

AN EXPLORATION GUIDE

FINDING YOUR PLACE IN SAN ANTONIO



A Local Guide to San Antonio,
Boerne & the Texas Hill Country

FINDING THE RIGHT PLACE IS ABOUT MORE THAN THE HOUSE

Moving to San Antonio or the surrounding Hill Country is exciting — but figuring out where to live can be one of the hardest parts.

San Antonio is spread out, and the lifestyle can change dramatically depending on which direction you go.

You can live close to downtown restaurants and culture, choose an established suburban neighborhood with everyday convenience, settle into a newer master-planned community, or head farther out for more space and Hill Country living.

There isn't one area that's right for everyone.

When I help people relocate, I don't start with a list of houses. I start by understanding what matters to you, your commute, budget, lifestyle, space needs, priorities and long-term plans.

Then we narrow down the areas that actually make sense.

BEFORE YOU CHOOSE AN AREA

Think about these five things:

01 — COMMUTE

Where will you be driving most days? A community that looks close on a map may feel very different during your actual commute.

02 — LIFESTYLE

Do you want walkability, restaurants and entertainment nearby? Or do you want quiet roads, more space and a slower pace?

03 — SPACE

Do you want a traditional neighborhood, a newer community, a larger lot or acreage?

04 — CONVENIENCE

How important are grocery stores, shopping, medical care, restaurants, parks and everyday amenities?

05 — LONG-TERM FIT

Think beyond the first year. Where do you see yourself five or ten years from now?

BOERNE

SMALL-TOWN HILL COUNTRY LIVING WITH A REAL DOWNTOWN



Boerne is home for me, so this is an area I know especially well.

Main Street and the Hill Country Mile give Boerne the small-town charm people usually notice first, but there's much more to the area. You'll find established neighborhoods near downtown, newer communities, larger lots, acreage and luxury properties as you move farther out.

The important thing is to experience both sides of Boerne. Living within a few minutes of Main Street feels very different from owning several acres farther into the Hill Country.

Spend a few hours here

Start on Main Street and walk the Hill Country Mile. Grab coffee, browse the locally owned shops and walk along Cibolo Creek.

Then get in the car and explore beyond downtown. Drive through some of the neighborhoods surrounding Boerne and farther into the Hill Country if land or privacy is important to you.



LAURIE'S STOPS



Brunch:
HAMBY'S



Coffee & Pastries:
THE DIENGER



Lunch or Dinner:
CYPRESS GRILLE



FAIR OAKS RANCH + LEON SPRINGS + I-10

THE MIDDLE GROUND BETWEEN SAN ANTONIO AND BOERNE

This is an area I don't want relocation buyers to overlook. If you love Boerne but need easier access to San Antonio, the I-10 corridor gives you several options between the two.

Leon Springs keeps you closer to San Antonio, shopping and major employers. Fair Oaks Ranch feels more residential and community-oriented while still putting you close to Boerne.

Fair Oaks Ranch one of the things that makes Fair Oaks Ranch different is the Fair Oaks Ranch Golf & Country Club. Yes, there's an incredible golf course, but the club is also a gathering place. Dinners, events, kids' programs, tennis, pickleball, fitness and other activities create opportunities for people to actually meet and spend time with their neighbors.

For someone relocating who wants a built-in sense of community, that's worth knowing about.

Spend a few hours here

Start around The Rim and La Cantera, head north through Leon Springs and Fair Oaks Ranch, and finish your drive in Boerne. It gives you a great picture of how quickly the lifestyle changes as you travel north on I-10.

LAURIE'S STOPS



Lunch or Dinner:
EL MIRASOL

Shopping & Restaurants:
THE RIM

Shopping & Dining:
LA CANTERA

STONE OAK + NORTH CENTRAL SAN ANTONIO



Established neighborhoods with everyday convenience

Stone Oak and North Central San Antonio are worth exploring if you want to stay connected to the city and have restaurants, shopping, medical care and everyday conveniences nearby.

You'll find everything from newer neighborhoods to more established communities with mature trees and larger lots.

Location matters here. Being on one side of 281 or 1604 versus another can change your daily commute more than you might expect from looking at a map.



Spend a few hours here

Drive the 281 corridor through Stone Oak and toward 1604.

Spend some time around The Village at Stone Oak and the surrounding shopping and restaurants. Then drive through several different residential areas so you can compare the neighborhoods themselves.

AREAS TO EXPLORE



THE VILLAGE AT
STONE OAK



HOLLYWOOD
PARK



ROGERS RANCH

NEW BRAUNFELS + GRUENE

River life, historic character and a town of its own

New Braunfels isn't simply another San Antonio suburb.

It has its own downtown, German heritage, the Comal and Guadalupe Rivers and the historic community of Gruene.

It also has enough restaurants, events, shopping and outdoor activities that you don't need to drive into San Antonio every weekend to find something to do.



Spend a few hours here

Start in Downtown New Braunfels and walk around the Plaza.

Have lunch, explore some of the businesses downtown and then head toward Gruene. Walk through the historic district, see Gruene Hall and make your way toward the river.

Before you leave, drive through some of the residential areas away from downtown and Gruene. New Braunfels has grown tremendously, and those areas can feel very different from its historic center.



Lunch or Dinner:
GRISTMILL



Local Favorite:
HUISACHE GRILL



Downtown:
MUCK & FUSS



GOOD TO KNOW

New Braunfels has experienced tremendous growth. You'll find everything from historic neighborhoods to large new developments, so don't judge the entire area by Gruene or downtown alone.



BULVERDE + SPRING BRANCH

MORE SPACE AND MORE HILL COUNTRY

As you travel north on Highway 281, San Antonio gradually gives way to the Hill Country.

Bulverde and Spring Branch are worth exploring if acreage, privacy or simply having more space are high on your list.

But don't assume everything here is rural. You'll also find newer neighborhoods and master-planned communities, which create a completely different lifestyle from an acreage property.

Spend a few hours here

Drive north on 281 through Bulverde and Spring Branch, but make sure you get off the highway.

Explore some of the back roads, drive through both acreage properties and newer communities, and head toward the Guadalupe River.

GOOD TO KNOW

If you're considering acreage, we'll look beyond the house itself. Water source, septic, restrictions, access and property maintenance can all be important parts of the decision.



Local favorite:
SPRING CREEK GARDENS



Experience:
TEJAS RODEO



Outdoors:
GUADALUPE RIVER STATE PARK

LAURIE'S STOPS

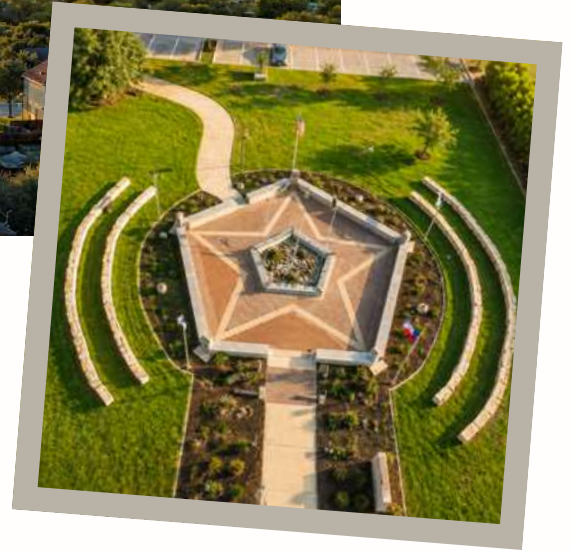
SCHERTZ + CIBOLO

NORTHEAST SAN ANTONIO WITH ESTABLISHED AREAS AND PLENTY OF GROWTH



If you're considering the northeast side of San Antonio, I recommend looking at Schertz and Cibolo together.

Cibolo has seen significant residential growth and offers a lot of newer housing. Schertz is more established in many areas. The location can also make sense for people commuting to Randolph or along the I-35 corridor



Spend a few hours here

Start around Downtown Cibolo and Cibolo Valley Drive. Explore the local businesses and then drive through some of Cibolo's newer neighborhoods. From there, head into Schertz to compare its more established areas.

If commute is one of your deciding factors, use part of your visit to actually drive the route you'll be taking.

PLACES TO EXPLORE



Breakfast or Coffee:
CREPECCINO



Drinks + Live Music:
OLD MAIN ICE HOUSE



Coffee + Bakery:
NORTHERN D'LIGHTS

ALAMO RANCH + FAR WEST SAN ANTONIO

Newer neighborhoods and more house for the money.

Alamo Ranch and the Far West Side are important areas to understand if newer homes, square footage, affordability or access to Lackland are priorities.

This part of San Antonio has grown tremendously and offers large retail centers, restaurants, newer neighborhoods and plenty of everyday conveniences.

It feels much more suburban than Boerne, New Braunfels or the urban core.



Spend a few hours here

Drive Culebra and the surrounding communities and look at both established neighborhoods and newer construction.

If you'll be commuting to Lackland or another part of San Antonio, I strongly recommend driving that route while you're here rather than relying only on mileage.



PLACES TO EXPLORE



Shopping & Restaurants:
**ALAMO RANCH RETAIL
AREA**



Family Day:
SEAWORLD SAN ANTONIO



Outdoors:
**LACKLAND AIR FORCE
BASE**

PEARL + DOWNTOWN + SOUTHTOWN + KING WILLIAM

The side of San Antonio you need to experience

Even if you're fairly certain you want to live in the suburbs, spend some time here. This is where you'll experience San Antonio's history, food, culture and some of the places you'll probably return to on weekends after you move.

And these areas don't all feel the same.

The Pearl combines restaurants, shops and newer development around the historic Pearl Brewery.

Southtown has a more eclectic feel with restaurants, galleries and local businesses.

King William is known for its beautiful historic homes and tree-lined streets.

Downtown puts you in the center of San Antonio's history, tourism and entertainment.



The River Walk

Yes, you should experience it.

The restaurant-heavy downtown section is what most visitors picture, but the River Walk extends well beyond that area.

Walk the traditional downtown portion, but also experience the quieter sections toward the Pearl or south of downtown.

The Alamo

If you've never been to San Antonio, go.

It's easy to combine the Alamo with the River Walk and other downtown attractions without dedicating an entire day to it.





Museums + Family Favorites

One of the things I love about San Antonio is how many family and cultural attractions are concentrated around the Broadway and Brackenridge Park area.

Put these on your list:

- San Antonio Zoo
- Witte Museum
- The DoSeum
- San Antonio Botanical Garden
- McNay Art Museum
- Brackenridge Park

Spend a day here

Morning: Start at the Pearl and grab coffee or breakfast.

Late Morning: Walk a portion of the River Walk.

Afternoon: Explore the Alamo and downtown, or choose the Zoo, Witte, DoSeum, Botanical Garden or McNay depending on your family.

Evening: Head to Southtown or King William for dinner.

GOOD TO KNOW:

You don't have to want to live downtown for this area to matter. This is about experiencing the city you're considering calling home.





YOUR NEXT CHAPTER STARTS HERE.

San Antonio, Boerne & the Texas Hill Country offer more than a place to live. They offer a pace of life, a community, and a place to put down roots.

Whether you're relocating, moving within the area, upsizing, downsizing, or simply exploring what's next, I'm here to help you understand the area and make a decision that feels right for you.

LAURIE BROOKS

Real Estate Agent
San Antonio • Boerne • Texas Hill Country
brooksrealestatetx.com
[@lauriebrooks.realtor](https://www.instagram.com/lauriebrooks.realtor)

