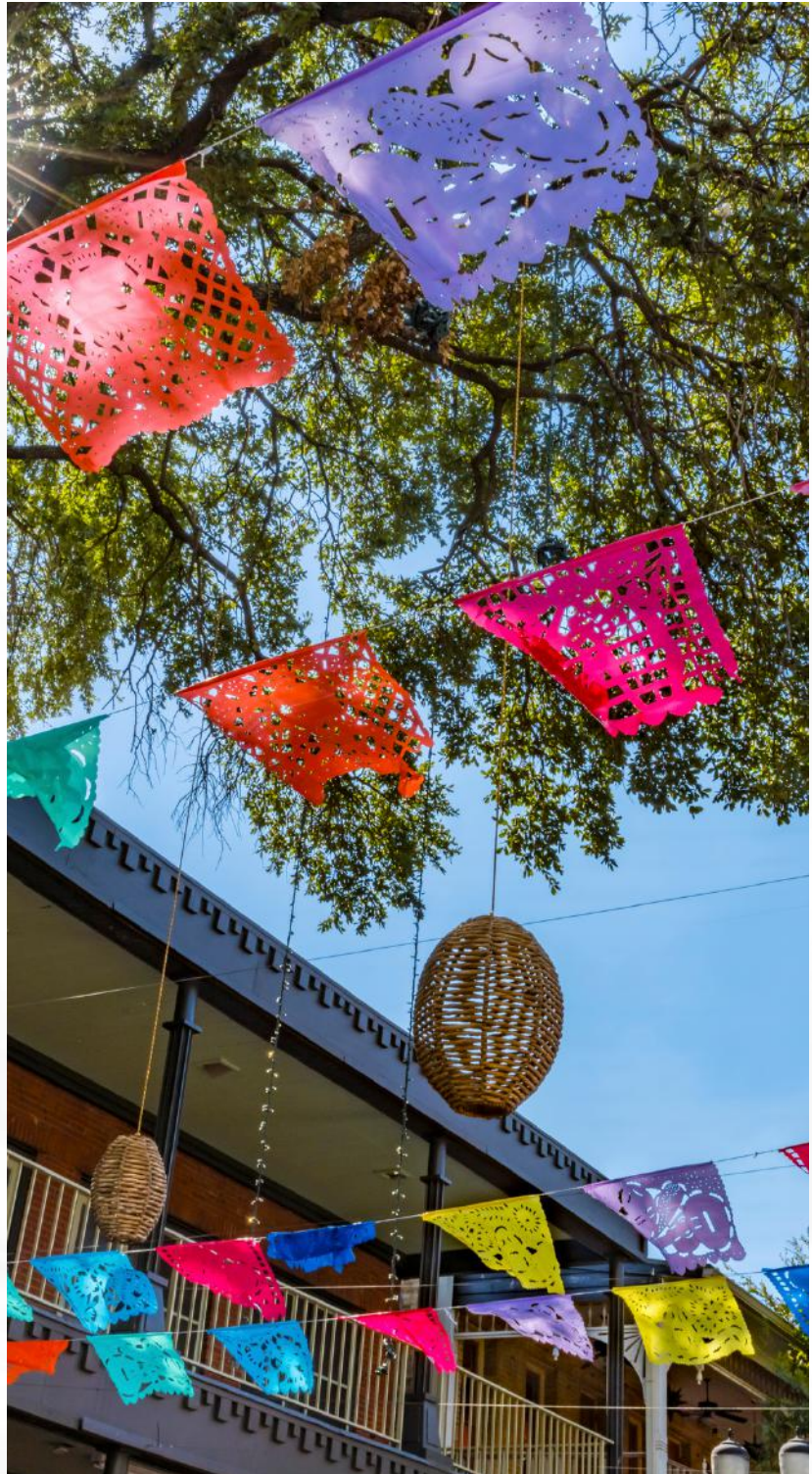


Adventure Awaits

San Antonio and the Hill Country area offer endless opportunities for adventure and exploration.

Whether you're an outdoor enthusiast, a history and culture lover, or someone looking for family-friendly fun, this region delivers year-round experiences across Boerne, New Braunfels, Kerrville, Bulverde, and San Antonio.

Here are the top 3 activities that showcase the best of what the area has to offer:





» LEARN MORE

San Antonio River Walk

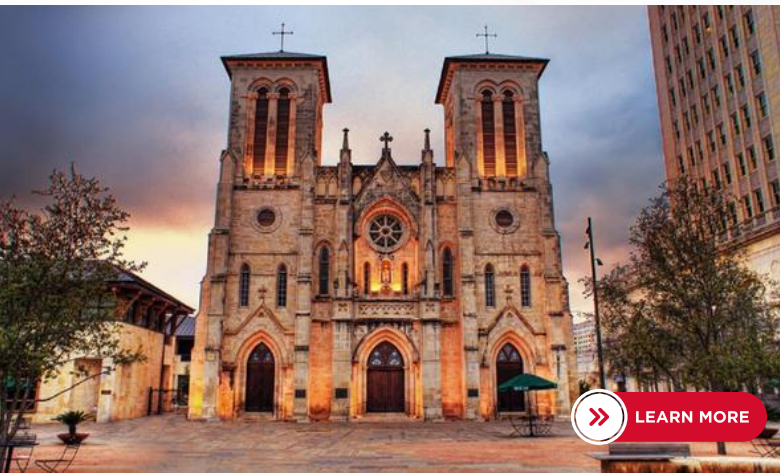
The San Antonio River Walk is a must-visit for anyone who wants to experience the heart of the city. This iconic network of walkways lines the river and connects you to restaurants, shops, hotels, and scenic spots—perfect for strolling, dining, and soaking in San Antonio’s culture.

Guadalupe River

For outdoor lovers, the Guadalupe River is one of the region’s signature experiences. Known for tubing, kayaking, and riverside relaxation, it’s a favorite for both locals and visitors—especially in the warmer months.



» LEARN MORE



» LEARN MORE

The Alamo + Historic Downtown San Antonio

For those who love history and culture, the Alamo is a can’t-miss landmark and one of the most recognized historical sites in the country. Pair it with time exploring downtown’s historic architecture, museums, and cultural districts to get a fuller feel for what makes San Antonio unique.

The Pearl District

The Pearl District is one of San Antonio’s most vibrant and walkable neighborhoods, blending historic character with modern living. Once the Pearl Brewery, the area has transformed into a destination for dining, culture, and community—just minutes from downtown and the River Walk.



» LEARN MORE



TOP SCHOOLS & UNIVERSITIES

WHERE LEARNING THRIVES

The Texas Hill Country and Greater San Antonio area are home to a wide range of respected educational institutions, offering strong opportunities for students at every stage—from higher education and research universities to top-performing public and private K–12 schools. Families relocating to communities like Boerne, New Braunfels, Schertz, Cibolo, Bulverde, Spring Branch, Kerrville, and San Antonio benefit from diverse academic options, specialized programs, and college-prep pathways.



University of Texas at San Antonio (UTSA)

UTSA is one of the largest and fastest-growing public research universities in Texas. Known for its strong programs in business, engineering, cybersecurity, health sciences, and education, UTSA plays a major role in workforce development for the region.



Boerne High School

Serving families in Kendall County, Boerne High School is a highly regarded public high school known for strong academics, competitive athletics, and a wide range of extracurricular programs.



Central Catholic High School

Central Catholic High School is a respected private Catholic school in San Antonio, recognized for academic excellence, leadership development, and faith-based education.

TOP MEDICAL PROVIDERS

YOUR HEALTH IN GOOD HANDS

The Texas Hill Country and Greater San Antonio area are home to some of the most respected healthcare systems in Texas, offering high-quality care across a wide range of specialties. Whether you need emergency services, ongoing care, or advanced specialty treatment, residents across Bexar, Kendall, Comal, Guadalupe, and Wilson Counties benefit from strong medical infrastructure and nationally recognized providers.



Methodist Hospital

Methodist Hospital is one of San Antonio's premier medical centers and a flagship facility for advanced care in the region. It offers comprehensive services including emergency medicine, cardiac care, cancer treatment, orthopedics, and advanced surgical procedures.



Baptist Medical Center

Baptist Medical Center provides a broad spectrum of healthcare services, including emergency care, women's health, cardiovascular services, and trauma care.



CHRISTUS Santa Rosa Health System

CHRISTUS Santa Rosa Health System operates several hospitals and specialty centers throughout San Antonio and nearby communities. It is well known for acute care, maternity services, surgical specialties, and faith-based compassionate care, making it a reliable healthcare choice for families across the region.

MAJOR EMPLOYERS

WORK & OPPORTUNITY

The Texas Hill Country and Greater San Antonio area are not only great places to live—they also support a strong, diverse job market anchored by major employers across military, finance, healthcare, retail, education, and technology. Residents in communities like Boerne, New Braunfels, Schertz, Cibolo, Bulverde, Spring Branch, Seguin, Kerrville, and San Antonio benefit from proximity to some of the largest employers in the state, creating long-term economic stability and career growth.



USAA

USAA is one of San Antonio's largest and most influential employers, serving millions of military members and their families worldwide. The company is a leader in financial services, insurance, banking, and technology, employing tens of thousands of professionals locally.



Joint Base San Antonio (JBSA)

Joint Base San Antonio is the largest joint military installation in the United States and a major economic engine for the region. JBSA supports the Air Force, Army, Navy, Marines, and Department of Defense operations, employing thousands of active-duty personnel, civilians, contractors, and support staff.



H-E-B

H-E-B is a Texas-based grocery giant headquartered in San Antonio and one of the most respected employers in the state. Beyond retail, H-E-B supports corporate roles in technology, supply chain, logistics, marketing, and data analytics.

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Find the Right Neighborhood for Your Lifestyle



Choosing the right neighborhood matters just as much as choosing the right home. San Antonio and the Hill Country area offers a wide range of lifestyles —from city convenience to quiet Hill Country living.

Your perfect neighborhood starts with the right guidance.

BOERNE

HISTORIC HILL COUNTRY CHARM

Amenities:

Boerne offers a walkable historic downtown, scenic parks, and a strong local business community. Residents enjoy restaurants, boutiques, trails, and regular community events. Daily needs are easily accessible without sacrificing small-town character.

Notable Attractions:

The Cibolo Nature Center provides hiking trails and outdoor education year-round. Main Street hosts festivals, markets, and seasonal events. Nearby Guadalupe River access adds to the outdoor appeal.

Why Resident Loves it:

Residents love the balance of Hill Country beauty and proximity to San Antonio. The schools are highly rated and community-focused. It feels peaceful while still being connected to major amenities.

Community Vibe:

Boerne has a welcoming, family-oriented atmosphere. Neighbors are friendly and community involvement is strong. The pace is relaxed but active.



POPULATION
~20,000



MEDIAN HOME PRICE
\$575,000



SCHOOL DISTRICT
Boerne ISD



PUBLIC TRANSIT
Limited local bus; car dependent



FAIR OAKS RANCH

LUXURY GOLF COURSE LIVING

Amenities:

Fair Oaks Ranch is known for master-planned neighborhoods, golf clubs, and resort-style amenities. Residents enjoy parks, trails, and private community facilities. Shopping and dining are easily accessible nearby.

Notable Attractions:

Fair Oaks Ranch Country Club is a major draw for golf and social events. Scenic Hill Country views surround the area. Outdoor recreation is a daily lifestyle feature.

Why Resident Loves it:

Residents love the upscale homes, privacy, and scenic setting. The area feels exclusive yet welcoming. It's ideal for buyers seeking space and refinement.

Community Vibe:

Quiet, polished, and residential. Community pride is strong. The lifestyle is relaxed and refined.



POPULATION
~10,000



MEDIAN HOME PRICE
\$700,000



SCHOOL DISTRICT
Boerne ISD



PUBLIC TRANSIT
Car dependent



FAIR OAKS RANCH
Golf & Country Club

SAN ANTONIO

CULTURE HISTORY OPPORTUNITY

Amenities:

San Antonio offers diverse neighborhoods, major employers, and endless entertainment options. Residents enjoy shopping, dining, healthcare access, and cultural institutions. The city supports every lifestyle from urban to suburban.



POPULATION
~1,470,000

Notable Attractions:

The River Walk, The Alamo, and world-class museums define the city. Professional sports and festivals run year-round. There's always something happening.



MEDIAN HOME PRICE
\$265,000

Why Resident Loves it:

Residents love job opportunities, affordability, and cultural depth. The food scene is unmatched in Texas. It's a city with heart and heritage.



SCHOOL DISTRICT
Multiple ISDs

Community Vibe:

Lively, diverse, and community-driven. Each neighborhood has its own identity. Big-city energy with local charm.



PUBLIC TRANSIT
VIA Metropolitan Transit



BULVERDE

HILL COUNTRY LIVING SPACE

Amenities:

Bulverde offers larger lots, scenic views, and newer communities. Amenities include local shops, dining, and nearby parks. Residents enjoy a quieter lifestyle with access to nearby cities.



POPULATION
~6,000

Notable Attractions:

Natural Hill Country landscapes surround the area. Nearby parks and trails encourage outdoor activity. It's close to Canyon Lake and Guadalupe River access.



MEDIAN HOME PRICE
\$525,000

Why Resident Loves it:

Residents love the space, privacy, and peaceful environment. It's ideal for families and remote workers. Growth is steady without feeling crowded.



SCHOOL DISTRICT
Comal ISD

Community Vibe:

Calm, residential, and nature-focused. Community connections are strong. The pace is slower and intentional.



PUBLIC TRANSIT
Car dependent



SPRING BRANCH

SCENIC RURAL HILL COUNTRY

Amenities:

Spring Branch offers a mix of rural living and new developments. Residents enjoy land, privacy, and Hill Country scenery. Essential services are nearby without urban congestion.



POPULATION
~15,000

Notable Attractions:

Guadalupe River access is a major attraction. Outdoor recreation is a way of life here. The area is close to Canyon Lake and regional parks.



MEDIAN HOME PRICE
\$500,000

Why Resident Loves it:

Residents love the freedom, space, and natural surroundings. It's perfect for those wanting fewer restrictions. The lifestyle feels open and peaceful.



SCHOOL DISTRICT
Comal ISD

Community Vibe:

Laid-back, rural, and community-minded. Neighbors value privacy and space. Strong Hill Country identity.



PUBLIC TRANSIT
Car dependent



CIBOLO

GROWING SUBURBAN COMMUNITY

Amenities:

Cibolo offers modern amenities, including grocery stores, local dining, and recreational parks. Newer developments and shopping centers provide convenience, and the area is close to larger retail and entertainment hubs in San Antonio.

Notable Attractions:

Cibolo Nature Center offers outdoor trails and educational programs. It's also a short drive to Schertz and San Antonio attractions, making it ideal for commuters.

Why Resident Loves it:

Residents love Cibolo for its balance of suburban peace and city convenience. The community offers strong schools, newer homes, and quick access to major employment centers.

Community Vibe:

Friendly, suburban, and commuter-oriented. The community feels welcoming with a slower pace. It's ideal for those seeking a quieter place while still connected to city life.



POPULATION
~35,000



MEDIAN HOME PRICE
\$350,000



SCHOOL DISTRICT
SCUC ISD



PUBLIC TRANSIT
Limited local transit; car dependent

CIBOLO



SCHERTZ

AFFLUENT SUBURBAN GROWTH

Amenities:

Schertz offers easy access to retail shopping, restaurants, and everyday services. Its location on the I-35 corridor ensures that residents have convenient access to San Antonio.



POPULATION
~40,000

Notable Attractions:

Cibolo Creek offers recreational activities, and Schertz City Park is a local favorite for walking, biking, and outdoor events. The city is close to New Braunfels and the San Antonio Airport, making it a commuter-friendly area.



MEDIAN HOME PRICE
\$345,000

Why Resident Loves it:

Schertz is loved for its growth, affordability, and proximity to San Antonio. Residents enjoy great schools, a tight-knit community, and the convenience of being close to major employers.



SCHOOL DISTRICT
SCUC ISD

Community Vibe:

Growing, suburban, and family-friendly. The city offers a blend of new development and established neighborhoods. There's a strong focus on community and convenience.



PUBLIC TRANSIT
VIA Metropolitan Transit
(limited); car dependent



NEW BRAUNFELS

RIVER CULTURE LIFESTYLE

Amenities:

New Braunfels blends historic charm with rapid growth. Residents enjoy shopping, dining, and outdoor recreation. The city balances tourism with livability.



POPULATION
~100,000

Notable Attractions:

The Guadalupe and Comal Rivers are central attractions. Schlitterbahn and Gruene Historic District draw visitors year-round. Live music and festivals are staples.



MEDIAN HOME PRICE
\$340,000

Why Resident Loves it:

Residents love the lifestyle and recreation access. The city feels energetic yet community-oriented. It's one of the fastest-growing cities in Texas.



SCHOOL DISTRICT
New Braunfels ISD

Community Vibe:

Vibrant, social, and outdoorsy. Strong local pride. A mix of old-town charm and modern growth.



PUBLIC TRANSIT
Limited local transit



SEGUIN

HISTORIC AFFORDABLE GROWTH

Amenities:

Seguin offers affordability and historic neighborhoods. Amenities include local shops, parks, and dining. It's a strong value option near larger cities.



POPULATION
~30,000

Notable Attractions:

Historic downtown architecture is a highlight. Nearby rivers and parks support outdoor activity. Community festivals bring residents together.



MEDIAN HOME PRICE
\$280,000

Why Resident Loves it:

Residents love affordability and community feel. Growth is steady and manageable. It's a great option for first-time buyers.



SCHOOL DISTRICT
Seguin ISD

Community Vibe:

Friendly, traditional, and evolving. Strong local roots. Slower pace than nearby metros.



PUBLIC TRANSIT
Limited local transit



LA VERNIA

COUNTRY LIVING CONVENIENCE

Amenities:

La Vernia offers land, newer homes, and small-town amenities. Residents enjoy local schools, shops, and community events. It's ideal for buyers wanting space.

Notable Attractions:

Rural scenery and open land define the area. Community parks and school events are central attractions. It's close enough to San Antonio for commuting.

Why Resident Loves it:

Residents love the quiet and space. The community is tight-knit and supportive. It feels removed without being isolated.

Community Vibe:

Rural, friendly, and close-knit. Strong community pride. Relaxed daily pace.



POPULATION
~1,500



MEDIAN HOME PRICE
\$425,000



SCHOOL DISTRICT
La Vernia ISD



PUBLIC TRANSIT
Car dependent



COMFORT

HISTORIC ARTISTIC VILLAGE

Amenities:

Comfort offers historic architecture and artistic culture. Amenities include local cafes, antique shops, and galleries. It's small but full of character.

Notable Attractions:

Historic buildings and festivals define the town. Nature and river access are nearby. Art and music events are common.

Why Resident Loves it:

Residents love the charm and creativity. It's peaceful and unique. Ideal for those seeking simplicity.

Community Vibe:

Artistic, quiet, and welcoming. Strong local identity. Slower, intentional lifestyle.



POPULATION
~2,500



MEDIAN HOME PRICE
\$550,000



SCHOOL DISTRICT
Comfort ISD



PUBLIC TRANSIT
Car dependent



KERRVILLE

RIVER TOWN HILL COUNTRY

Amenities:

Kerrville offers healthcare access, shopping, and recreation. Amenities include parks, trails, and cultural venues. It serves as a regional hub.



POPULATION
~24,000

Notable Attractions:

The Guadalupe River runs through the city. Cultural arts centers and festivals are popular. Outdoor recreation is always nearby.



MEDIAN HOME PRICE
\$375,000

Why Resident Loves it:

Residents love the balance of services and scenery. It's ideal for retirees and families alike. The lifestyle is relaxed but convenient.



SCHOOL DISTRICT
Kerrville ISD

Community Vibe:

Calm, community-focused, and scenic. Friendly and welcoming atmosphere. Strong Hill Country identity.



PUBLIC TRANSIT
Limited local transit



HELOTES

SCENIC HILL COUNTRY SUBURB

Amenities:

Helotes offers convenient access to shopping, dining, and daily services while maintaining a Hill Country setting.



POPULATION
~9,000

Notable Attractions:

Old Town Helotes is a local favorite with events, live music, and historic character. Nearby Government Canyon State Natural Area provides hiking and outdoor recreation.



MEDIAN HOME PRICE
\$425,000

Why Resident Loves it:

Residents love the balance of space and convenience. The area offers larger lots than inner San Antonio neighborhoods.



SCHOOL DISTRICT
Northside ISD

Community Vibe:

Quiet, residential, and family-friendly. Strong neighborhood pride is common. The pace is relaxed with suburban comfort.



PUBLIC TRANSIT
Car dependent



OLD TOWN
HELOTES

BANDERA

COWBOY CAPITAL HERITAGE

Amenities:

Bandera offers essential amenities including local shops, restaurants, schools, and medical services.



POPULATION
~1,000

Notable Attractions:

Bandera is famous for its western heritage, dude ranches, and rodeo culture. The Medina River and surrounding Hill Country landscapes attract outdoor enthusiasts.



MEDIAN HOME PRICE
\$375,000

Why Resident Loves it:

Residents love the authentic small-town atmosphere. The community values history, independence, and open space.



SCHOOL DISTRICT
Bandera ISD

Community Vibe:

Rustic, tight-knit, and proudly traditional. Neighbors know each other. The town embraces its western roots.



PUBLIC TRANSIT
Car dependent



CASTROVILLE

HISTORIC ALSATIAN CHARM

Amenities:

Castroville provides local dining, boutiques, and community services within a walkable historic setting.



POPULATION
~3,500

Notable Attractions:

The historic downtown features preserved Alsatian architecture and landmarks. The Medina River offers recreation and scenic views.



MEDIAN HOME PRICE
\$350,000

Why Resident Loves it:

Residents love the character and history. The town feels peaceful and distinct from nearby suburbs.



SCHOOL DISTRICT
Medina Valley ISD

Community Vibe:

Quiet, historic, and community-oriented. Strong cultural pride is present. Life moves at a slower pace.



PUBLIC TRANSIT
Car dependent



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Your Next Chapter Starts Here

Relocating to a new area is an exciting journey, and the Texas Hill Country & Greater San Antonio area have so much to offer—from diverse neighborhoods and outdoor recreation to strong schools, healthcare systems, and career opportunities. We hope this guide has given you a clear picture of what life can look like across communities such as Boerne, Fair Oaks Ranch, San Antonio, Bulverde, Spring Branch, Cibolo, Schertz, New Braunfels, Seguin, La Vernia, Comfort, and Kerrville.

Let's Connect

We'd love to help you find the right home and community that fits your lifestyle in the Texas Hill Country or Greater San Antonio area.

Reach out to us anytime


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Email: info@brooksrealestatetx.com

www.brooksrealestatetx.com

***Your Texas Hill
Country adventure
starts here—let's
make it a reality.***



An aerial photograph of a city, likely San Antonio, Texas, showing a mix of urban buildings, streets, and greenery. A large, semi-transparent dark blue rectangle is overlaid on the right side of the image, containing white text. The text is organized into sections with bold headers and regular body text. The background image shows a dense urban area with various building styles, including some taller skyscrapers and many smaller commercial and residential buildings. There are also some green spaces and trees visible. The overall scene is a typical cityscape from an elevated perspective.

Is the Texas Hill Country & San Antonio area good for remote workers?

Yes. The region offers reliable high-speed internet, home office-friendly communities, and easy access to co-working spaces and coffee shops—especially in San Antonio, Boerne, and New Braunfels. Many buyers choose Hill Country towns for space and lifestyle while working remotely.

How is the job market in the area?

Strong and diverse. Major industries include military and defense, healthcare, education, finance, retail, and technology. Employers like USAA, Joint Base San Antonio, H-E-B, major hospital systems, and universities drive steady employment.

Does the area experience harsh winters?

No. Winters are generally mild with little to no snowfall. Occasional cold fronts happen, but they're short-lived compared to northern states.

What's the cost of living compared to other states?

The cost of living is lower than many coastal and high-tax states. While property taxes are higher, Texas has no state income tax, and housing options span a wide range of budgets and lifestyles.



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