

NINE DISTRICTS · HONEST DATA · REAL MAPS

# The Schools of Greater Austin

Campus profiles. Feeder maps. School of choice rules. UIL athletics. Buyer intelligence. Everything your family needs before you make an offer.

# How to use this guide

Nine districts. Nine different answers to "are the schools good?" This guide gives you the real answer for each one.

STEP 1

## Find the district for your address

Your address determines your zone. Not your ZIP code, not your neighborhood name. Use the official lookup tool at the end of each district section before writing any offer.

STEP 2

## Know: zoned vs. choice

Zoned schools are yours by address. Choice schools (magnets, application programs, charters) require an application and are never guaranteed. See the School of Choice section for every path and its rules.

STEP 3

## Read the TEA rating honestly

An A district (Eanes, Lake Travis) reflects structural advantages: tax base, demographics, staffing ratio. A C district is honest too. This guide does not inflate either direction. Context is provided for every rating.

STEP 4

## Ask the right question

"Which school does this exact address feed, at elementary, middle, and high school level?" Not "is this a good school district." The second question is not useful without the answer to the first.

## A note on data

All TEA ratings, enrollment figures, demographics, and UIL records are sourced from TEA TAPR 2024-25, the Texas Tribune school database, UIL Texas, and individual district websites. Campus photos are CC-licensed via Wikimedia Commons, attributed in each section. Verify all attendance zones at the official district lookup before advising clients to make offers.

# Nine Districts

PART I

## Eanes ISD

**A (94/100)**

West Lake Hills · Rollingwood · 78746 / 78733

PART II

## Lake Travis ISD

**A (90/100)**

Lakeway · Bee Cave · 78738 / 78734 / 78669

PART III

## Leander ISD

**B (88/100)**

Cedar Park · Leander · Steiner Ranch · 78613 / 78641

PART IV

## Round Rock ISD

**B (86/100)**

Round Rock · 78681 / 78664 / 78665 / 78717

PART V

## Dripping Springs ISD

**B (89/100)**

Dripping Springs · 78620 / 78737

PART VI

## Hays CISD

**B (80/100)**

Kyle · Buda · 78640 / 78610

PART VII

## Pflugerville ISD

**C (79/100)**

Pflugerville · NE Austin · 78660 / 78754

PART VIII

## Austin ISD

**C (79/100)**

Central Austin · 78749 / 78756 / 78759 / 78704

PART IX

## Manor ISD

**C**

Manor · East Travis County · 78653

ALSO IN THIS GUIDE

### School of Choice: What the Rules Actually Say

Five pages. Open enrollment. Inter-district transfers. Magnets. Charters. UIL 365-day transfer rules. What happens when your family moves mid-year. The law (TEC §25.001, §25.032, §25.036) and what it means in practical terms for buyers writing offers in the Austin metro.

HOW EACH SECTION WORKS

### Snapshot. Feeder Chain. Profiles. Buyer Intelligence.

Every district section follows the same four-part structure. Learn it once and you can navigate all nine without relearning the layout. The feeder chain shows exact school progressions by address. Buyer Intelligence at the end of each section answers the questions families ask most before writing an offer.

## SCHOOL OF CHOICE

# Can my child attend a school outside our zone?

Sometimes yes. It depends entirely on which path you use, who controls that path, and whether capacity exists. There is no single Texas rule that guarantees access to a school outside your assigned zone. What follows is every legal path available to Austin-area families.

PATH	WHO CONTROLS IT	GUARANTEED?	KEY CAVEAT
<b>Zoned school</b>	State law (TEC §25.001)	<b>YES</b>	Requires proof of residency in the attendance zone.
<b>Intra-district open enrollment</b>	Your home district	<b>NO</b>	Approved only if the receiving campus has available capacity. Renewed annually at most districts.
<b>Intra-district magnet / application program</b>	Your home district	<b>NO</b>	Competitive application. Windows open spring for fall enrollment. Missing the window means a full year's wait.
<b>Inter-district transfer</b>	Both sending and receiving district	<b>NO</b>	Neither district is obligated to approve. Receiving district sets its own criteria and may charge tuition. UIL varsity eligibility is not preserved.
<b>Charter school</b>	State (open to all Texas residents)	<b>NO</b>	Admission by lottery if oversubscribed. Charter school students cannot participate in UIL varsity athletics.
<b>Education Savings Account / Voucher</b>	Texas Education Agency	<b>NO</b>	State program for eligible students. Eligibility rules change with each legislative session. See <a href="http://tea.texas.gov">tea.texas.gov</a> for current program status.

## THE LAW

# What Texas law actually says

Texas sets the floor. Every district in this guide builds its own transfer policy on top of state law. Understanding the statutes tells you what a district must do and what it may choose to do.

## TEC §25.001 — ENTITLEMENT TO ATTEND

"Every child who is a resident of a school district is entitled to attend the public free schools of the district." Residency means where the family lives — not where a parent works, not where they own rental property, not where a grandparent lives. The child's primary residence determines the enrolled district.

## TEC §25.001(B) — PROOF OF RESIDENCY

Districts may require two documents proving the student's primary residence is within the district. Common documents: current lease, mortgage statement, utility bill in the parent's name, or a notarized affidavit. Requirements vary by district. Bring both documents to enrollment.

## TEC §25.032 — INTRADISTRICT CHOICE

Parents may request a transfer to another campus within the same district. The district must approve if space is available at the receiving campus. Transportation to the non-zoned campus is the parent's responsibility. The transfer must typically be renewed each academic year.

## TEC §25.036 — INTER-DISTRICT TRANSFERS

A school district may accept a transfer student from another district. The receiving district sets its own acceptance criteria and may charge tuition up to the cost per student. No district is obligated to accept. Both the sending and receiving district must consent.

## SB 1776 — 87TH LEGISLATURE (2021)

Significantly expanded open enrollment. Districts with available capacity must now provide a mechanism for intradistrict transfer requests. Receiving districts that have space must accept transfer students from other Texas public school districts, unless the board has adopted a resolution opting out.

## SB 26 — 88TH LEGISLATURE (2023)

Further clarified open enrollment timelines and district obligations. Required districts to post enrollment capacity data by individual campus. This is the information buyers should request directly from the district's enrollment office before assuming a transfer is feasible.

**Sources:** Texas Education Code ([statutes.capitol.texas.gov](https://statutes.capitol.texas.gov)). SB 1776 (87th Tex. Leg., 2021). SB 26 (88th Tex. Leg., 2023). Laws are subject to change. Verify current statute text before relying on any specific provision.

## IF WE MOVE

# You're moving. Does your child keep their school?

This is the question buyers ask most. The answer depends on one thing: are you moving within the same district, or out of it entirely?

## MOVING WITHIN THE SAME DISTRICT

In most cases, yes. Under TEC §25.032, once enrolled, a student remains eligible to attend their current campus even after the family moves to a different address within the same district. The family must notify the district of the address change. The district updates the enrollment record but cannot force a campus transfer unless the campus is at capacity and no formal transfer was on file.

**Important distinction:** If the student was originally zoned to Campus A and the family moves to an address zoned for Campus B (still within the same district), the student is not automatically entitled to stay at Campus A. They are now entitled to attend Campus B. To remain at Campus A, the family must file an intradistrict transfer request under TEC §25.032. File before the move, not after.

## MOVING OUT OF THE DISTRICT

The student loses their entitlement to attend. They must enroll in the new district of residence. To remain at the original school, both the old and new district must approve an inter-district transfer. Approval is not guaranteed. The new district has no obligation to release the student.

### SPECIAL PROTECTIONS

**Homeless students (McKinney-Vento Act, 42 U.S.C. §11431):** Children experiencing homelessness remain in their school of origin even when temporarily displaced. Districts must provide immediate enrollment and transportation.

**Military families (10 U.S.C. §1784a):** Children of active-duty personnel have specific protections during PCS moves, including priority enrollment at receiving schools.

**Foster youth (ESSA, 20 U.S.C. §6312):** Youth in foster care have the right to remain in their school of origin when placement changes, with transportation provided by the district.

## The practical answer

If your client loves a specific school and may move again within two to three years, the intradistrict transfer request is their tool. File it before the move, not after. Most districts in this guide approve intradistrict transfers when space exists. Most campuses in high-demand zones have space at the elementary level even when they do not at the high school level.

## UIL ATHLETICS

# If your child plays sports, read this before you move

UIL (University Interscholastic League) governs varsity athletics for all Texas public schools. Its transfer rules are strict and widely misunderstood. A move that seems clean can cost a student athlete an entire varsity season.

## THE 365-DAY RULE

UIL Constitution and Contest Rules, §443. Any student who transfers from one school to another is ineligible for varsity athletics for 365 days from the date of enrollment at the new school — unless they qualify for a specific exception. JV and sub-varsity eligibility is not affected.

### WHAT DOES NOT WAIVE THE RULE

Moving in with a relative in another district without the entire family relocating. Any "address change" that leaves one or both parents at the original address. Attending a school on an approved inter-district transfer — even if the transfer is legal under TEC §25.036, UIL treats it as a transfer and the 365-day clock starts.

## EXCEPTIONS THAT WAIVE THE 365-DAY RULE

1. The entire family establishes a new primary residence in the new district AND no longer resides in the prior district. Both conditions are required. One parent remaining at the old address disqualifies this exception.
2. A student returns to their district of previous enrollment.
3. The student's former campus closed and they were reassigned by the district.
4. Documented emergency or hardship. Requires UIL hardship committee review. Not automatic.
5. The student attends their parent's district of employment under a qualifying program.

### CHARTER SCHOOLS AND UIL

Students at charter schools cannot participate in UIL varsity athletics. UIL membership is limited to public school districts. A charter school student who wants UIL varsity competition must enroll at their zoned public school.

**Source:** UIL Constitution and Contest Rules, §443 (Transfer Students). Full policy and forms: [uiltexas.org/policy/transfer](http://uiltexas.org/policy/transfer). Rules are updated annually. Confirm the current version with UIL or the receiving school's athletic director before making any school change involving varsity-eligible student athletes.

## PRACTICAL GUIDE

# Before you make an offer

Six steps. Do them in order. Step one happens before you write the offer.

## 1 VERIFY THE SPECIFIC ADDRESS

Use the official zone lookup tool at the end of each district section. Verify at all three levels: elementary, middle, and high school. Zone boundaries do not follow street logic. Two houses on the same block can feed different middle schools. Verify the exact address before making an offer, not after.

## 2 UNDERSTAND THE FEEDER CHAIN

Zoning to a strong elementary does not guarantee the same quality at the high school level if the family moves before high school. Plan the full K-12 path at the address you are considering. The feeder chain for every district in this guide is shown in the district pages.

## 3 IF A MAGNET SCHOOL IS THE GOAL

Check application windows. Periods are typically spring for fall enrollment. AISD programs like LASA and Ann Richards require applying in 8th grade for 9th grade entry. Missing the application window means a full year's wait. Magnet admission is competitive and not based solely on grades.

## 4 IF ATHLETICS MATTER

Confirm the UIL classification and program strength at the zoned school. An inter-district transfer does not preserve UIL varsity eligibility. An intradistrict transfer does. If the sport matters, the student must be enrolled at a school within the district they are zoned to and must meet the bona fide move test.

## 5 IF THE FAMILY MAY MOVE AGAIN

Request the intradistrict transfer in writing before or immediately after the address change. Get written confirmation from the district's enrollment office. The transfer must be renewed annually at most districts. Do not assume it carries forward automatically from year to year.

## 6 CHECK CAMPUS CAPACITY

Before assuming an intradistrict or inter-district transfer will be approved, call the district's enrollment office and ask about capacity at the specific campus. Popular campuses in Eanes ISD, Lake Travis ISD, and Vandegrift-zone Leander ISD are often at or near capacity. A transfer request to a full campus will be denied.

## Texas School Information

[tea.texas.gov/academics/performance-reporting](https://tea.texas.gov/academics/performance-reporting)

Official campus data, TEA accountability ratings, attendance boundary maps, and transfer policy information by district. The TEA campus search is the authoritative source for ratings and enrollment data referenced throughout this guide.

Sources: Texas Education Code §25.001, §25.032, §25.036 (statutes.capitol.texas.gov). SB 1776, 87th Tex. Leg. (2021). SB 26, 88th Tex. Leg. (2023). UIL §443 (uiltexas.org). McKinney-Vento Act, 42 U.S.C. §11431. 10 U.S.C. §1784a. ESSA, 20 U.S.C. §6312. TEA, tea.texas.gov. All laws subject to change. Verify before acting on any enrollment decision.

PART I · WEST LAKE HILLS · ROLLINGWOOD · LOST CREEK

# Eanes ISD

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Consistently ranked the #1 school district in Texas. One high school. Eight campuses. A structural advantage that compounds at every grade level.

WEST AUSTIN · 78746 / 78733 / 78730

# Eanes ISD

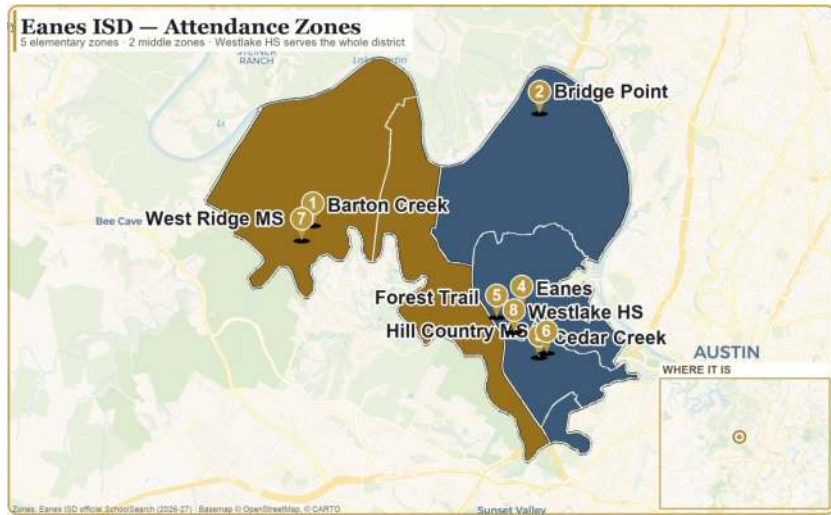
West Lake Hills · Rollingwood · Lost Creek · Barton Creek · portions of 78746 / 78733 / 78730

Eanes ISD is the highest-rated school district in Texas by TEA accountability, holding an A rating with a 94/100 district score in the 2024-25 release. The district runs eight campuses feeding a single high school, Westlake, which ranks among the top 1% of public high schools in the country. For buyers, an Eanes address is not just a school choice. It is one of the most durable price premiums in the Austin market.

**A**  
**TEA RATING**  
 94/100 district score. 2024-25 accountability release. Every campus holds a TEA A.

**8**  
**CAMPUSES**  
 5 elementary · 2 middle · 1 high school. All roads lead to Westlake.

**~7,500**  
**STUDENTS**  
 Across all campuses. Among the lowest student-teacher ratios in the metro (13.8:1 at Westlake).



Attendance zone boundaries from Eanes ISD's official SchoolSearch tool, 2026-27 school year. Westlake High serves the entire district. The two middle-school zones split the district: Hill Country (east) and West Ridge (west). Not every 78746 address is in Eanes. Verify before contracting (lookup on final page).

**DISTRICT LEADERSHIP & CONTACT**

<b>SUPERINTENDENT</b> Kirk Koennecke	<b>DISTRICT OFFICE</b> 401 Camp Craft Rd., Austin TX 78746	<b>MAIN PHONE</b> (512) 732-9001	<b>WEBSITE &amp; EMAIL</b> eanesisd.net KKoennecke@eanesisd.net
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# Why Eanes is different

Every district in this guide has good schools. Eanes has something more durable: a structural advantage built from property values, household income, parent involvement, and a single-high-school focus that has held for decades. Understanding that structure is what lets buyers make a confident offer.

## NEIGHBORHOOD CHARACTER

West Lake Hills and Rollingwood sit just across the Mopac bridge from downtown Austin. The neighborhoods are mature, hilly, and heavily tree-canopied. Lost Creek adds a more ranch-style feel to the southwest. These are established communities. Turnover is low, which means inventory is tight and prices hold firm even in softer markets.

## HOME PRICE CONTEXT

Median home values in the 78746 zip code consistently run \$1.2M to \$2.2M. Comparable square footage just across the district line, in west Austin ISD territory or unincorporated Travis County, typically trades at \$150,000 to \$400,000 less. That gap is almost entirely explained by the Eanes address. It has been persistent for 20-plus years and shows no structural sign of closing.

## GROWTH TRAJECTORY

Eanes is bounded and cannot grow by annexation. Valley View Elementary consolidated into Barton Creek in 2025, taking the campus count from six to five elementaries, and enrollment has stabilized. That means no overcrowding risk and no redistricting pressure from new development. Stability is the district's story, and for a buyer that is valuable.

## BUYER ALERT

The district boundary does not follow zip code lines. Several streets in 78746 feed Austin ISD, not Eanes. The same is true in 78733 and 78730. Never assume. Run the official address lookup before writing an offer. A half-mile difference in location can mean a different district entirely. The official lookup is listed on the final page of this section.

## What the rankings actually measure

Eanes ranks #1 because its inputs are exceptional, not because it runs a program no one else can replicate. Household income in 78746 ranks among the highest in Texas. Property tax per student is a multiple of the state average. Parents are highly educated and deeply involved. Those structural advantages compound at every grade level.

What the district adds on top is real: curriculum aligned across all eight campuses, experienced teachers who stay, and a student-teacher ratio at Westlake (13.8:1) that buys genuine individual attention. But the ranking reflects the community as much as the administration. A buyer should walk in with eyes open to both.

# One high school. Two paths to it.

Every Eanes student graduates from Westlake High School. What changes by address is which middle school they attend for grades 6 through 8. Hill Country Middle School serves the eastern portion of the district. West Ridge Middle School serves the western portion. Both carry TEA A ratings and feed directly into Westlake.

<p><b>HILL COUNTRY CHAIN</b></p> <ul style="list-style-type: none"> <li>ES Bridge Point Elementary</li> <li>ES Cedar Creek Elementary</li> <li>ES Eanes Elementary</li> <li>MS Hill Country Middle School</li> <li>HS Westlake High School</li> </ul>	<p><b>WEST RIDGE CHAIN</b></p> <ul style="list-style-type: none"> <li>ES Barton Creek Elementary</li> <li>ES Forest Trail Elementary</li> <li>MS West Ridge Middle School</li> <li>HS Westlake High School</li> </ul>	<p><b>KEY FACTS</b></p> <ul style="list-style-type: none"> <li>HS 1 high school serves all 5 elementaries</li> <li>MS Both middle schools rated TEA A</li> <li>ES All 5 elementaries rated TEA A</li> <li>ES Valley View closed 2025, merged into Barton Creek</li> <li>MS GT track starts 2nd grade, district-wide</li> </ul>
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**Always verify.** Attendance zone boundaries are set by Eanes ISD and can change between school years. The feeder assignments above reflect 2026-27 zone data. Run the official address lookup on the final page of this section before making any decisions based on a specific school assignment.

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL	TEA RATING
Barton Creek	West Ridge	Westlake	A
Forest Trail	West Ridge	Westlake	A
Bridge Point	Hill Country	Westlake	A
Cedar Creek	Hill Country	Westlake	A
Eanes	Hill Country	Westlake	A



HIGH SCHOOL · UIL CLASS 6A

# Westlake High School

4100 WESTBANK DR, AUSTIN 78746 · GRADES 9-12 · CLASS 6A · CHAPARRALS

U.S. NEWS #412 NATIONAL
#52 IN TEXAS
98% GRADUATION RATE
NICHE A+
TEA A
74% AP PARTICIPATION

The top non-selective public high school in Texas. Westlake earns that designation not through selective admissions but through outcomes: a 98% graduation rate, an average SAT near 1281, and 74% AP participation with an approximately 80% pass rate. STAAR English I reading proficiency runs around 93% against a 51% statewide average. These are not curated numbers. They reflect the full student body.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMERGENT BILING.
2,873	13.8 : 1	2.6%	1.7%

**STUDENT BODY** White 62% · Hispanic 16.5% · Asian 14.4% · Two or more races 6% · Black 0.9%

**ACADEMIC PROGRAMS** 50+ AP courses. Dual enrollment through UT Austin and ACC. District-wide GT track with 13.9% identification rate. Pre-AP pathways beginning in middle school.

Sources: U.S. News & World Report · TEA TAPR 2024-25 · Texas Tribune school pages · Niche.com · Eanes ISD. Figures reflect 2024-25 and 2026 school year data.

PRINCIPAL Steve Ramsey · PHONE (512) 732-9280 · CAMPUS 4100 Westbank Dr., Austin TX 78746

# Championships & Programs

## The 2019-2021 Football Three-Peat

Westlake won the UIL 6A Division II state football championship in 2019, 2020, and 2021, making it one of the few programs in Texas history to win three consecutive 6A titles. The program also won in 1996, giving it four state championships overall. Under head coach Todd Dodge, the Chaparrals have become one of the most recognized programs in the country, producing multiple NFL quarterbacks from a single school.

The three-peat is not trivia for buyers. It represents the depth of resources, community investment, and talent infrastructure that defines Westlake athletics across every sport. **Four UIL 6A football titles. Three straight.**

### FOOTBALL & TEAM SPORTS

4 state football titles (1996, 2019, 2020, 2021). Boys golf 15 state titles through 2025-26. Girls golf 5 titles. Girls swimming 7 titles. Volleyball 4 titles. Team tennis 6 titles. Cheer: UCA national champions 2013, 2014, 2015, 2019.

### FINE ARTS

Full orchestra, band, choir, and theatre programs. Annual UIL Sweepstakes recognition. Westlake band has earned 3-time Texas State Honor Band designation. Theatre productions compete at the UIL One-Act Play level. These programs have dedicated facilities and full-time directors.

### ACADEMIC UIL

Competitive academic UIL teams in mathematics, science, computer science, journalism, and speech. Students also compete in National Academic League and Science Olympiad. The district's 13.9% GT identification rate feeds a deep academic competitive pipeline from elementary onward.

### AP & DUAL ENROLLMENT

50+ AP courses offered. 74% student participation in AP. Approximately 80% pass rate on AP exams. Dual enrollment partnerships with UT Austin and Austin Community College allow students to earn college credit while still in high school. Westlake is one of a small number of Texas public high schools with this depth of AP/DE access.

**Notable Alumni:** Drew Brees (NFL QB, Super Bowl XLIV MVP) · Nick Foles (NFL QB, Super Bowl LII MVP) · Sam Ehlinger (NFL QB) · Justin Tucker (NFL, greatest kicker of all time by accuracy metrics) · Huston Street (MLB) · Kelly Gruber (MLB) · Chris Mihm (NBA) · Lia Thomas (swimming) · Angela Bettis (actress). Three Super Bowl winning quarterbacks from the same public high school is singular in American sports history.

# Two middle schools, one standard

Both middle schools carry TEA A ratings and feed directly into Westlake. Which one a home is zoned to depends entirely on the elementary it sits in. The academic programs, GT pathways, and fine arts offerings are consistent across both campuses by district design.



## Hill Country Middle School

1300 WALSH TARLTON LN, AUSTIN 78746 · GRADES 6-8 · COUGARS

TEA A · 95/100 NATIONAL BLUE RIBBON SCHOOL

Rated A with a 95/100 score by TEA and a former National Blue Ribbon School, the highest federal distinction for public schools. Strong academic UIL programs and a year-round athletics offering. Takes students from Cedar Creek, Bridge Point, and Eanes elementaries. The eastern middle school in the district, closest to the 78746 core.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMERGENT BILING.
944	~13 : 1	1.8%	3.1%

**STUDENT BODY** White 66% · Hispanic 14% · Asian 11% · Two+ 7% · Black 1%

FEEDS WESTLAKE HS



## West Ridge Middle School

9201 SCENIC BLUFF DR, AUSTIN 78733 · GRADES 6-8 · WILDCATS

TEA A MUSIC FOR ALL NATIONAL BAND FESTIVAL

Rated A by TEA. Its Wind Ensemble was one of just twelve schools nationwide invited to the Music for All National Band Festival, a distinction that reflects both student talent and teaching quality. Choirs earn UIL Sweepstakes annually. Takes students from Barton Creek and Forest Trail elementaries. The western middle school, serving the 78733 corridor.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMERGENT BILING.
841	12 : 1	3.5%	n/a

**STUDENT BODY** White 58% · Asian 22% · Hispanic 14% · Two+ 6% · Black 1%

FEEDS WESTLAKE HS

# Five elementaries, all rated A

Every Eanes elementary holds a TEA A rating. Gifted-and-talented identification begins district-wide in 2nd grade. Fine arts and PE are offered from kindergarten on every campus. Valley View Elementary closed in 2025, and its attendance area folded into Barton Creek, bringing the total from six to five elementaries.

## WEST RIDGE MIDDLE SCHOOL FEEDERS



### Barton Creek Elementary

1314 PATTERSON LN, AUSTIN 78733 · GRADES K-5

The district's largest elementary after absorbing Valley View's attendance area in 2025. Serves the western 78733 corridor, with the highest Asian student share among the West Ridge feeders. The zone expanded meaningfully with consolidation; confirm the current boundary before assuming coverage.

**Zoned path:** West Ridge Middle → Westlake HS

ENROLLMENT	RATIO	ECON. DISADV.
678	11.3 : 1	3.5%

**BODY** White 55% · Asian 25% · Hispanic 12% · Two+ 7%



### Forest Trail Elementary

1203 S CAPITAL OF TEXAS HWY, AUSTIN 78746 · GRADES K-5

GT identification rate of 13.6%, among the highest in the district. Sits on the Loop 360 corridor, which gives it a slightly different geographic footprint than the other 78746 elementaries. High White student share (69%) and lowest economically disadvantaged rate of any West Ridge feeder (1.4%).

**Zoned path:** West Ridge Middle → Westlake HS

ENROLLMENT	RATIO	ECON. DISADV.
564	~11 : 1	1.4%

**BODY** White 69% · Asian 13% · Hispanic 11% · Two+ 6%



HILL COUNTRY MIDDLE SCHOOL FEEDERS



### Bridge Point Elementary

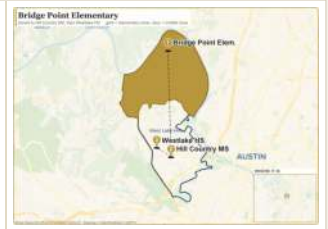
6401 CEDAR ST, AUSTIN 78746 · GRADES K-5

Highest White student share among all five elementaries (71%) and the lowest economically disadvantaged rate (2.4%). Serves the central 78746 core near the bridge over Barton Creek. One of the more stable attendance zones in the district; boundaries have been largely unchanged for over a decade.

**Zoned path:** Hill Country Middle → Westlake HS

ENROLLMENT	RATIO	ECON. DISADV.
574	11.8 : 1	2.4%

**BODY** White 71% · Hispanic 12% · Asian 10% · Two+ 7%



### Cedar Creek Elementary

3301 PINNACLE RD, AUSTIN 78746 · GRADES K-5

Lowest student-teacher ratio of the five elementaries (10.8:1), meaning more adult attention per child than anywhere else in Eanes. Slightly higher economically disadvantaged rate than other Hill Country feeders (5.8%) but still well below any other district in this guide. Serves the Bee Cave Rd and Pinnacle Rd corridor.

**Zoned path:** Hill Country Middle → Westlake HS

ENROLLMENT	RATIO	ECON. DISADV.
522	10.8 : 1	5.8%

**BODY** White 62% · Hispanic 17% · Asian 12% · Two+ 8%



HILL COUNTRY MIDDLE SCHOOL FEEDERS (CONTINUED)



### Eanes Elementary

4101 BEE CAVE RD, AUSTIN 78746 · GRADES PK-5

The district's namesake and most central campus. One of only two elementary campuses in the district to offer Pre-K (PK), making it the entry point for the youngest Eanes students. Enrollment of 510 and a 10.2:1 student-teacher ratio, the second-lowest in the district. Sits directly on Bee Cave Rd near the district administrative offices.

**Zoned path:** Hill Country Middle → Westlake HS

ENROLLMENT	RATIO	ECON. DISADV.
510	10.2 : 1	2.5%

**BODY** White 62% · Hispanic 20% · Asian 10% · Two+ 6%



#### FIVE CAMPUS SUMMARY

Every elementary in Eanes ISD holds a TEA A rating. Combined enrollment across all five campuses is approximately 2,848 students. Average student-teacher ratio across elementaries is roughly 11:1, which is among the lowest in the Austin metro for public schools. GT identification begins in 2nd grade on every campus, not by application but through district-wide screening.

#### FINE ARTS FROM KINDERGARTEN

All five elementaries offer music, visual art, and physical education from kindergarten. At the elementary level this is not a competitive program. Every child participates. This foundation feeds the competitive fine arts programs at both middle schools and eventually the full orchestra, band, choir, and theatre programming at Westlake.

#### VALLEY VIEW CLOSURE (2025)

Valley View Elementary closed at the end of the 2024-25 school year and its attendance zone was absorbed by Barton Creek Elementary. Families who previously attended Valley View are now zoned to Barton Creek. This increased Barton Creek's enrollment to approximately 678 students. The district has not indicated plans to close any additional campuses.

#### GT PATHWAY

The district-wide gifted and talented identification rate is approximately 13.9% across all campuses. Identification begins in 2nd grade. Identified students receive differentiated instruction within their home campus and are given access to accelerated coursework. The path continues through Pre-AP middle school programs and into the 50+ AP courses at Westlake.

# What the district offers academically

The Eanes curriculum is designed to move students from elementary GT screening through Pre-AP middle school work and into one of the deepest AP menus at any public high school in Texas. The pathway is intentional and consistent across all eight campuses.

## GT & ADVANCED ACADEMICS

District-wide GT identification begins in 2nd grade through universal screening, not parent request. The district's GT identification rate is approximately 13.9%, meaning roughly one in seven students is formally identified and receives differentiated instruction. At the elementary level this means pull-out enrichment and in-class differentiation. At middle school it becomes a formal Pre-AP track. By Westlake, almost every course has an honors or AP equivalent.

## AP / IB / DUAL ENROLLMENT

Westlake offers 50+ AP courses, one of the largest AP menus at any Texas public school. AP participation is 74% of the student body, meaning this is not a small cohort of high achievers. The pass rate on AP exams is approximately 80%. Dual enrollment through UT Austin and Austin Community College allows students to earn college credit while still enrolled at Westlake. There is no IB program in Eanes; the AP pathway is the accelerated academic track.

## STAAR PERFORMANCE

Westlake's STAAR English I reading proficiency is approximately 93%, against a statewide average near 51%. Math proficiency follows a similar pattern. At the elementary level, STAAR scores on every campus rank among the top percentiles statewide. The district's 94/100 TEA score is built on STAAR performance, growth metrics, graduation rates, and post-secondary readiness, and Eanes consistently leads the state on all four components.

## FINE ARTS & CTE

Fine arts are available from kindergarten at every elementary and continue with competitive programs at both middle schools. At Westlake the program includes full orchestra, band, choir, theatre, and visual art with dedicated facilities and full-time directors. Career and Technical Education (CTE) at Westlake covers business, technology, health science, and engineering pathways. UIL Sweepstakes recognition for fine arts is a consistent annual result across the district.

**SAT Performance:** The average SAT score at Westlake is approximately 1281, compared to a Texas state average near 990. Approximately 98% of graduates pursue post-secondary education. These figures come from TEA TAPR and college board data for the 2024-25 school year and reflect the full graduating class, not a selected subset of test-takers.

**Teacher Retention:** Eanes ISD consistently reports above-average teacher retention compared to other Texas districts. The combination of competitive salaries, low-poverty campuses, and community support creates conditions where experienced teachers stay. Buyer takeaway: the teacher your child has in 4th grade likely has more than five years of experience at that campus.

# What the address costs

An Eanes address is the most durable school premium in the Austin market. It has persisted through rate cycles, pandemic disruption, and price corrections. Understanding the premium is not optional for buyers. It is the most important financial fact about this purchase.

## \$150,000 to \$400,000 over the line

A home in Eanes ISD typically trades at \$150,000 to \$400,000 more than a comparable home just outside the district boundary. The range is wide because the premium scales with home size: a 2,000 sq ft home carries a smaller raw dollar premium than a 4,000 sq ft home, but the percentage premium is roughly consistent across price bands.

This premium has been documented consistently by real estate analytics firms tracking Austin metro sales since at least 2010. It held through the 2015-2019 run-up, through the 2020-2022 frenzy, and through the 2023-2024 correction. It is not correlated to interest rates. It is correlated to relocating families who want a guaranteed school outcome and are willing to pay for it.

The implication for buyers: **you are not just buying a house. You are buying a school outcome priced into the land.** If you do not have school-age children and do not plan to, the premium may not hold the same value to you when you sell. If you do have children, the premium is real and it compounds over time because demand for Eanes seats is structural, not cyclical.

### WHY THE PREMIUM HOLDS

Eanes cannot expand by annexation. Its boundaries are fixed. The number of seats does not grow with demand. Every year, relocating families with school-age children compete for the same housing stock. Supply stays flat. Demand stays high. Price premium is the equilibrating mechanism. This is not speculation. It is how constrained geographies work.

### THE BOUNDARY RISK

Not every 78746 address is Eanes. Several streets in the 78746 zip code feed Austin ISD. The same is true in 78733 and 78730. A half-mile difference in address can mean a different district. Run the official address lookup before contracting. This is non-negotiable. Agents who skip this step on behalf of buyers are not serving them well.

### APPLICATION TIMING

There is no application to Eanes ISD. Enrollment is based entirely on attendance zone. If your home is zoned to an Eanes campus, your child attends that campus. There are no lottery seats, no magnet programs requiring separate application, and no wait lists for in-zone students. The only variable is whether the address is inside the district. Verify that first.

### VALUE PROPOSITION

If school quality is a primary driver of your home purchase, Eanes is the clearest value proposition in the Austin metro. The premium is real but so is the outcome. You are buying into the #1 rated district in Texas, a 98% graduation rate, three NFL Super Bowl champion quarterbacks from a single high school, and an AP menu that can save two years of college tuition. The math works at the right price point.

# What buyers need to know

## What the rankings don't tell you about Eanes

Eanes ranks #1 because its inputs are exceptional. The district does not run a program no other Texas school could replicate if given the same resources. What it has is a community with above-average household income, an unusually high property tax base, highly educated and involved parents, and a geography that concentrates those advantages in eight compact campuses serving about 7,500 students total.

What the district adds beyond inputs is also real. Curriculum alignment across all eight campuses. Experienced teachers who stay because conditions let them. A 13.8:1 student-teacher ratio at Westlake that is genuinely lower than most Texas 6A schools. An AP program that reaches 74% of students, not just the top 10%. And a single-high-school structure that prevents the resource dilution that happens when large districts split into multiple high schools.

The honest caveat: **if you need the #1 district on paper, this is it. If you need to understand why, read carefully.** A child who thrives in a high-expectation, resource-rich, relatively homogenous community will likely do very well here. A child who needs specialized support services may find those resources thinner than in larger districts that serve higher-need populations at scale.

### ZONE ALERT

Verify every address. Eanes ISD boundaries do not follow zip code lines. Streets in 78746, 78733, and 78730 that appear to be in the district sometimes feed Austin ISD. The district's official SchoolSearch tool is the only authoritative source. Run it before making an offer, not after.

### SPECIAL EDUCATION

Eanes ISD provides special education services but at a lower volume than larger districts because the district's student population skews toward lower identified need. Families with children requiring significant special education services should call the district directly to understand the specific program available before purchasing.

### TRAFFIC & COMMUTE

The 78746 corridor along Bee Cave Rd and Westbank Dr carries significant school-hour traffic. Drop-off and pick-up at Westlake High School in particular creates notable congestion on Bee Cave Rd and S Capital of Texas Hwy during morning and afternoon windows. Buyers with work-from-home flexibility will notice less of this than those who commute on a fixed schedule.

### PROPERTY TAX REALITY

Eanes ISD levies a school tax rate on top of Travis County and city taxes. Because the district's assessed values are among the highest in the state, the total annual property tax bill on a typical 78746 home runs \$15,000 to \$30,000 or more. This is the cost of the premium built into the land. Budget for it explicitly before contracting.

# Confirm before you contract

Every resource on this page is authoritative. The maps in this guide come from the same data but cannot account for mid-year boundary changes. Use these primary sources before making any decision based on a school assignment.

## Official Eanes ISD Attendance Zone Lookup

[eanesisd.net/district/maps](https://eanesisd.net/district/maps)

Enter any street address to confirm which elementary, middle school, and high school it feeds. This is the only authoritative source for attendance zone assignment. Run it before writing an offer. Some 78746 addresses feed Austin ISD rather than Eanes. The only way to know for certain is this tool.

## TEA School Report Cards

[schools.texastribune.org](https://schools.texastribune.org) | [tea.texas.gov/texas-schools/accountability](https://tea.texas.gov/texas-schools/accountability)

Campus-level TEA accountability ratings, STAAR proficiency rates, student demographics, teacher data, and financial information for every Texas public school. The Texas Tribune's school search tool makes TEA data more accessible; the TEA site is the primary government source. Both are updated annually following the accountability release each fall.

## Westlake High School & Campus Websites

[westlakehigh.net](https://westlakehigh.net) | [eanesisd.net](https://eanesisd.net)

Westlake's own site covers athletics schedules, AP course lists, dual enrollment details, and extracurricular offerings. The district site covers enrollment, boundary maps, policy, and the full campus directory. Both are updated for each school year. Check both when evaluating a specific address or program.

## U.S. News & Niche School Rankings

[usnews.com/education/best-high-schools](https://usnews.com/education/best-high-schools) | [niche.com](https://niche.com)

U.S. News ranks Westlake High #412 nationally and #52 in Texas. Niche awards it an A+ overall grade. Both platforms aggregate TEA, STAAR, AP, and college readiness data. Rankings are useful for context but should be read alongside the primary TEA data above, which gives you the underlying numbers rather than a composite score.

## UIL Athletic & Academic Records

[uiltexas.org](https://uiltexas.org)

The University Interscholastic League (UIL) maintains the official record of all Texas public school athletic and academic competition results, including state championship history. Westlake's football titles (1996, 2019, 2020, 2021), golf titles, and all other UIL records are verifiable here. The site also covers academic UIL events and fine arts adjudication results.

Campus photos: public domain and CC BY 4.0 via Wikimedia Commons. Attendance zone geometry sourced from Eanes ISD official SchoolSearch (Planware), 2026-27 school year. Demographic and academic data: TEA TAPR 2024-25 release, Texas Tribune school pages, U.S. News & World Report, Niche.com, NCES, and Eanes ISD published materials. Rankings current as of spring 2025. Compiled by Shivraj Grewal, Grewal RE Group, TREC #736060. This guide is for informational purposes only and does not constitute a guarantee of school assignment. Verify all zone assignments before contracting.

PART II · LAKEWAY · BEE CAVE · ROUGH HOLLOW · SPICEWOOD

# Lake Travis ISD

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One of the strongest small school districts in Texas. TEA A, 90 out of 100. The football program won six UIL state championships and reached the 6A DI semifinals in 2024-25. Three feeder chains. 118 square miles of lakefront corridor.

DISTRICT SNAPSHOT

# Lake Travis ISD

Lakeway · Bee Cave · The Hills · Rough Hollow · Hudson Bend · Spicewood | 78738 · 78734 · 78669

**A**

**TEA RATING**  
 90 / 100 district score, 2024-25. Up from B in 2023-24. Campus TEA A at Lake Travis HS.

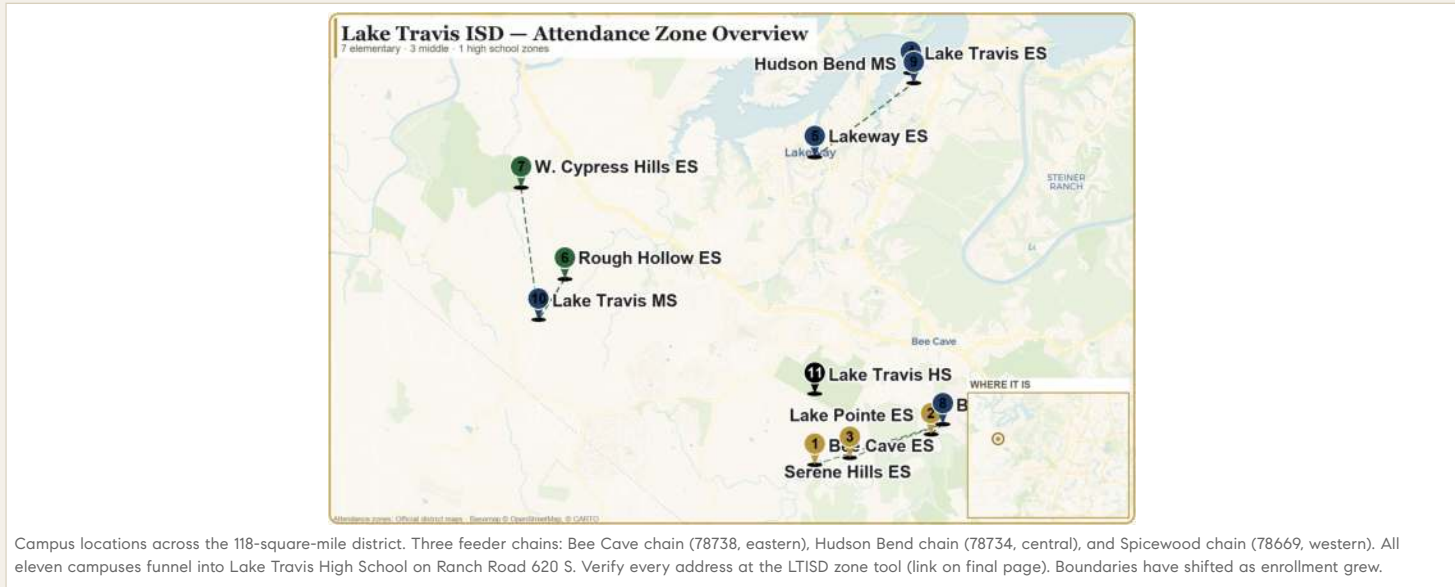
**11**

**CAMPUSES**  
 7 elementary · 3 middle · 1 high school. Every campus feeds Lake Travis High School.

**~10,770**

**STUDENTS**  
 October 2025 enrollment. SAT average 176 points above the Texas mean. 98% graduation rate.

Lake Travis ISD is a 118-square-mile district running along the Lake Travis and Pedernales corridors from Bee Cave in the east to Spicewood in the west. It has one high school, three middle school feeder chains, and seven elementary campuses. The district jumped from TEA B to TEA A between 2023-24 and 2024-25, a meaningful shift that tracks directly with student achievement data. For buyers, the key decision is which feeder chain a specific address sits in, because the three chains vary in campus ratings, drive times to the high school, and neighborhood character.



**DISTRICT LEADERSHIP & CONTACT**

SUPERINTENDENT  
Dr. Curtis Null

DISTRICT OFFICE  
3322 Ranch Rd. 620 South, Austin TX 78738

MAIN PHONE  
(512) 533-6011

WEBSITE & EMAIL  
ltisdschools.org  
null@ltisdschools.org

# Why buyers pay a premium for this address

## NEIGHBORHOOD CHARACTER

Lakeway and Bee Cave (78734 and 78738) are the core buyer areas. Lakeway is an incorporated city with lake access, a medical district, and a mix of established and newer neighborhoods. Bee Cave and 78738 carry newer master-planned development, Falconhead, Lake Pointe, and Serene Hills. Rough Hollow and Spicewood (78669) offer larger lots on the western lake arm, a more rural feel, and longer commutes to Austin proper.

## HOME PRICE CONTEXT

LTISD addresses in 78738 typically list \$700K to \$2M-plus depending on the subdivision and lot size. Lakeway (78734) runs \$600K to \$1.5M for most single-family. Spicewood and Rough Hollow (78669) vary widely: \$550K for newer construction on smaller lots to \$2M-plus for waterfront or large-acreage estates. The LTISD school premium is embedded in these prices. Comparable square footage in adjacent non-LTISD areas runs \$80K to \$150K less.

## GROWTH TRAJECTORY

Enrollment crossed 10,000 in the early 2020s and is still growing. The district opened no new campuses between 2019 (Bee Cave MS) and at least 2025, so existing campuses are carrying more students. This is most visible at the Bee Cave chain, which serves the fastest-growing zip code corridor. Buyers should ask the district about any capacity plans before choosing a home in the 78738 cluster.

## BUYER ALERT

LTISD has no online interactive zone map. The district publishes PDF zone maps and a phone-based lookup. This matters because 78738 in particular has had boundary adjustments as new subdivisions opened. Do not rely on a neighbor's zone, a listing agent's recollection, or a third-party site like GreatSchools. Call the LTISD administration office at 512-533-6000 and confirm the elementary assignment by street address before contracting.

## What the rankings do not show

Every ranking puts Lake Travis ISD near the top of the Austin metro. What rankings cannot show is the physical reality of the district. It spans 118 square miles. A family in Rough Hollow is 25 minutes from Lake Travis High School on a good day. A family in the Bee Cave cluster is 10 minutes. Both addresses carry the same TEA A rating, but the daily experience is different. The western chain is also slightly more rural in campus feel and demographics. Rankings flatten that out. The on-the-ground advice is to drive both routes before you buy.

Also worth knowing: the single-high-school structure is a real advantage for community cohesion. There is no zone envy between east and west because everyone ends up at the same stadium on Friday night. That unity is one of the things LTISD families consistently cite. It is also why Cavalier football has the fan base to win six state titles.

# Three chains. One high school. Every path leads to the Cavaliers.

Every LTISD student finishes at Lake Travis High School. The address a buyer chooses determines the elementary and middle school, which determines the social group, drive time, and campus culture a child grows up in. The three chains serve distinct geographic and neighborhood segments of the district.

**BEE CAVE CHAIN · 78738**

- ES** Bee Cave Elementary (TEA B)

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- ES** Lake Pointe Elementary (TEA A)

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- ES** Serene Hills Elementary (TEA A)

---

- MS** Bee Cave Middle School (TEA A)

---

- HS** Lake Travis High School

**HUDSON BEND CHAIN · 78734**

- ES** Lake Travis Elementary (TEA B)

---

- ES** Lakeway Elementary (TEA A)

---

- MS** Hudson Bend Middle School (TEA B)

---

- HS** Lake Travis High School

**SPICEWOOD CHAIN · 78669**

- ES** Rough Hollow Elementary (TEA A)

---

- ES** West Cypress Hills Elementary (TEA B)

---

- MS** Lake Travis Middle School (TEA A)

---

- HS** Lake Travis High School

**Bee Cave Chain**  
Bee Cave MS → Lake Travis HS

Bee Cave Chain: Bee Cave ES, Lake Pointe ES, Serene Hills ES → Bee Cave MS → Lake Travis HS

**Hudson Bend Chain**  
Hudson Bend MS → Lake Travis HS

Hudson Bend Chain: Lake Travis ES, Lakeway ES → Hudson Bend MS → Lake Travis HS

**Lake Travis MS Chain**  
Lake Travis MS → Lake Travis HS

Spicewood Chain: Rough Hollow ES, West Cypress Hills ES → Lake Travis MS → Lake Travis HS

**Zone verification is required.** LTISD does not offer an interactive online zone tool. Zones are published as PDF maps and confirmed by phone or in person with the district. Always confirm the specific elementary assignment at 512-533-6000 before contracting. Do not rely on a third-party listing or neighbor confirmation.



HIGH SCHOOL · UIL 6A · CAVALIERS

# Lake Travis High School

3324 RANCH ROAD 620 S, AUSTIN 78738 · GRADES 9-12 · CLASS 6A · CAVALIERS

TEA A · 2024-25   NICHE A+   98% GRADUATION RATE   NATIONAL BLUE RIBBON SCHOOL   6A FOOTBALL 6-TIME CHAMPION   AP PASS RATE 80%+

The district's single high school is one of the most accomplished programs in Texas. TEA A at the campus level in 2024-25. 98% graduation rate. Math proficiency at 68% versus 44% statewide. SAT average 176 points above the Texas mean. The AP program runs 26 courses with a pass rate above 80%, and dual credit is available through ACC for up to 12 courses tuition-free. OnRamps courses via UT Austin add a university pathway option. The campus is a National Blue Ribbon School, a federal recognition for outstanding student performance. Football is the headline: 6 UIL state titles, including the first five consecutive championships in Texas history (2007, 2008, 2009, 2010, 2011). The 2024-25 team went 14-1 and reached the 6A DI state semifinal. Athletics beyond football are equally accomplished. Boys soccer won the 6A state title in 2022. Girls soccer reached the 6A DI state finals in 2025. Sailing won state titles in 2018, 2019, and 2022, a program almost unique among Texas high schools.

ENROLLMENT 3,200+	STUDENT : TEACHER ~14 : 1	ECON. DISADV. ~7%	EMERGENT BILING. ~3%
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**STUDENT BODY** White ~66% · Hispanic ~18% · Asian ~8% · Multiracial ~6% · Black ~2%

**INSTITUTES OF STUDY** Sciences/Medicine · Business · Vet/Ag · Humanities/Technology · Math/Engineering · Fine Arts

**ADVANCED** 26 AP courses + 14 Pre-AP · Dual credit ACC (up to 12 courses, tuition-free) · OnRamps via UT Austin · GT Discovery Program K-12

Sources: TEA TAPR 2024-25 · UIL Texas · Niche · U.S. News · Texas Tribune · Lake Travis ISD website. Enrollment and demographic figures are 2024-25 estimates.

PRINCIPAL James Bush · PHONE (512) 533-6100 · CAMPUS 3324 Ranch Rd. 620 South, Austin TX 78738

# Three middle schools, three corridors

Each middle school serves a distinct geographic segment of the district. Campus ratings vary: two carry TEA A and one carries TEA B. All three funnel into Lake Travis High School.



## Bee Cave Middle School

5400 VAIL DIVIDE, AUSTIN 78738 · GRADES 6–8

TEA A   OPENED 2019   BEE CAVE CHAIN

Opened in 2019, Bee Cave Middle is the newest of the three LTISD middle schools. It serves the Bee Cave and Falconhead corridor, taking students from Bee Cave Elementary, Lake Pointe Elementary, and Serene Hills Elementary. TEA A-rated. Located on Vail Divide in the heart of 78738, it is the closest middle school to the growth center of the district. Families buying in the Lake Pointe or Serene Hills communities will typically feed here.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.
~900	~14 : 1	~6%

**STUDENT BODY** White 66% · Hispanic 18% · Asian 8% · Multiracial 6%

BEE CAVE CHAIN



## Hudson Bend Middle School

15600 LARIAT TRAIL, AUSTIN 78734 · GRADES 6–8

TEA B   HUDSON BEND CHAIN

Serves the Lakeway city center and Hudson Bend neighborhoods. Takes students from Lake Travis Elementary and Lakeway Elementary. The most centrally located of the three middle schools, sitting just off Ranch Road 620 in 78734. TEA B rating at this campus level is a useful data point for buyers comparing the Lakeway and Bee Cave chains, though both feed into the same TEA A high school. Drive time to LTHS from this campus is approximately 10 minutes.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.
~850	~14 : 1	~7%

**STUDENT BODY** White 65% · Hispanic 19% · Asian 7% · Multiracial 7%

HUDSON BEND CHAIN

**LTMS**  
LAKE TRAVIS MIDDLE SCHOOL  
SPICEWOOD CHAIN

## Lake Travis Middle School

4932 BEE CREEK RD, SPICEWOOD 78669 · GRADES 6-8

TEA A | SPICEWOOD CHAIN | 78669

Serves the western arm of the district: Rough Hollow, West Cypress Hills, and the Pedernales corridor in Spicewood. TEA A-rated. The furthest middle school from Lake Travis High School, with drive times of 20 to 30 minutes to campus along Ranch Road 620. Takes students from Rough Hollow Elementary and West Cypress Hills Elementary. Families choosing the 78669 corridor for acreage and waterfront access should factor the drive into the daily school routine. The community trade-off is a quieter, more rural campus environment with strong academics at a TEA A rating.

ENROLLMENT ~800      STUDENT : TEACHER ~13 : 1      ECON. DISADV. ~8%

**STUDENT BODY** White 67% · Hispanic 18% · Asian 6% · Multiracial 7%

SPICEWOOD CHAIN

### MIDDLE SCHOOL COMPARISON AT A GLANCE

CAMPUS	TEA	ENR.	CHAIN	ZIP
Bee Cave MS	A	~900	Bee Cave	78738
Hudson Bend MS	B	~850	Hudson Bend	78734
Lake Travis MS	A	~800	Spicewood	78669

TEA ratings are campus-level, 2024-25. All three middle schools funnel into Lake Travis High School (TEA A). Hudson Bend MS carrying a B does not affect the high school assignment. Sources: TEA TAPR 2024-25.

BEE CAVE CHAIN ELEMENTARIES · 78738 · FEEDS BEE CAVE MS → LAKE TRAVIS HS



### Bee Cave Elementary

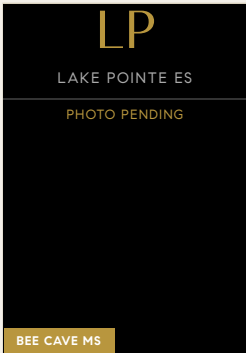
14300 HAMILTON POOL RD, AUSTIN 78738 · K-5 · TEA B

Largest of the three Bee Cave MS feeder elementaries. Serves the Falconhead and Hamilton Pool corridor. TEA B at campus level. The zoned path puts students in Bee Cave MS (TEA A) and then Lake Travis HS (TEA A), so the B at the elementary level feeds into a strong chain. Capacity pressure here is worth tracking as the surrounding corridor continues to grow.

**Zoned path:** Bee Cave ES → Bee Cave MS → Lake Travis HS

ENROLLMENT	RATIO	ECON. DISADV.
~700	~14:1	~7%

**BODY** White 65% · Hispanic 20% · Asian 8%



### Lake Pointe Elementary

11801 SONOMA DR, AUSTIN 78738 · K-5 · TEA A

TEA A-rated. Serves the Lake Pointe master-planned community off Bee Cave Pkwy. One of the highest-rated elementary campuses in the district. Lake Pointe is a well-established community with consistent demand, and the school rating is one reason buyers target it over adjacent subdivisions.

**Zoned path:** Lake Pointe ES → Bee Cave MS → Lake Travis HS

ENROLLMENT	RATIO	ECON. DISADV.
~650	~13:1	~6%

**BODY** White 66% · Hispanic 17% · Asian 10%



### Serene Hills Elementary

3301 SERENE HILLS DR, AUSTIN 78738 · K-5 · TEA A

TEA A-rated. Serves the Serene Hills and Sweetwater planned communities south of Bee Cave Pkwy. Sweetwater is one of the newer master-planned communities in 78738, and Serene Hills ES is the zoned destination for most of its single-family addresses. Confirm the zone directly with LTISD before contracting in either community.

**Zoned path:** Serene Hills ES → Bee Cave MS → Lake Travis HS

ENROLLMENT	RATIO	ECON. DISADV.
~680	~14:1	~6%

**BODY** White 68% · Hispanic 16% · Asian 8%



## Buying in the Bee Cave chain: what to weigh

The Bee Cave chain is the most in-demand corridor in LTISD. All three elementaries feed a TEA A middle school, and all three funnel to a TEA A high school. Lake Pointe ES and Serene Hills ES carry TEA A at the elementary level. Bee Cave ES carries TEA B but sits in the same strong chain. For buyers who want the cleanest campus-level ratings across all three school stops, the Lake Pointe and Serene Hills addresses are the target. Both are in 78738 and within 10 to 15 minutes of Lake Travis HS.

The practical caution for the Bee Cave chain is capacity. 78738 is the fastest-growing zip code in the district. Before contracting in any 78738 subdivision, ask LTISD whether any redistricting discussions are underway. Zone boundaries have shifted before as new developments opened.

HUDSON BEND CHAIN ELEMENTARIES · 78734 / 78669 · FEEDS HUDSON BEND MS → LAKE TRAVIS HS



### Lake Travis Elementary

15303 KOLLMEYER DR, AUSTIN 78734 · K-5 · TEA B

Serves the older Hudson Bend and Lake Travis Estates neighborhoods, among the original Lakeway-area communities. TEA B at campus level. Feeds Hudson Bend MS (TEA B) before Lake Travis HS (TEA A). Buyers in 78734 who prioritize campus-level ratings should note this is the lower-rated chain in the district.

**Zoned path:** Lake Travis ES → Hudson Bend MS → Lake Travis HS

ENROLLMENT	RATIO	ECON. DISADV.
~550	~13 : 1	~8%

**BODY** White 68% · Hispanic 19% · Asian 5%



### Lakeway Elementary

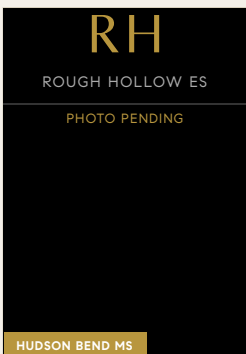
1701 LOHMANS CROSSING RD, AUSTIN 78734 · K-5 · TEA A

TEA A-rated. Serves the Lakeway city center and the Lohmans corridor. Walkable to Lakeway city parks and close to the Lake Travis Medical District on RR 620. For buyers in 78734 who want a TEA A elementary in the Hudson Bend chain, Lakeway ES is the primary option. Its Lohmans Crossing location makes it one of the most accessible campuses in the district.

**Zoned path:** Lakeway ES → Hudson Bend MS → Lake Travis HS

ENROLLMENT	RATIO	ECON. DISADV.
~600	~13 : 1	~6%

**BODY** White 66% · Hispanic 18% · Asian 8%



### Rough Hollow Elementary

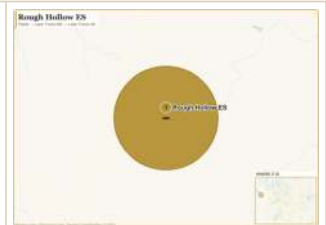
4219 BEE CREEK RD, SPICEWOOD 78669 · K-5 · TEA A

TEA A-rated. Serves the Rough Hollow master-planned community on the Pedernales arm of Lake Travis. Rough Hollow is a gated waterfront community with marina access, trails, and resort-style amenities. Strong campus-level rating at TEA A. Feeds into Hudson Bend MS before Lake Travis HS.

**Zoned path:** Rough Hollow ES → Hudson Bend MS → Lake Travis HS

ENROLLMENT	RATIO	ECON. DISADV.
~620	~13 : 1	~6%

**BODY** White 70% · Hispanic 15% · Asian 7%



## Buying in the Hudson Bend chain: what to weigh

The Hudson Bend chain is the one where campus-level ratings matter most to buyers doing a thorough comparison. Lake Travis ES and Hudson Bend MS both carry TEA B. Lakeway ES and Rough Hollow ES carry TEA A. The high school is the same TEA A destination for everyone. Buyers who want the strongest campus-level profile across all three school stops in 78734 should target addresses zoned to Lakeway ES rather than Lake Travis ES.

Rough Hollow ES is a TEA A elementary inside the Hudson Bend chain despite its 78669 zip code. Buyers in Rough Hollow get a TEA A elementary, then feed into Hudson Bend MS (TEA B) before Lake Travis HS. The waterfront amenity package in Rough Hollow often overshadows the middle school rating in buyer decisions. Both are worth understanding before contracting.

SPICEWOOD CHAIN ELEMENTARY · 78669 · FEEDS LAKE TRAVIS MS → LAKE TRAVIS HS

**WCH**  
WEST CYPRESS HILLS ES  
PHOTO PENDING  
LAKE TRAVIS MS

### West Cypress Hills Elementary

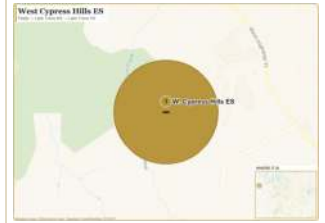
6112 CYPRESS RANCH BLVD, SPICEWOOD 78669 · K-5 · TEA B

Serves the West Cypress Hills community west of Rough Hollow. TEA B. The most rural elementary campus in the district. Slightly higher economic disadvantage rate than peer campuses, reflecting the more rural character of the western corridor. Feeds Lake Travis MS (TEA A) before Lake Travis HS. Buyers in this part of 78669 are typically choosing for lot size, lakefront access, and Hill Country setting rather than campus-level elementary ratings.

**Zoned path:** West Cypress Hills ES → Lake Travis MS → Lake Travis HS

ENROLLMENT	RATIO	ECON. DISADV.
~580	~13 : 1	~9%

**BODY** White 65% · Hispanic 22% · Asian 5%



#### ATHLETICS SUMMARY

6 UIL football state titles (2007, 2008, 2009, 2010, 2011, 2016). The 2007-2011 five-peat is the only streak of its kind in Texas high school football history. The 2024-25 team went 14-1 and reached the 6A DI state semifinal. Boys soccer won the 6A state title in 2022. Girls soccer reached the 6A DI state finals in 2025. Sailing won UIL state titles in 2018, 2019, and 2022, one of the few such programs in Texas.

#### BUYER INTELLIGENCE

LTISD jumped from TEA B to TEA A in 2024-25. The district score is 90 out of 100. The high school is TEA A. Two of three middle schools are TEA A. Five of seven elementaries are TEA A. The single-high-school structure means no zone envy and strong community cohesion across all three zip codes. The B-to-A upgrade is a tailwind for resale values in 78738, 78734, and 78669 through at least 2027.

# Verify before you contract.

LTISD does not operate an interactive online zone map. Zone assignments are confirmed by the district directly. Use the resources below. Every address in this guide should be verified with the district before any purchase decision.

## Official LTISD Zone Verification

[laketravisschools.com](https://laketravisschools.com) → [Departments](#) → [Registration](#) → [Attendance Zones](#)

Download the current PDF zone maps for elementary, middle, and high school. Then call the LTISD Administration Office at **512-533-6000** with the exact street address to confirm the assignment. PDF maps are updated periodically and may lag behind recent development. Phone confirmation is the authoritative source.

## TEA Texas Schools Report Card

[txschools.gov](https://txschools.gov)

Search any LTISD campus by name to access the full Texas Academic Performance Report (TAPR): ratings, enrollment, demographics, graduation rates, AP participation, and all 2024-25 accountability data. This is the primary source for every data point in this guide. Click the campus name, then "Performance" for the full breakdown.

## Lake Travis ISD District Website

[laketravisschools.com](https://laketravisschools.com)

Campus contact directories, GT Discovery Program details, Institutes of Study descriptions, athletics schedules, and district news. The board agenda and minutes archive is useful for tracking any upcoming boundary or capacity discussions. LTISD posts announcements here before any redistricting process begins.

## UIL Texas Athletics

[uiltexas.org](https://uiltexas.org) → [Athletics](#)

Verify UIL classification, district alignment, and playoff results for Lake Travis High School. The football dynasty record (6 state titles, 2007-2011 five-peat and 2016) is documented in the UIL historical database. Current enrollment numbers that determine classification are also posted here.

Data sources: TEA TAPR 2024-25 ([txschools.gov](https://txschools.gov)) · UIL Texas ([uiltexas.org](https://uiltexas.org)) · Niche 2025 school ratings · U.S. News Best High Schools 2024-25 · Lake Travis ISD district website ([laketravisschools.com](https://laketravisschools.com)) · Texas Tribune school data explorer · College Board AP Program data. Enrollment figures are October 2025 district estimates where published, or district-reported approximate figures. Demographic percentages are 2024-25 TAPR campus estimates; individual campus data at [txschools.gov](https://txschools.gov). TEA ratings are 2024-25 accountability release. Drive times are estimates from Google Maps during typical school-year morning traffic. Zone assignments must be confirmed directly with LTISD before any real estate transaction. Compiled by Shivraj Grewal, Grewal RE Group, TREC #736060. Not a legal document. Not a guarantee of enrollment.

PART III · CEDAR PARK · LEANDER · STEINER RANCH · LIBERTY HILL

# Leander ISD

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42,537 students. Six 6A high schools across 49 campuses. TEA B (88/100). Vandegrift High School won the 2024-25 UIL Lone Star Cup, the top overall athletics distinction in Texas for a 6A program.

CEDAR PARK · LEANDER · STEINER RANCH · FOUR POINTS · LIBERTY HILL

# One of the 10 largest districts in Texas

78732 · 78730 · 78613 · 78641 · 78642 · portions of 78681 (Avery Ranch — verify address)

Leander ISD spans Cedar Park, Leander, Steiner Ranch, Four Points, River Place, and the growth corridor reaching toward Liberty Hill. The district is one of the fastest-growing in Texas, adding campuses while holding a consistent B rating from TEA. Vandegrift High School won the 2024-25 UIL Lone Star Cup, the annual award for the top overall athletic program among all 6A schools in the state. This guide focuses on three feeder chains relevant to relocating buyers: Vandegrift (Steiner Ranch / Four Points / 78732), Cedar Park HS (Cedar Park / Travisso / 78613), and Leander HS (Crystal Falls / central Leander / 78641).

**B**  
**TEA RATING**  
 88/100 district score, 2024-25. One of the strongest B-rated large districts in Texas.

**6**  
**HIGH SCHOOLS**  
 Vandegrift · Cedar Park · Leander · Rouse · Vista Ridge · Glenn. All UIL 6A.

**42,537**  
**STUDENTS**  
 2024-25 enrollment across 49 campuses. District grew more than 40% over the past decade.

**Leander ISD — Attendance Zone Overview**  
 3 elementary zones · 9 middle zones · 6 high school zones

All six LISD high school locations. Gold dot: Vandegrift HS (Lone Star Cup 2024-25). Avery Ranch (78681) straddles LISD and RRISD. Verify every Avery Ranch address.

**Leander ISD — Attendance Zone Overview**  
 30 elementary zones · 9 middle zones · 6 HS zones

Official attendance zone boundaries, 2024-25. 30 elementary zones, 9 MS zones, 6 HS zones. Verify every address at [leanderisd.org/attendancezones](http://leanderisd.org/attendancezones).

**DISTRICT LEADERSHIP & CONTACT**

<b>SUPERINTENDENT</b> Dr. Chris Clark	<b>DISTRICT OFFICE</b> 204 W. South Street, Leander TX 78646	<b>MAIN PHONE</b> (512) 570-0000	<b>WEBSITE &amp; EMAIL</b> <a href="http://leanderisd.org">leanderisd.org</a>
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# Schools, neighborhoods, and what buyers actually pay

## NEIGHBORHOOD CHARACTER

LISD covers a wide spectrum. Steiner Ranch and Four Points (78732 / 78730) are established master-planned communities on Lake Travis with high owner-occupancy and low turnover. Cedar Park (78613) is a mid-density suburb with active retail, newer construction, and strong family demand. Leander (78641) ranges from mature Crystal Falls to raw new-build subdivisions along US-183A. Liberty Hill (78642) at the northern edge is among the fastest-growing ZIP codes in Texas.

## HOME PRICE CONTEXT

Steiner Ranch detached homes: \$550K to \$1.1M+ (2024 median near \$730K). Four Points: \$550K to \$900K. Travisso in Cedar Park: \$650K to \$1.2M. Cedar Park core (78613): \$380K to \$650K. Crystal Falls Leander (78641): \$380K to \$650K. Liberty Hill corridor (78642): \$340K to \$600K. The Vandegrift zone carries an explicit school premium of roughly \$60K to \$150K over otherwise comparable LISD addresses.

## GROWTH TRAJECTORY

LISD added more than 10,000 students in the past decade and continues growing as 78641 and 78642 subdivisions build out. The district responds with new campuses and frequent boundary adjustments. Buyers in newer subdivisions along Ronald Reagan Blvd or in northern 78641 should confirm current feeder assignments because boundaries shift with each major opening.

## AVERY RANCH ALERT (78681)

Avery Ranch is the highest-stakes zone alert in this district. The LISD / Round Rock ISD boundary bisects the subdivision. Western streets feed Leander ISD. Eastern streets feed Round Rock ISD. The two districts have different high schools, different TEA scores, and different feeder chains. Verify every Avery Ranch address on the official LISD zone tool before advising clients.

## What the district average does not show

TEA gives LISD an 88. That score reflects strong student outcomes across a large, diverse, fast-growing population. The number does not separate the Vandegrift feeder from the Liberty Hill corridor. Those two ends of the district are meaningfully different in demographic composition, test performance, and community character. Buyers who target a specific high school should research that campus's individual TAPR, not the district average.

The Lone Star Cup is a real distinction. Vandegrift won the 2024-25 award, which means no other 6A school in Texas had a stronger combined record across all UIL sports and UIL Academic competition that school year. This is not a participation award. For families who want a full-activity high school experience, Vandegrift has demonstrated it at the highest level.

# Six high school chains across a large footprint

This guide focuses on the four chains most relevant to relocating buyers. All chains are UIL 6A and feed from LISD middle schools. Boundaries shift as new campuses open. The official zone finder is the only authoritative source.

## VANDEGRIFT CHAIN

Steiner Ranch · Four Points · River Place · 78732 / 78730

Vandegrift High School (9-12) · UIL Lone Star Cup 2024-25

Four Points MS · Artie L. Henry MS (portions)

River Place ES · Steiner Ranch ES · Laura Welch Bush ES · Grandview Hills ES

## CEDAR PARK CHAIN

Cedar Park core · Travisso · Twin Creeks · 78613

Cedar Park High School (9-12) · Timberwolves · UIL 6A

Artie L. Henry MS · Cedar Park MS

CC Mason ES · Charlotte Cox ES · Deer Creek ES · Ronald Reagan ES · Westside ES

## LEANDER CHAIN

Crystal Falls · Central Leander · 78641 west

Leander High School (9-12) · Lions · UIL 6A

Leander MS · Running Brushy MS · Bagdad ES · Block House Creek ES · Crystal Falls ES · Camacho ES · Parkside ES

## VISTA RIDGE CHAIN

NE Cedar Park · 78613 northwest

Vista Ridge High School (9-12) · Rangers · UIL 6A

Stiles MS · Pearson Ranch MS

Cypress ES · Pleasant Hill ES · Tarvin ES · Additional ES by address

## ROUSE CHAIN

Crystal Falls East · 78641 central-east

Rouse High School (9-12) · Raiders · UIL 6A

Cedar Park MS · Running Brushy MS (portions)

Akin ES · Mason ES · Whitestone ES · Additional ES by address

## GLENN CHAIN

Northern LISD · Georgetown border · 78642

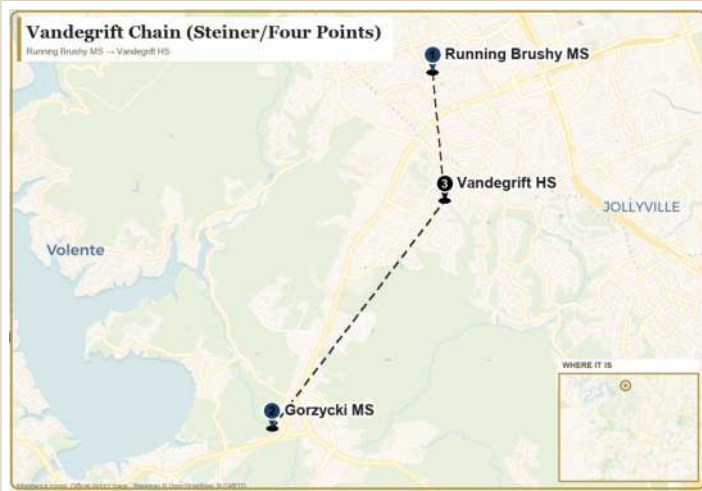
Glenn High School (9-12) · Grizzlies · UIL 6A

Knox Wiley MS · Danielson MS

Jim Plain ES · Additional ES by address

# Where the chains land on the map

Each map shows the approximate buyer-relevant zone for one feeder chain. Boundaries shift when new campuses open. Verify every address at [leanderisd.org/attendancezones](http://leanderisd.org/attendancezones) before advising clients.



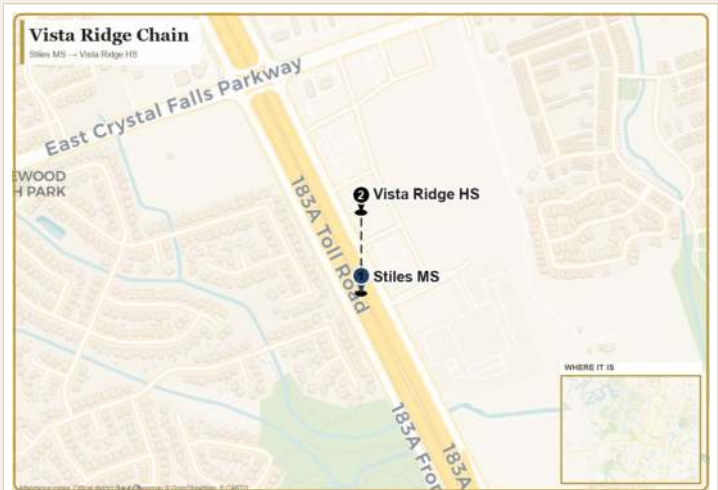
Vandegrift chain: Four Points / Steiner Ranch / River Place. UIL Lone Star Cup 2024-25.



Cedar Park chain: 78613 / Cedar Park core / Travisso / Twin Creeks.



Leander chain: Crystal Falls / Central Leander / 78641 west.



Vista Ridge chain: NE Cedar Park / 78613 northwest growth corridor.

Feeder assignments change when new campuses open. The maps above reflect 2024-25 boundaries. Boundaries in 78641 east and 78642 north are especially subject to revision. The Avery Ranch subdivision (78681) straddles LISD and Round Rock ISD. Verify every Avery Ranch address individually before advising clients.

## LISD District Office

204 W. South Street, Leander TX 78646

**Main:** (512) 570-0000 · [leanderisd.org](http://leanderisd.org)

**Superintendent:** Dr. Chris Clark

**Attendance Zones:** [leanderisd.org/attendancezones](http://leanderisd.org/attendancezones)

## Verify every address

LISD has 30 elementary zones, 9 middle school zones, and 6 high school zones. Zone lines shift as enrollment grows.

Use the official lookup at [leanderisd.org/attendancezones](http://leanderisd.org/attendancezones) before contracting. The Avery Ranch 78681 area straddles LISD and Round Rock ISD.



# Vandegrift High School

9500 MCNEIL DR, AUSTIN TX 78750 · GRADES 9-12 · UIL 6A · VIPERS

- UIL LONE STAR CUP 2024-25
- TEA A
- NICHE A
- STEINER RANCH
- FOUR POINTS
- RIVER PLACE

Vandegrift serves Steiner Ranch, Four Points, River Place, and the Anderson Mill corridor within LISD boundaries. The 2024-25 UIL Lone Star Cup makes Vandegrift the top overall 6A athletic program in Texas for that school year. The award aggregates performance across all UIL-sanctioned sports and UIL Academic competition, so it reflects broad institutional excellence rather than a single dominant team. Swimming, volleyball, cross country, and track are perennial strengths. The campus TEA rating exceeds the district average. The 78732 and 78730 ZIP codes command the highest prices in the LISD footprint specifically because buyers recognize the Vandegrift distinction.

ENROLLMENT ~3,400	STUDENT : TEACHER ~14 : 1	ECON. DISADV. ~7%
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STUDENT BODY White ~57% · Hispanic ~18% · Asian ~14% · Multiracial ~8% · Black ~2%

### AP AND DUAL ENROLLMENT

Robust AP program with high pass rates above state average. Dual enrollment through Austin Community College and UT OnRamps. OnRamps courses offer transferable UT Austin credit without leaving campus.

### CTE PATHWAYS

Computer science, engineering (Project Lead the Way), health professions, and business. Industry-recognized certifications available across the main tracks. Health and IT pathways have the strongest post-secondary placement records.

### FINE ARTS

Nationally competitive orchestra program. Strong band and choir. Theatre and visual arts programs. The orchestra is the most decorated fine arts program in LISD and draws recognition at state and national level.

### ATHLETICS

UIL Lone Star Cup champion 2024-25. Swimming: state finalists multiple years. Volleyball: consistent district titles. Cross country and track: regionally and nationally competitive. Football: regular playoff contender. Deep rosters across all sports programs.

**Buyer note:** The Vandegrift zone is the closest LISD equivalent to an Eanes-caliber campus experience. Steiner Ranch homes trade at \$200K to \$400K below comparable West Lake Hills or Rollingwood addresses. The school quality gap is measurably smaller than the price gap. For families who cannot stretch to Eanes territory, this is the most direct alternative in the metro.

Sources: TEA TAPR 2024-25 · UIL Texas (Lone Star Cup 2024-25) · leanderisd.org · Niche.com · Texas Tribune school data. Demographics are estimates; campus TAPR at txschools.gov.



## Cedar Park High School

2150 CYPRESS CREEK RD, CEDAR PARK TX 78613 · GRADES 9-12 · UIL 6A · TIMBERWOLVES

UIL 6A 78613 CEDAR PARK TRAVISSO TWIN CREEKS

Cedar Park HS serves the 78613 core including the city of Cedar Park, Travisso, Twin Creeks, and Whitestone communities. The 78613 buyer market is one of the highest-volume in the Austin metro for relocating families, driven by access to 183A, proximity to major employers on the northwest tech corridor, and a price range from the \$380s to over \$1M in Travisso. Cedar Park HS is a well-rounded 6A campus with a growing AP roster, competitive UIL Academics team, and active athletics. It draws a diverse and growing enrollment from a community that has expanded significantly over the past decade.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.
~2,800	~15 : 1	~12%
STUDENT BODY White ~50% · Hispanic ~26% · Asian ~12% · Multiracial ~8% · Black ~3%		

TEA B · UIL 6A · 78613

### AP AND DUAL ENROLLMENT

Growing AP course catalog. Dual enrollment via Austin Community College. UT OnRamps courses available. AP enrollment and pass rates have increased each year as the campus has grown. Strong FAFSA and college application support in the senior year.

### CTE PATHWAYS

Health sciences, computer science, agriculture and natural resources, and business. Industry certifications available in health and IT tracks. The health sciences pathway has a strong connection to the Cedar Park Regional Medical Center employment corridor.

### FINE ARTS

Growing band, choir, and orchestra programs. Visual arts and theatre with active student participation. The fine arts program has expanded with campus enrollment. UIL fine arts results have improved each of the past three years.

### ATHLETICS

Competitive in football, cross country, and team sports. Multiple district playoff appearances across sports. UIL Academic team participates at regional level each year. Strong community following for Timberwolves athletics. Growing swim program driven by area club pipeline.

**Value thesis:** 78613 offers the strongest school-to-price ratio in LISD. Prices in the Cedar Park core run \$100K to \$300K below Steiner Ranch. Cedar Park HS is a solid 6A campus with a growing AP program. For buyers who cannot stretch to Steiner Ranch or who prioritize price per square foot, Cedar Park HS is the best value in this district.

Sources: TEA TAPR 2024-25 · leanderisd.org · UIL Texas · Texas Tribune school data. Demographics are estimates; campus TAPR at txschools.gov.



TEA B · UIL 6A · CRYSTAL FALLS

# Leander High School

3301 S BAGDAD RD, LEANDER TX 78641 · GRADES 9-12 · UIL 6A · LIONS

- UIL 6A
- 78641 LEANDER
- CRYSTAL FALLS
- CENTRAL LEANDER

Leander HS is the original high school in the district and one of the largest by enrollment. It serves Crystal Falls and central Leander in 78641, the most established residential areas in the city. The Lions have a community identity built over decades. Crystal Falls is a master-planned community with mature trees, a golf course, and lake views. Central Leander along Bagdad and US-183A offers more affordable entry points. Buyers in 78641 west should expect Leander HS as their high school, though portions of 78641 feed Rouse or Vista Ridge depending on the specific address.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.
~3,200	~15 : 1	~15%
<b>STUDENT BODY</b> White ~45% · Hispanic ~31% · Asian ~10% · Multiracial ~9% · Black ~4%		

### AP AND DUAL ENROLLMENT

Full AP course catalog. Dual enrollment via Austin Community College. Concurrent enrollment options. College application and FAFSA support available through campus counselors. The senior year college prep program is robust across all LISD high schools.

### CTE PATHWAYS

Health sciences, welding and construction trades, digital media, and transportation technology. Historically strong in career and technical tracks. Industry-recognized certifications available. The construction and trades pathway connects to the active Leander development corridor.

### FINE ARTS

Active choir and band with a long district history. Visual arts, theatre, and Mariachi program. The Mariachi program is one of the few in LISD and adds a distinct cultural dimension to the fine arts offerings at this campus.

### ATHLETICS

Competitive in football, basketball, and UIL Academics. Multiple district titles in track. Football and basketball have the deepest tradition in the school, drawing strong community support at home games. The Lions have the longest athletic history in the district.

**Crystal Falls context:** Crystal Falls (78641) is the premium address in the Leander HS zone. Expect \$380K to \$650K for most homes, with some backing to the golf course or reservoir trading higher. The neighborhood has an established feel that contrasts with the raw new construction further east on 78641. This is the address for buyers who want the Leander HS zone with the best neighborhood character.

Sources: TEA TAPR 2024-25 · leanderisd.org · UIL Texas · Texas Tribune school data. Demographics are estimates; campus TAPR at txschools.gov.



TEA B · UIL 6A · NE CEDAR PARK

## Vista Ridge High School

300 S VISTA RIDGE PKWY, CEDAR PARK TX 78613 · GRADES 9-12 · UIL 6A · RANGERS

UIL 6A 78613 NW CEDAR PARK NORTH LEANDER

Vista Ridge serves the northeastern and northwestern portions of 78613 and parts of north Leander, an area that has grown significantly over the past decade with large master-planned subdivisions. The Rangers compete at the UIL 6A level and have built competitive programs in football, soccer, and UIL Academics since the campus opened. For buyers purchasing in northwest Cedar Park or in 78641 addresses near Ronald Reagan Blvd, Vista Ridge is frequently the assigned high school. Confirm the specific address on the LISD zone tool before advising clients.

ENROLLMENT ~2,900	STUDENT : TEACHER ~15 : 1	ECON. DISADV. ~14%
STUDENT BODY White ~42% · Hispanic ~32% · Asian ~13% · Multiracial ~9% · Black ~4%		

### AP AND DUAL ENROLLMENT

Full AP course catalog available across core subjects. Dual enrollment through Austin Community College. Growing OnRamps participation. Vista Ridge has expanded AP offerings with each incoming class as the campus has matured.

### CTE PATHWAYS

Computer science, health sciences, business, and digital media pathways. Industry certifications available in several tracks. CTE enrollment at Vista Ridge has grown in line with the campus population and is now comparable to other LISD high schools in program breadth.

### ATHLETICS

Competitive in football, soccer, cross country, and track. UIL Academics team participates at regional level. Vista Ridge has built a strong soccer program that reflects the demographic composition and club pipeline in the surrounding neighborhoods. Growing overall athletic participation.

### FEEDER CHAIN NOTE

Vista Ridge is fed primarily by Stiles MS and Pearson Ranch MS. Several 78613 addresses near Ronald Reagan Blvd and some 78641 addresses near the 183A / Ronald Reagan interchange feed Vista Ridge rather than Cedar Park HS or Leander HS. Verify every address. Do not assume based on ZIP code.

Sources: TEA TAPR 2024-25 · leanderisd.org · UIL Texas · Texas Tribune school data. Demographics are estimates; campus TAPR at txschools.gov.

PRINCIPAL Chris Simpson · PHONE (512) 570-1000 · CAMPUS 200 S. West Dr., Leander TX 78641

# Middle schools across the four buyer chains

## FPMS

FOUR POINTS MS

PHOTO PENDING

VANDEGRIFT CHAIN

## Four Points Middle School

8601 LOST HORIZON DR, AUSTIN TX 78726 · GRADES 6-8 · VANDEGRIFT CHAIN

Primary middle school feeder for Vandegrift HS from Steiner Ranch, Four Points, and River Place. Serves an economically advantaged attendance area with low economic disadvantage rates and high academic achievement. Robust GT and pre-AP course options. Competitive athletics and active fine arts programs. The Four Points MS to Vandegrift pipeline is one of the most cohesive feeder chains in the Austin metro.

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ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.
~1,100	~14 : 1	~5%

## AHMS

ARTIE L. HENRY MS

PHOTO PENDING

VANDEGRIFT / CEDAR PARK CHAINS

## Artie L. Henry Middle School

14005 THERMAL DR, AUSTIN TX 78717 · GRADES 6-8 · VANDEGRIFT / CEDAR PARK CHAINS

Henry MS serves portions of both the Vandegrift and Cedar Park HS feeder zones depending on the specific address. Portions of 78717 and 78750 near Ronald Reagan Blvd feed Henry. Active GT program and competitive UIL Academics team. Growing enrollment as the corridor between Cedar Park and northwest Austin develops. Strong staff retention and positive parent community reviews.

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ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.
~1,400	~15 : 1	~9%

## CPMS

CEDAR PARK MS

PHOTO PENDING

CEDAR PARK CHAIN

## Cedar Park Middle School

2100 CYPRESS CREEK RD, CEDAR PARK TX 78613 · GRADES 6-8 · CEDAR PARK CHAIN

Core feeder for Cedar Park HS. Co-located on the Cypress Creek Rd corridor directly adjacent to Cedar Park HS, creating a cohesive two-campus pipeline. Strong athletics in UIL middle school events. Pre-AP and GT coursework available. Active parent community. The attendance zone covers Whitestone and Twin Creeks in addition to the city core.

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ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.
~1,300	~15 : 1	~12%

Additional middle schools not detailed here: Leander MS (Leander chain), Running Brushy MS (Leander / Rouse chains), Stiles MS and Pearson Ranch MS (Vista Ridge chain), Knox Wiley MS and Danielson MS (Glenn chain). Enrollment and demographics are estimates based on 2024-25 TAPR. Verify assignments at [leanderisd.org/attendancezones](https://leanderisd.org/attendancezones).

# Elementary to middle to high school chains

LISD has 30 elementary zones across the district. Per-campus maps are not available for this guide. The table below shows the confirmed feeder chains by community. All zone assignments must be verified at [leanderisd.org/attendancezones](https://leanderisd.org/attendancezones) before advising clients.

## VANDEGRIFT CHAIN · STEINER RANCH · FOUR POINTS · RIVER PLACE

Elementary School	Address	Middle School	High School
Steiner Ranch ES	3001 Steiner Ranch Blvd, 78732	Four Points MS	Vandegrift HS
River Place ES	11601 River Place Blvd, 78730	Four Points MS	Vandegrift HS
Laura Welch Bush ES	12000 Vista Pkwy, Austin 78730	Four Points MS	Vandegrift HS
Grandview Hills ES	10839 N FM 620, Austin 78750	Artie L. Henry MS	Vandegrift HS

## CEDAR PARK CHAIN · 78613 CORE · TRAVISSO · TWIN CREEKS

Elementary School	Address	Middle School	High School
CC Mason ES	2200 Deer Creek Dr, 78613	Cedar Park MS	Cedar Park HS
Charlotte Cox ES	2600 Zeppelin Dr, 78613	Cedar Park MS	Cedar Park HS
Deer Creek ES	1600 Reed Oaks, Cedar Park 78613	Cedar Park MS	Cedar Park HS
Ronald Reagan ES	1800 Discovery Blvd, Cedar Park 78613	Artie L. Henry MS	Cedar Park HS
Westside ES	2200 Little Elm Trail, Cedar Park 78613	Cedar Park MS	Cedar Park HS

## LEANDER CHAIN · CRYSTAL FALLS · CENTRAL LEANDER · 78641

Elementary School	Address	Middle School	High School
Crystal Falls ES	2900 Crystal Falls Pkwy, Leander 78641	Leander MS	Leander HS
Bagdad ES	1201 N Bell Blvd, Leander 78641	Leander MS	Leander HS
Block House Creek ES	600 N Block House Creek Dr, Leander 78641	Running Brushy MS	Leander HS
Parkside ES	1800 Lakeline Blvd, Leander 78641	Leander MS	Leander HS

All zone assignments above are 2024-25. Addresses in newer subdivisions in 78641 east and 78642 may feed Rouse, Vista Ridge, or Glenn. Verify at [leanderisd.org/attendancezones](https://leanderisd.org/attendancezones) before advising any client.

# Championships and programs across the district

## UIL Lone Star Cup 2024-25 · Vandegrift High School

The Lone Star Cup is awarded annually by the University Interscholastic League to the school with the highest combined point total across all sanctioned sports and UIL Academic competitions. For the 2024-25 school year, Vandegrift High School won the Lone Star Cup in the 6A classification. This means Vandegrift outperformed every other 6A school in Texas in overall athletic and academic competition.

This is not a single-sport championship. It requires deep rosters, broad athlete participation, and consistent high finishes across swimming, volleyball, cross country, track, team sports, and UIL Academics simultaneously. A district that produces a Lone Star Cup winner is investing in youth development in a measurable and sustained way.

### UIL 6A CLASSIFICATION

All six LISD high schools compete in UIL 6A, the largest enrollment classification in Texas. 6A competition means LISD campuses compete against the biggest schools in Houston, DFW, and San Antonio. Performing well in this bracket is a genuine achievement, not a result of favorable scheduling.

### SWIMMING AND AQUATICS

Vandegrift has a nationally recognized swimming program with multiple state finalists across both men's and women's events. The Four Points and Steiner Ranch communities have high club swimming participation that feeds the varsity program. This pipeline is one of the strongest sport-specific feeders in LISD.

### UIL ACADEMICS

UIL Academic competition includes math, science, social studies, speech, journalism, literary criticism, and debate. LISD campuses are consistent participants. Vandegrift's Lone Star Cup win required strong UIL Academic performance alongside athletics. Cedar Park and Leander HS also field competitive UIL Academic teams each year.

### FINE ARTS

Vandegrift's orchestra program is nationally competitive and draws recognition beyond Texas. Cedar Park and Leander HS both have active band, choir, and orchestra programs. The district has invested in fine arts facilities at the high school level. Theatre and visual arts programs operate across all six campuses.

### VOLLEYBALL AND TEAM SPORTS

Vandegrift has been one of the stronger 6A volleyball programs in the Austin area with consistent district titles and playoff appearances. Cedar Park HS and Leander HS are competitive in football, basketball, baseball, and softball. Cross country across LISD campuses regularly produces individual regional qualifiers.

### CAMPUS ACTIVITY CULTURE

LISD high schools have high student participation in extracurricular activities. The district's size means that most students can find a sport, club, or program that fits their interests. This matters for families relocating from other competitive school districts who expect broad program availability at the high school level.

## What the rankings do not tell you about Leander ISD

TEA B (88/100) is a genuine result for a large district. But the number flattens a real gradient that runs from Vandegrift HS in the southwest corner to Glenn HS near Georgetown in the north. The campus TEA scores are not identical. The economic disadvantage rates are not identical. Buyers should look at the campus TAPR for their specific feeder school, not the district average, before drawing conclusions about academic outcomes.

The Vandegrift zone (78732 Steiner Ranch, 78730 Four Points / River Place) is the closest LISD equivalent to an Eanes-caliber campus experience. The UIL Lone Star Cup is the most objective measure of this: one school, the top 6A program in the state of Texas. Families who prioritize school as part of the purchase decision and who cannot reach Eanes prices should see Vandegrift as a direct alternative. The price gap is real. Steiner Ranch homes trade at \$200K to \$400K below comparable West Lake Hills or Rollingwood addresses. The school quality gap is measurably smaller.

**The Avery Ranch split** is the highest-stakes zone alert in this district. Some Avery Ranch (78681) streets feed Leander ISD. Adjacent streets feed Round Rock ISD. The boundary is documented and verified on the LISD zone tool. Every Avery Ranch address must be confirmed before an offer is written.

### VANDEGRIFT ZONE PREMIUM

Steiner Ranch (78732) commands the highest prices in LISD. Expect \$60K to \$150K above comparable 78641 addresses, driven by the school zone, lake access, and established community. This premium has held through multiple market cycles. Buyers should underwrite it as structural, not speculative.

### CEDAR PARK VALUE THESIS

78613 offers the strongest school-to-price ratio in LISD. Prices in the Cedar Park core run \$100K to \$300K below Steiner Ranch. Cedar Park HS is a solid 6A campus with a growing AP program. For buyers who cannot reach Steiner Ranch or who prioritize price per square foot, Cedar Park HS is the best value in this district.

### GROWTH ZONE RISK

78641 east and 78642 (Liberty Hill) are the fastest-growing areas of LISD. New campuses are opening and boundaries are shifting. Buyers in these areas should expect that their child's eventual high school may not be the one currently assigned. The district adjusts boundaries as enrollments shift. This is the reality of buying in a high-growth corridor.

### INSPECTION AND DUE DILIGENCE

Most LISD neighborhoods are new construction (2000 to present), with the Steiner Ranch core dating to the late 1990s. Foundation issues are not uncommon in Cedar Park and Leander on expansive clay soils. Drainage can be a concern in lower-lying Leander neighborhoods near Brushy Creek. Standard inspection and survey required. Confirm HOA status and MUD tax rates, which can add \$0.20 to \$0.80 per \$100 valuation in newer developments.

# Zone lookup and key resources

Verify every LISD address before advising clients. The official zone finder is the authoritative source. No third-party site, real estate platform, or prior listing data should be treated as reliable for LISD attendance zone assignments given the frequency of boundary updates in growing areas.

## Official LISD Attendance Zone Lookup

[leanderisd.org/attendancezones](https://leanderisd.org/attendancezones)

Interactive ArcGIS zone finder. Enter any street address to confirm the elementary, middle, and high school for that specific address. This is the only authoritative source for LISD zone verification. Required for Avery Ranch (78681), new construction in 78641 east, and any Liberty Hill (78642) address. Use this tool on every transaction before writing an offer.

## TEA Campus Report Cards

[txschools.gov](https://txschools.gov)

Texas Education Agency campus and district accountability data. TAPR (Texas Academic Performance Report) for each LISD campus. Look up individual campus accountability ratings, demographic data, AP and dual enrollment participation, and attendance rates. Vandegrift, Cedar Park, Leander, and Vista Ridge HS campus reports are available here. Search by campus name or TEA campus ID.

## UIL Lone Star Cup Records

[uiltexas.org/athletics/lone-star-cup](https://uiltexas.org/athletics/lone-star-cup)

Annual UIL Lone Star Cup standings by classification. Vandegrift HS won the 2024-25 6A Lone Star Cup. Full standings show performance across all sports and UIL Academic events. This is the primary objective measure for overall athletic and academic competition strength in Texas high school sports.

## LISD Open Enrollment and Transfer Info

[leanderisd.org/openenrollment](https://leanderisd.org/openenrollment)

LISD has an open enrollment policy subject to campus capacity. Families outside a specific attendance zone may apply to transfer. Applications are competitive for high-demand campuses including Vandegrift HS and schools in the Vandegrift feeder chain. Transfer approval is not guaranteed and should not be the primary school assignment strategy. Buy in the zone you want.

Data sources: Texas Education Agency TAPR 2024-25 · UIL Texas (Lone Star Cup 2024-25) · leanderisd.org (attendance zones, campus directory, open enrollment) · txschools.gov (campus accountability) · Texas Tribune public school data · Niche.com school profiles. Campus photos: Wikimedia Commons contributors (CC BY / CC BY-SA). Map tiles: CARTO / OpenStreetMap contributors. All demographic data are estimates based on publicly available TEA TAPR figures; verify current data at txschools.gov. Zone assignments are subject to change. Verify all assignments before transacting. Compiled by Shivraj Grewal, Grewal RE Group, TREC #736060, shivraj.grewal@compass.com.

PART IV · ROUND ROCK · PFLUGERVILLE · GEORGETOWN · CEDAR PARK

# Round Rock ISD

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One of Texas's ten largest districts and home to the nationally recognized IB Diploma Programme at Westwood High School. TEA B (86/100). Eight high schools. The Avery Ranch boundary is the most critical zone line in the Austin metro.

PART IV · ROUND ROCK · PFLUGERVILLE · GEORGETOWN · CEDAR PARK

# Round Rock ISD

## B

### TEA RATING

86/100 district accountability score, 2024-25. One of the strongest B-rated large districts in Texas.

## 8

### HIGH SCHOOLS

Westwood · Round Rock · Cedar Ridge · McNeil · Stony Point · 3 smaller campuses. All UIL 6A.

## ~55K

### STUDENTS

One of 10 largest Texas districts by enrollment. 55+ campuses across the district.

Round Rock ISD is one of the most academically recognized large districts in Texas. The district spans Round Rock (78664 / 78665 / 78681), parts of Pflugerville (78660), the 78717 corridor in Austin, and portions of Hutto and Georgetown. The IB Diploma Programme at Westwood High School is the district’s highest-profile academic offering and a primary driver of home price premiums in the Avery Ranch and Brushy Creek corridors. For buyers, the most important piece of homework in RRISD is verifying which side of the Avery Ranch boundary a specific address falls on.



Five main RRISD high school locations. Guide scope: Westwood (IB / Avery Ranch east / 78681 & 78717), Round Rock HS (city core 78664), Cedar Ridge (NE Round Rock 78665), McNeil (78717 Brushy Creek corridor), Stony Point (78664 northeast / Hutto). Verify any Avery Ranch address: the RRISD / LISD boundary runs through the subdivision.

### DISTRICT LEADERSHIP & CONTACT

#### SUPERINTENDENT

Dr. Hafedh Azaiez

#### DISTRICT OFFICE

1311 Round Rock Ave, Round Rock TX 78681

#### MAIN PHONE

(512) 464-5000

#### WEBSITE & EMAIL

roundrockisd.org

# Where Round Rock ISD fits in the Austin market

## NEIGHBORHOOD CHARACTER

Round Rock is a mature suburb with established neighborhoods, a tech employment corridor anchored by Dell, and new growth pushing northeast toward Georgetown. The 78681 Avery Ranch area is one of the most sought-after addresses in the district. The 78717 corridor (Brushy Creek, Brushy Creek Ranch) is popular with tech workers commuting to both Round Rock and Northwest Austin. The 78665 zone is growing fast as affordability pushes buyers northeast.

## HOME PRICE CONTEXT

Westwood HS zone (eastern Avery Ranch, 78717 Brushy Creek): typically the highest in the district, driven by the IB programme premium. Round Rock HS core (78664): mid-range and accessible. Cedar Ridge and Stony Point zones (78665): the most affordable entry into RRISD. McNeil zone (78717 SW / 78681 SW): between Westwood and the Round Rock core. Price gaps between zones are meaningful and directly tied to school assignment.

## GROWTH TRAJECTORY

RRISD enrollment stabilized after rapid growth in the 2010s. The 78665 corridor northeast of Round Rock continues to add rooftops. Georgetown ISD borders RRISD to the north; some 78665 buyers are close to that boundary and should verify. The district opened additional capacity with Stony Point and continues balancing enrollment across eight 6A campuses.

## BUYER ALERT: THE AVERY RANCH LINE

Avery Ranch (78681) sits on the RRISD / LISD boundary. Western streets feed Leander ISD (Vandegrift HS). Eastern streets feed Round Rock ISD (Westwood HS or Round Rock HS depending on the block). This is not a simple east/west split. The line jogs through the subdivision at the address level. Buyers who purchased specifically for Westwood have discovered after closing that their address feeds Vandegrift. Verify every Avery Ranch address using the official RRISD zone finder before contracting.

## What the ratings don't show

RRISD's B (86/100) reflects solid district-wide performance across 55+ campuses and 55,000 students. At that scale, district averages smooth out real campus-to-campus variation. Westwood HS performs measurably above the district average in AP pass rates and UIL Academics. Cedar Ridge and Stony Point are good campuses in growing zones but do not carry the same academic profile as Westwood.

The rating also does not capture what Westwood's IB programme actually provides: a nationally recognized, university-aligned curriculum that Niche grades A and that Texas Monthly has noted repeatedly. For IB-specific buyers, there is no comparable alternative in the Austin metro at this price point. Buying "into RRISD" is five decisions, one for each main high school zone.

# Five feeder chains for Austin metro buyers

This guide covers the five feeder sets most relevant to buyers in the Austin metro. RRISD has eight high schools total; three smaller campuses serve specialized or alternative programs and are not detailed here. Middle and elementary feeds below are representative. Verify every specific address for exact feeder assignment.

## WESTWOOD HS

14707 AVERY RANCH BLVD, AUSTIN TX 78717 · UIL 6A · IB DIPLOMA

MIDDLE: PEARSON RANCH MS · WALSH MS (DEPENDING ON BLOCK)

**Elementary:** Kathy Caraway ES · Laurel Mountain ES · Spicewood ES · Jollyville ES · Anderson Mill ES · Forest North ES (varies by block)

IB · AVERY RANCH EAST · 78681 / 78717

## ROUND ROCK HS

300 N LAKE CREEK DR, ROUND ROCK TX 78681 · UIL 6A · DISTRICT FLAGSHIP

MIDDLE: CHISHOLM TRAIL MS · CD FULKES MS

**Elementary:** Old Town ES · Forest North ES · Cactus Ranch ES · Chandler Oaks ES (varies by block)

ROUND ROCK CORE · 78664 / 78681

## CEDAR RIDGE HS

2801 GATTIS SCHOOL RD, ROUND ROCK TX 78664 · UIL 6A

MIDDLE: RIDGEVIEW MS · HOPEWELL MS

**Elementary:** Caldwell Heights ES · Callison ES · Teravista ES · Redbud ES (varies by block)

NE ROUND ROCK · 78665

## MCNEIL HS

5720 MCNEIL DR, AUSTIN TX 78729 · UIL 6A

MIDDLE: PEARSON RANCH MS · DEERPARK MS (DEPENDING ON BLOCK)

**Elementary:** Pond Springs ES · Forest North ES · Brushy Creek ES (varies by block)

78717 / BRUSHY CREEK / SW 78681

## STONY POINT HS

1801 TIGER TRAIL, ROUND ROCK TX 78664 · UIL 6A · ROUND ROCK NE / HUTTO

MIDDLE: CD FULKES MS · HOPEWELL MS (DEPENDING ON BLOCK)

**Elementary:** Caldwell Heights ES · Redbud ES · Teravista ES (varies by block) · Hutto ISD borders this zone to the northeast; verify far-northeast addresses

78664 NE / 78665 / 78634 HUTTO AREA

**Verification required.** Feeder assignments above are representative based on RRISD published zones, current as of 2024-25. RRISD updates zone maps periodically. Verify every specific address using the official RRISD zone finder at [roundrockisd.org/schools/attendance-zones](https://roundrockisd.org/schools/attendance-zones) before advising any client or contracting.

HIGH SCHOOL · UIL 6A · IB DIPLOMA PROGRAMME

WHS

WESTWOOD HIGH SCHOOL

PHOTO PENDING

## Westwood High School

14707 AVERY RANCH BLVD, AUSTIN TX 78717 · GRADES 9-12 · UIL 6A

UIL 6A

IB DIPLOMA PROGRAMME

NICHE A

AVERY RANCH / BRUSHY CREEK

78717 / 78681 EAST

The district's top-ranked campus and the only RRISD high school offering the International Baccalaureate Diploma Programme. Westwood has held IB World School status since the mid-2000s and has been nationally ranked among the top 100 IB schools in the United States. The attendance zone covers eastern Avery Ranch and the Brushy Creek communities in 78717 and 78681. For buyers specifically targeting IB, this is the only comparable option in the Austin metro at a price point well below Eanes or AISD magnet alternatives. The highest home prices in RRISD correlate directly with the Westwood attendance zone. The Avery Ranch / LISD boundary is the critical caveat: western Avery Ranch feeds Leander ISD, not Westwood. Verify before contracting.

ENROLLMENT

~2,800

STUDENT : TEACHER

~15 : 1

ECON. DISADV.

~10%

EMERGENT BILING.

~5%

**STUDENT BODY** White ~52% · Hispanic ~24% · Asian ~14% · Multi ~8% · Black ~2%

**ACADEMIC PROGRAMS** IB Diploma Programme (authorized mid-2000s). Full AP roster alongside IB. Dual enrollment via Austin Community College. UIL Academic team at 6A level. CTE: engineering, health sciences, business technology.

**ATHLETICS** Historically strong in track, cross country, tennis, and swimming. Multiple district and regional UIL appearances.

**FINE ARTS** Active band, orchestra, and choir programs with UIL fine arts participation.

**FEEDER** Pearson Ranch MS and Walsh MS (block-dependent) → Kathy Caraway ES / Laurel Mountain ES / Spicewood ES / Jollyville ES / Anderson Mill ES / Forest North ES (varies by block).

Sources: TEA TAPR 2024-25 · IB World Schools directory · roundrockisd.org · Niche.com campus profile. Demographics are estimates; verify current figures at txschools.gov.

PRINCIPAL Gordon Butler · PHONE (512) 464-6000 · CAMPUS 300 Lake Creek Dr., Round Rock TX 78681

# The district flagship and the northeast corridor



## Round Rock High School

300 N LAKE CREEK DR, ROUND ROCK TX 78681 · GRADES 9-12 · UIL 6A

UIL 6A DISTRICT FLAGSHIP 78664 / 78681

The original RRISD campus and the civic anchor of the Round Rock community. Serves the city center, the Dell headquarters corridor, and the Old Settlers Park area. Buyers targeting the Round Rock core get solid schools, walkable downtown proximity, and a shorter commute to Dell. Home prices are more accessible here than in the Westwood zone while still delivering a strong 6A public school experience with full AP and dual enrollment programs. Some 78681 addresses north of Old Settlers Park feed Westwood, not Round Rock HS. Verify the specific block.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMERGENT BILING.
~2,600	~15 : 1	~15%	~8%

STUDENT BODY White ~46% · Hispanic ~32% · Asian ~8% · Multi ~9% · Black ~4%

PROGRAMS Full AP and dual enrollment via ACC. Competitive UIL Academic team. CTE: health sciences, law enforcement, agriculture, business. Dell Diamond (Round Rock Express) sits in the attendance zone.



## Cedar Ridge High School

2801 GATTIS SCHOOL RD, ROUND ROCK TX 78664 · GRADES 9-12 · UIL 6A

UIL 6A NE ROUND ROCK 78665

Serves northeast Round Rock and the Georgetown border corridor. The 78665 ZIP offers more land, more square footage, and a lower price per foot than the Round Rock core or the Westwood zone. Cedar Ridge is a large campus with growing fine arts and CTE programs. For buyers who prioritize affordability within RRISD, 78665 is the entry point. Verify that specific 78665 addresses do not fall into Georgetown ISD before contracting.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMERGENT BILING.
~2,800	~15 : 1	~18%	~10%

STUDENT BODY White ~40% · Hispanic ~37% · Asian ~8% · Multi ~9% · Black ~5%

PROGRAMS AP and dual enrollment via ACC. Growing CTE: health sciences, technology, construction trades. Active UIL Academics. Expanding fine arts as enrollment matures.

# Brushy Creek corridor and northeast Round Rock

**MHS**  
MCNEIL HIGH SCHOOL  
PHOTO PENDING  
78717 / BRUSHY CREEK

## McNeil High School

5720 MCNEIL DR, AUSTIN TX 78729 · GRADES 9-12 · UIL 6A

UIL 6A | 78717 / 78681 SW | BRUSHY CREEK

Serves the 78717 ZIP (Brushy Creek, Brushy Creek Ranch) and the southwest portion of 78681. For buyers in 78717, the question is often Westwood zone vs. McNeil zone vs. crossing into Vandegrift (LISD). McNeil is a strong 6A campus and often more affordable than the Westwood zone for comparable product. Strong athletics tradition in track and swimming. Full AP and dual enrollment access.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMERGENT BILING.
~2,400	~15 : 1	~12%	~6%

**STUDENT BODY** White ~50% · Hispanic ~24% · Asian ~14% · Multi ~8% · Black ~3%

**PROGRAMS** Full AP and dual enrollment via ACC. Strong UIL Academic team. CTE: computer science, health sciences. Track and swimming historically competitive at 6A.

**SPHS**  
STONY POINT HIGH SCHOOL  
PHOTO PENDING  
ROUND ROCK NE / HUTTO

## Stony Point High School

1801 TIGER TRAIL, ROUND ROCK TX 78664 · GRADES 9-12 · UIL 6A

UIL 6A | ROUND ROCK NE 78665 | HUTTO AREA 78634

Serves northeast Round Rock and parts of Hutto in 78634. One of the district's newer large campuses with a growing community identity. Buyers are often drawn by affordability and newer housing stock. The campus and its community are maturing together, and parent engagement is strong. Hutto ISD borders this zone; verify any far-northeast address before contracting.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMERGENT BILING.
~2,500	~15 : 1	~17%	~10%

**STUDENT BODY** White ~38% · Hispanic ~39% · Asian ~7% · Multi ~9% · Black ~6%

**PROGRAMS** AP and dual enrollment via ACC. Growing CTE program. Competitive across UIL 6A sports. Strong parent engagement and community ties.

# Middle schools by feeder chain

RRISD operates 11 middle schools. The seven listed here are the primary feeders for the five main high schools covered in this guide. Verify every specific address for exact MS assignment at [roundrockisd.org/schools/attendance-zones](https://roundrockisd.org/schools/attendance-zones).

MIDDLE SCHOOL	FEEDS HIGH SCHOOL	ZONE / KEY COMMUNITY	GRADES
<b>Pearson Ranch MS</b>	Westwood HS / McNeil HS	78717 / Avery Ranch north	6-8
<b>Walsh MS</b>	Westwood HS	78681 east / 78717	6-8
<b>Chisholm Trail MS</b>	Round Rock HS	78664 / 78681 central	6-8
<b>CD Fulkes MS</b>	Round Rock HS / Stony Point HS	78664 north / 78665 SW	6-8
<b>Deerpark MS</b>	McNeil HS	78729 / 78717 east	6-8
<b>Ridgeview MS</b>	Cedar Ridge HS	78665 central	6-8
<b>Hopewell MS</b>	Cedar Ridge HS / Stony Point HS	78665 east / 78664 NE	6-8

## PEARSON RANCH MS

Feeds Westwood HS and McNeil HS depending on the specific block. Serves the 78717 Brushy Creek corridor and northern Avery Ranch. Students in the Westwood-bound portion enter the IB pathway; students in the McNeil-bound portion enter the standard AP and dual enrollment track. The split occurs at the street level. Verify before advising.

## WALSH MS

Primary middle school feeder for eastern Avery Ranch and the 78681 / 78717 communities zoned to Westwood HS. Strong academic culture given the IB-bound student population. Students pursuing the IB Diploma will continue to Westwood for grades 9-12 and may begin accelerated coursework at Walsh.

## CHISHOLM TRAIL MS

Serves the Round Rock city core zoned to Round Rock HS. Mature community with stable enrollment. Feeds into Round Rock HS's full AP and CTE program. Strong community identity tied to the Round Rock civic core and the Dell employment corridor.

## RIDGEVIEW MS AND HOPEWELL MS

Both serve the 78665 and northeast 78664 corridors feeding Cedar Ridge HS and Stony Point HS. Enrollment is growing as northeast Round Rock builds out. These campuses are expanding their academic and fine arts programs in step with community growth. The Georgetown ISD border is nearby; verify all far-northeast 78665 addresses.

**Zone verification:** Verify every specific address using the official RRISD zone finder at [roundrockisd.org/schools/attendance-zones](https://roundrockisd.org/schools/attendance-zones) before advising any client or contracting.

# Westwood feeder elementaries

The Westwood HS feeder chain includes six elementary campuses. All feed through Pearson Ranch MS or Walsh MS to Westwood HS and the IB Diploma Programme. Verify every address at [roundrockisd.org/schools/attendance-zones](http://roundrockisd.org/schools/attendance-zones).

KC

KATHY CARAWAY ES

PHOTO PENDING

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PEARSON RANCH MS → WESTWOOD HS

## Kathy Caraway Elementary


14301 AVERY RANCH BLVD, AUSTIN TX 78717 · GRADES K-5

Sits inside the Avery Ranch master-planned community, the heart of the Westwood feeder chain. A newer campus built to serve the rapid growth of the 78717 corridor in the early 2000s. Strong parent engagement driven by the community's emphasis on college-track education. Buyers in eastern Avery Ranch typically land here for elementary.

**Zoned path:** Pearson Ranch MS → Westwood HS (IB)

ENROLLMENT	RATIO	ECON. DISADV.
~600	~15 : 1	~8%

**BODY** White ~50% · Hispanic ~22% · Asian ~16%



LM

LAUREL MOUNTAIN ES

PHOTO PENDING

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WALSH MS → WESTWOOD HS

## Laurel Mountain Elementary


11601 AVERY RANCH BLVD, AUSTIN TX 78717 · GRADES K-5

Serves the 78717 communities along Avery Ranch Blvd east of the LISD boundary. One of the primary elementary feeders into Walsh MS and then Westwood HS. The zone sits in a well-established section of the Brushy Creek and Avery Ranch corridor. Strong test performance driven by an engaged parent community.

**Zoned path:** Walsh MS → Westwood HS (IB)

ENROLLMENT	RATIO	ECON. DISADV.
~650	~15 : 1	~7%

**BODY** White ~52% · Hispanic ~20% · Asian ~16%



SES

SPICEWOOD ELEMENTARY

PHOTO PENDING

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PEARSON RANCH MS → WESTWOOD HS

## Spicewood Elementary


11601 SPICEWOOD PKWY, AUSTIN TX 78750 · GRADES K-5

Serves the Spicewood Pkwy and northwest 78750 community, a mature suburban neighborhood within the Westwood HS feeder chain. One of the longer-established elementaries in the 78750 / 78717 corridor. The zone is well inside RRISD territory with no contested boundaries. Buyers in the 78750 ZIP who want Westwood access often land in this zone.

**Zoned path:** Pearson Ranch MS → Westwood HS (IB)

ENROLLMENT	RATIO	ECON. DISADV.
~600	~15 : 1	~9%

**BODY** White ~48% · Hispanic ~24% · Asian ~15%



**JES**  
JOLLYVILLE ELEMENTARY

PHOTO PENDING

PEARSON RANCH MS → WESTWOOD HS

### Jollyville Elementary

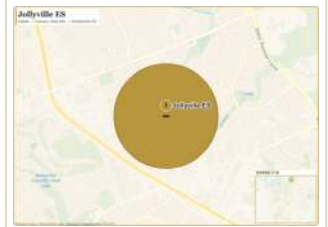
11601 JOLLYVILLE RD, AUSTIN TX 78759 · GRADES K-5

Serves the Jollyville Rd corridor in northwest Austin, a mature established neighborhood that sits within RRISD despite a 78759 Austin ZIP code. One of the Westwood chain's longer-established campuses. The community is owner-occupied and stable, with consistent academic performance. Buyers targeting the Westwood feeder in the 78759 ZIP code typically land here.

**Zoned path:** Pearson Ranch MS → Westwood HS (IB)

ENROLLMENT	RATIO	ECON. DISADV.
~550	~15:1	~10%

**BODY** White ~46% · Hispanic ~26% · Asian ~14%



**AM**  
ANDERSON MILL ES

PHOTO PENDING

PEARSON RANCH MS → WESTWOOD HS

### Anderson Mill Elementary

9101 ANDERSON MILL RD, AUSTIN TX 78729 · GRADES K-5

Serves the Anderson Mill community along the 78729 / 78750 corridor, one of the most established tech-worker neighborhoods in Northwest Austin. Anderson Mill is a mature, owner-occupied community with strong school engagement. The Westwood feeder chain here is well established. Buyers shopping this corridor for the Westwood IB programme will find some of the most accessible price points in the chain.

**Zoned path:** Pearson Ranch MS → Westwood HS (IB)

ENROLLMENT	RATIO	ECON. DISADV.
~580	~15:1	~11%

**BODY** White ~44% · Hispanic ~28% · Asian ~15%



**FN**  
FOREST NORTH ES

PHOTO PENDING

PEARSON RANCH MS OR WALSH MS → WESTWOOD HS OR ROUND ROCK HS (VERIFY)

### Forest North Elementary

13900 BROADMEADE AVE, AUSTIN TX 78729 · GRADES K-5

Serves a transitional zone in the 78729 ZIP where some addresses feed Westwood HS and others feed Round Rock HS or McNeil HS. Forest North is a consistent campus in a community that straddles the 78717 / 78681 boundary area. Buyers in this zone must verify their specific high school feeder before contracting.

**Zoned path:** Pearson Ranch MS or Walsh MS → Westwood HS or Round Rock HS (verify by address)

ENROLLMENT	RATIO	ECON. DISADV.
~620	~15:1	~10%

**BODY** White ~47% · Hispanic ~26% · Asian ~14%



## Buying in the Westwood chain: what to weigh

The six Westwood feeders share one outcome: the IB Diploma Programme at Westwood HS. The price premium is real and verifiable. Eastern Avery Ranch (78681) and Brushy Creek (78717) command \$30K to \$80K more than comparable product in the McNeil or Round Rock HS zones because buyers are paying for IB access. If IB is the goal, the feeder assignment is the transaction. If IB is not the goal, the same district rating comes at a meaningfully lower price point.

The Avery Ranch boundary is the most important street-level zone line in the Austin metro. Western Avery Ranch feeds Leander ISD (Vandegrift HS), not Westwood. The line runs through the subdivision at the address level. Verify every Avery Ranch address at roundrockisd.org/schools/attendance-zones before contracting. Do not rely on a neighbor, a listing agent, or a map. Run the official zone tool every time.

# Round Rock HS feeder elementaries

Two representative elementaries in the Round Rock HS chain. Both serve the Round Rock city core and feed through Chisholm Trail MS or CD Fulkes MS to Round Rock HS. Verify every address at [roundrockisd.org/schools/attendance-zones](http://roundrockisd.org/schools/attendance-zones).

## CR

CACTUS RANCH ES

PHOTO PENDING

CHISHOLM TRAIL MS → ROUND ROCK HS

### Cactus Ranch Elementary


3601 CACTUS RANCH RD, ROUND ROCK TX 78681 · GRADES K-5

Serves the west Round Rock / 78681 community along the Cactus Ranch and Sam Bass Road corridors. A solid campus in a mixed established and newer neighborhood. Feeds through Chisholm Trail MS to Round Rock HS. Buyers in the 78681 core who do not need the Westwood IB programme and want a more affordable entry will often land in this zone.

**Zoned path:** Chisholm Trail MS → Round Rock HS

ENROLLMENT	RATIO	ECON. DISADV.
~600	~15 : 1	~14%

**BODY** White ~45% · Hispanic ~33% · Asian ~9%



## CO

CHANDLER OAKS ES

PHOTO PENDING

CHISHOLM TRAIL MS → ROUND ROCK HS

### Chandler Oaks Elementary

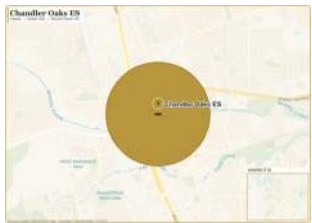
2051 CHANDLER RD, ROUND ROCK TX 78664 · GRADES K-5

Serves a 78664 community in the Round Rock city core, one of the most established residential areas in the district. Consistent academic performance in a stable, owner-occupied neighborhood. Feeds through Chisholm Trail MS to Round Rock HS. A solid option for buyers who want an established Round Rock address at an accessible price point inside RRISD.

**Zoned path:** Chisholm Trail MS → Round Rock HS

ENROLLMENT	RATIO	ECON. DISADV.
~580	~15 : 1	~15%

**BODY** White ~43% · Hispanic ~35% · Asian ~8%



## Buying in the Round Rock HS chain: the value alternative in RRISD

Round Rock HS is the district flagship and the civic anchor of the city. Cactus Ranch and Chandler Oaks both feed through Chisholm Trail MS and deliver a strong 6A experience with full AP and dual enrollment access. The 78681 and 78664 price points here are meaningfully lower than the Westwood zone addresses nearby. A buyer who does not need the IB Diploma Programme gets comparable district quality at a real discount.

The key distinction: some 78681 addresses north of Old Settlers Park feed Westwood HS instead of Round Rock HS. The two zones share the same ZIP code and sometimes the same street. Verify the specific block using the official RRISD zone tool before advising any client on a 78681 address.

OT

OLD TOWN ES

PHOTO PENDING

CD FULKES MS → ROUND ROCK HS

### Old Town Elementary


301 W ANDERSON AVE, ROUND ROCK TX 78664 · GRADES K-5

Serves the historic Old Town Round Rock neighborhood, the walkable original core of the city near the Chisholm Trail, downtown Round Rock, and Dell Diamond. One of the older campuses in the district with deep community roots. The Old Town zone offers some of the most walkable blocks in RRISD and a genuine small-town downtown feel that is unique in the metro.

**Zoned path:** CD Fulkes MS → Round Rock HS

ENROLLMENT	RATIO	ECON. DISADV.
~520	~15 : 1	~20%

**BODY** White ~38% · Hispanic ~42% · Asian ~7%



PS

PATSY SOMMER ES

PHOTO PENDING

CD FULKES MS → ROUND ROCK HS

### Patsy Sommer Elementary


3601 GATTIS SCHOOL RD, ROUND ROCK TX 78664 · GRADES K-5

Serves a 78664 community northeast of the Round Rock core, feeding through CD Fulkes MS to Round Rock HS. Named for a longtime RRISD educator. A newer campus in a neighborhood that bridges the Round Rock core and the northeast growth corridors. Good option for buyers who want a 78664 address with newer housing stock and a lower price per foot than the 78681 core.

**Zoned path:** CD Fulkes MS → Round Rock HS

ENROLLMENT	RATIO	ECON. DISADV.
~590	~15 : 1	~16%

**BODY** White ~41% · Hispanic ~38% · Asian ~8%



## Old Town Round Rock: the most walkable address in RRISD

Old Town is rare in the Austin metro: a genuine walkable downtown in a suburb. The proximity to Dell Diamond, the Chisholm Trail, and downtown Round Rock makes it a distinct lifestyle proposition from the master-planned communities elsewhere in the district. Old Town ES reflects the neighborhood, with deeper community roots and higher diversity than the Westwood zone campuses. For buyers who do not need IB and want character over newness, Old Town is the most underrated address in RRISD.

Patsy Sommer and the northeast 78664 corridor offer newer construction at accessible price points. Both campuses feed CD Fulkes MS and then Round Rock HS. Buyers targeting 78664 northeast should verify that specific addresses do not straddle the Stony Point zone. The boundary between Round Rock HS and Stony Point HS runs through this area.

## What the rankings don't tell you about Round Rock ISD

RRISD's B (86/100) is a solid rating for a 55,000-student district. The district average masks meaningful campus-to-campus variation. Buying "into Round Rock ISD" is not one decision. It is five decisions, one for each main high school zone. Westwood and the Westwood zone are a different product from Cedar Ridge and the 78665 corridor, in academics, in price, and in community character.

**The IB premium is real and verifiable.** Homes in eastern Avery Ranch and the 78717 Brushy Creek corridor feeding Westwood HS typically carry a price premium over comparable homes in the Round Rock HS or Cedar Ridge zones. That premium exists because buyers are paying for IB access. If a buyer does not specifically need IB, they may find better value in the Round Rock HS or McNeil HS zones with the same RRISD district rating.

**The Avery Ranch boundary is the highest-stakes zone line in the Austin metro.** The RRISD / LISD line runs through the subdivision at the address level. Buyers have purchased in Avery Ranch expecting Westwood HS and discovered post-closing that their address feeds Leander ISD (Vandegrift HS). Both Vandegrift and Westwood are excellent schools. But a buyer who moved specifically for IB and ended up in a non-IB zone has a real problem. Verify before contracting, not after.

## Verify before you advise

### Official RRISD Attendance Zone Lookup

[roundrockisd.org/schools/attendance-zones](https://roundrockisd.org/schools/attendance-zones)

The authoritative tool for verifying which campus any RRISD address feeds. Covers all grade levels. Run every address here before advising a client. Especially critical for any address in Avery Ranch (78681), the 78717 corridor, far-northeast 78665, and any address near the Georgetown ISD or Hutto ISD border.

### TEA Campus Report Cards

[txschools.gov](https://txschools.gov)

Texas Education Agency campus-level report cards for every RRISD campus. Includes TEA accountability ratings, STAAR scores, demographic data, and teacher quality metrics. The source for all data in this guide. Current report cards reflect 2024-25.

### IB World Schools Directory

[ibo.org/programmes/find-an-ib-school](https://ibo.org/programmes/find-an-ib-school)

The International Baccalaureate Organization's official directory. Verify Westwood HS's IB authorization status and programme details here. Also useful for buyers comparing Westwood IB to other IB options in Texas.

### RRISD District Website

[roundrockisd.org](https://roundrockisd.org)

Official district site with campus directories, enrollment information, CTE and fine arts program listings, dual enrollment procedures, and contact information for individual campus counselors. The correct first call for any enrollment question after identifying the assigned campus.

**Avery Ranch (78681) reminder:** This ZIP straddles Round Rock ISD and Leander ISD. No map, no listing description, and no agent assumption substitutes for running the specific address through the RRISD zone finder. Do this for every Avery Ranch address, without exception.

PART V · DRIPPING SPRINGS · BEE CAVE · 78620 / 78737

# Dripping Springs ISD

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One high school. Two feeder chains. TEA B at the district level, TEA A at every middle school and the high school. Hill Country character, championship marching band, and room to grow. A second high school opens in 2028 and will reshape the eastern zone.

PART V · WEST / SW AUSTIN · HILL COUNTRY

# Dripping Springs ISD

Dripping Springs · Driftwood · Belterra · Headwaters · Sawyer Ranch · 78620 / 78619 / 78737

Dripping Springs ISD has grown from a rural Hill Country school system into one of the most sought-after suburban corridors west of Austin. Nine campuses, one high school, and roughly 8,800 students make it a mid-size district with outsized academic and athletic results.

**B**

**TEA DISTRICT**

89 / 100 district composite, 2024-25 release. All middle schools and the high school rate TEA A at the campus level. The B is a district aggregate, not a campus story.

**9**

**CAMPUSES**

6 elementary · 2 middle · 1 high school. All nine funnel into Dripping Springs High School. Wildwood Springs Elementary opened August 2025.

**~8,800**

**STUDENTS**

2024-25 enrollment. District has grown by more than 1,600 students since 2018. A tenth campus, Driftwood Springs High School, is expected Fall 2028.

Campus locations across the district. Western campuses (78620) feed Dripping Springs Middle. Eastern campuses (78737 / 78619) feed Sycamore Springs Middle. All nine campuses funnel into Dripping Springs High School. Verify every address at the district zone lookup tool before contracting.

**DISTRICT LEADERSHIP & CONTACT**

<b>SUPERINTENDENT</b> Dr. Holly Morris-Kuentz	<b>DISTRICT OFFICE</b> 300 Sportsplex Dr., Dripping Springs TX 78620	<b>MAIN PHONE</b> (512) 858-3000	<b>WEBSITE &amp; EMAIL</b> dsisdtx.us
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# Hill Country character. Suburban growth rate.

## NEIGHBORHOOD CHARACTER

Dripping Springs and Driftwood (78620 / 78619) are established Hill Country communities with larger lots, ranches, and a small-town feel. The eastern corridor (78737) is built around master-planned communities: Belterra, Headwaters, and Sawyer Ranch. Each zone has a distinct character but the same school district boundary.

## HOME PRICE CONTEXT

DSISD addresses carry a \$75,000 to \$200,000 premium over comparable Hays CISD homes in Kyle and Buda. You get more land per dollar than Eanes or Lake Travis. The 78737 eastern corridor trades Hill Country acreage for walkable community amenities and draws the strongest buyer competition in the district.

## GROWTH TRAJECTORY

Enrollment grew by more than 1,600 students between 2018 and 2025. Wildwood Springs Elementary opened August 2025 as the ninth campus. Driftwood Springs High School is expected to open Fall 2028, which will be the first significant rezoning in the district's history. The western zone (78620) is unlikely to be affected.

## BUYER ALERT: EASTERN ZONE

The eastern zone (Sycamore Springs MS corridor, 78737 and 78619) carries a structural uncertainty. The 2028 high school opening will likely redraw attendance boundaries. Buyers in this zone should ask the district for the most current boundary plan before contracting. Do not assume today's feeder chain is permanent.

## What the TEA B rating actually tells you

A B rating at the district level does not mean the campuses are weak. Dripping Springs High School holds a **TEA A campus rating**. Both middle schools hold TEA A ratings. The B is a district-wide composite that includes demographic weighting and infrastructure strain from rapid growth. The campus-level story is meaningfully better than the district label.

The honest comparison: DSISD sits between Lake Travis ISD (strong A, higher price) and Hays CISD (B, lower price) in both quality and cost. For families who want Hill Country proximity, larger lots, and a well-run district without paying the Lake Travis premium, DSISD is the correct answer.

# One high school. Two paths to it.

Every DSISD student graduates from Dripping Springs High School. The only variable by address is which elementary and middle school serve that home. Western addresses (Dripping Springs proper, 78620) feed DS Middle. Eastern addresses (Belterra, Sawyer Ranch, 78737) feed Sycamore Springs Middle. Both chains land at the same high school.

## WESTERN CHAIN — DS MIDDLE

- ES Dripping Springs Elementary

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- ES Walnut Springs Elementary

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- ES Wildwood Springs Elementary ★ New 2025

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- MS Dripping Springs Middle School

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- HS Dripping Springs High School

## EASTERN CHAIN — SYCAMORE SPRINGS MS

- ES Rooster Springs Elementary

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- ES Sycamore Springs Elementary

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- ES Cypress Springs Elementary

---

- MS Sycamore Springs Middle School

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- HS Dripping Springs High School



DS Middle chain: Dripping Springs core, 78620 central and western addresses



Sycamore Springs chain: 78737 and 78619, Belterra and Caliterra neighborhoods

### Buyer Alert: A second high school is coming.

Driftwood Springs High School is expected to open Fall 2028 in the eastern zone. The district has not finalized attendance boundaries. Buyers in the Sycamore Springs MS zone, particularly in Belterra, Cypress Springs, or Driftwood (78619), should ask the district directly for the current boundary plan before contracting. The western zone (78620) is unlikely to be affected. All zone changes require a board vote.

**Always verify zones before contracting.** Use the official DSISD SchoolMapsOnline tool at [dsisd.txed.net](https://dsisd.txed.net). Zone lines update with new developments and will shift significantly when Driftwood Springs HS opens.



HIGH SCHOOL · UIL CLASS 6A DII · TIGERS

# Dripping Springs High School

940 W HWY 290, DRIPPING SPRINGS 78620 · GRADES 9-12 · CLASS 6A DII · TIGERS

TEA A CAMPUS · NICHE A+ · 99% GRADUATION · SILVER AP HONOR ROLL · 6A DII

The district's only high school, rated A at the campus level by TEA. A 99% graduation rate and College Board Silver AP Honor Roll separate it from most 6A programs. The marching band won back-to-back BOA Grand Nationals in 2023 and 2024, the most prestigious marching contest in the country. Baseball reached the 2024-25 6A DII state semifinals. An individual wrestler took a 2024-25 state title. Enrollment of 2,622 keeps the student-to-teacher ratio manageable for a 6A campus.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMERGENT BILING.
2,622	~15 : 1	7.5%	~3%

**STUDENT BODY** White 68% · Hispanic 21.6% · Multiracial 6.5% · Asian 2% · Black 1.5%

**ACADEMIC PROGRAMS** AP courses with Silver College Board Honor Roll. Dual enrollment via Austin Community College. CTE pathways: agricultural science, STEM, health sciences. UIL Academic events. Fine arts: orchestra, choir, theatre, marching band.

**CHAMPIONSHIPS** Marching band: BOA Grand Nationals back-to-back (2023, 2024). Baseball: 6A DII state semifinalist 2024-25. Wrestling: individual state champion 2024-25. Competitive in District 26-6A DII football and softball.

Sources: TEA TAPR 2024-25 · Texas Tribune · U.S. News & World Report · Niche · College Board AP Honor Roll · BOA Grand Nationals · UIL Texas. Figures are 2024-25 school year. Photo: Larry D. Moore, CC BY 4.0.

PRINCIPAL Angela Gamez · PHONE (512) 858-3100 · CAMPUS 940 US-290, Dripping Springs TX 78620

# Two middle schools. One destination.

Both middle schools carry TEA A ratings and feed directly into Dripping Springs High School. The western campus serves Dripping Springs proper. The eastern campus serves the high-growth 78737 corridor including Belterra and Sawyer Ranch.

## DSMS

WESTERN FEEDER

FEEDS DSHS

## Dripping Springs Middle School

111 TIGER LANE, DRIPPING SPRINGS 78620 · GRADES 6-8 · TIGERS

TEA A
WESTERN ZONE

Serves the western portion of the district. Takes students from Dripping Springs Elementary, Walnut Springs Elementary, and Wildwood Springs Elementary (opened 2025). TEA A-rated campus. Co-located on the Tiger Lane cluster near DSHS, which means the transition to high school is a familiar environment. The shared campus corridor is a genuine quality-of-life feature for families.

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ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.
910	~14 : 1	~7%

**STUDENT BODY** White 68% · Hispanic 21% · Multiracial 7% · Asian 2% · Black 1%

## SSMS

EASTERN FEEDER

FEEDS DSHS

## Sycamore Springs Middle School

14451 SAWYER RANCH RD, AUSTIN 78737 · GRADES 6-8 · PANTHERS

TEA A
EASTERN ZONE
LARGEST DSISD MS

Serves the eastern growth corridor. Takes students from Rooster Springs, Sycamore Springs, and Cypress Springs elementaries. The largest middle school in the district at 1,085 students. TEA A-rated. The 78737 ZIP is one of the fastest-growing in the Austin metro and the most active buyer corridor in DSISD. Buyers here should ask the district about the 2028 Driftwood Springs HS boundary plan before contracting.

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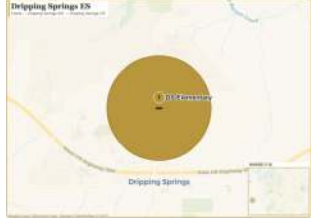

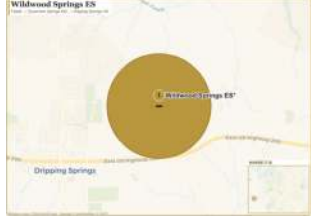
ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.
1,085	~14 : 1	~7%

**STUDENT BODY** White 68% · Hispanic 21% · Multiracial 7% · Asian 2% · Black 1%

# Western Zone: DS Middle feeders

Three elementaries feed Dripping Springs Middle School. Two are established western campuses on or near the Tiger Lane cluster. The third, Wildwood Springs, opened August 2025 and serves the newer growth corridors along FM 1826.

## DS MIDDLE FEEDERS — WESTERN ZONE (78620)

<p><b>DSES</b> DRIPPING SPRINGS ES PHOTO PENDING DS MIDDLE</p>	<p><b>Dripping Springs Elementary</b> 29400 RANCH RD 12 N, DRIPPING SPRINGS 78620 · GRADES K-5</p> <p>The district's original elementary campus, situated near the Tiger Lane cluster in historic Dripping Springs. Serves the oldest-established neighborhoods in the western zone. Strong community continuity and a feeder path that keeps students close to the Tiger Lane campus corridor all the way through high school.</p> <p><b>Zoned path:</b> DS Middle → Dripping Springs HS</p> <table border="1"> <thead> <tr> <th>ENROLLMENT</th> <th>RATIO</th> <th>ECON. DISADV.</th> </tr> </thead> <tbody> <tr> <td>719</td> <td>~14 : 1</td> <td>~7%</td> </tr> </tbody> </table> <p><b>BODY</b> White 69% · Hispanic 21% · Multi 7%</p>	ENROLLMENT	RATIO	ECON. DISADV.	719	~14 : 1	~7%	
ENROLLMENT	RATIO	ECON. DISADV.						
719	~14 : 1	~7%						
<p><b>WSES</b> WALNUT SPRINGS ES PHOTO PENDING DS MIDDLE</p>	<p><b>Walnut Springs Elementary</b> 113 TIGER LANE, DRIPPING SPRINGS 78620 · GRADES K-5</p> <p>Highest enrollment of the DS Middle feeders. Co-located on Tiger Lane directly adjacent to Dripping Springs Middle School. The Tiger Lane campus cluster puts elementary, middle, and high school within walking distance of each other, which is a practical convenience that families who have lived here consistently mention.</p> <p><b>Zoned path:</b> DS Middle → Dripping Springs HS</p> <table border="1"> <thead> <tr> <th>ENROLLMENT</th> <th>RATIO</th> <th>ECON. DISADV.</th> </tr> </thead> <tbody> <tr> <td>755</td> <td>~14 : 1</td> <td>~7%</td> </tr> </tbody> </table> <p><b>BODY</b> White 67% · Hispanic 22% · Multi 7%</p>	ENROLLMENT	RATIO	ECON. DISADV.	755	~14 : 1	~7%	
ENROLLMENT	RATIO	ECON. DISADV.						
755	~14 : 1	~7%						
<p><b>WWES</b> WILDWOOD SPRINGS ES OPENED 2025 DS MIDDLE</p>	<p><b>Wildwood Springs Elementary</b> 294 MIRA VISTA DR, DRIPPING SPRINGS 78620 · GRADES K-5</p> <p>Newest district campus, opened August 2025 as the ninth school in DSISD. Serves the Headwaters community and the Belterra West growth corridor along FM 1826 and Fitzhugh Rd. New facility with enrollment that will grow steadily as the surrounding developments mature. Assigned to DS Middle, not Sycamore Springs MS.</p> <p><b>Zoned path:</b> DS Middle → Dripping Springs HS</p> <table border="1"> <thead> <tr> <th>ENROLLMENT</th> <th>RATIO</th> <th>ECON. DISADV.</th> </tr> </thead> <tbody> <tr> <td>553</td> <td>~14 : 1</td> <td>~7%</td> </tr> </tbody> </table> <p><b>BODY</b> White 66% · Hispanic 22% · Multi 8%</p>	ENROLLMENT	RATIO	ECON. DISADV.	553	~14 : 1	~7%	
ENROLLMENT	RATIO	ECON. DISADV.						
553	~14 : 1	~7%						

## Buying in the DS Middle chain: what to weigh

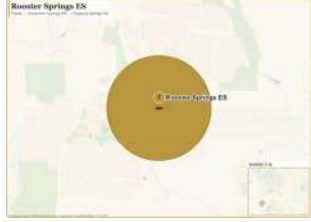

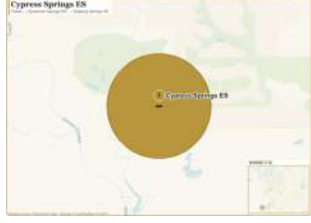
The three DS Middle feeders share a consistent path: elementary, middle, and high school within a compact corridor. Walnut Springs and DS Middle are co-located on Tiger Lane. Dripping Springs Elementary is a short drive up Ranch Rd 12. Wildwood Springs serves the growth edge along FM 1826. All three land at the same TEA A middle school and the same TEA A high school.

The western zone (78620) carries the lowest boundary-change risk in the district. The 2028 Driftwood Springs HS opening is expected to affect the eastern zone. Western-zone buyers can plan on the current K-12 path remaining stable. That stability, combined with the Hill Country character of 78620 addresses, is the strongest value case in the district.

# Eastern Zone: Sycamore Springs feeders

Three elementaries feed Sycamore Springs Middle School in the eastern zone. All three are in the 78737 and 78619 corridors. Buyers in this zone should verify boundaries and ask about the 2028 Driftwood Springs HS plan before contracting.

## SYCAMORE SPRINGS MS FEEDERS — EASTERN ZONE (78737 / 78619)

<p><b>RSES</b> ROOSTER SPRINGS ES PHOTO PENDING SYCAMORE SPRINGS MS</p>	<p><b>Rooster Springs Elementary</b> 1001 BELTERRA DR, AUSTIN 78737 · GRADES K-5</p> <p>Primary elementary for the Belterra master-planned community. The 78737 ZIP is one of the fastest-growing in the Austin metro and the most active buyer corridor in DSISD. Strong community identity within Belterra. Slightly lower economic disadvantage rate than the district average, reflecting the demographics of the Belterra neighborhood.</p> <p><b>Zoned path:</b> Sycamore Springs MS → Dripping Springs HS</p> <table border="1"> <thead> <tr> <th>ENROLLMENT</th> <th>RATIO</th> <th>ECON. DISADV.</th> </tr> </thead> <tbody> <tr> <td>762</td> <td>~14 : 1</td> <td>~6%</td> </tr> </tbody> </table> <p><b>BODY</b> White 68% · Hispanic 20% · Multi 7% · Asian 3%</p>	ENROLLMENT	RATIO	ECON. DISADV.	762	~14 : 1	~6%	
ENROLLMENT	RATIO	ECON. DISADV.						
762	~14 : 1	~6%						
<p><b>SYES</b> SYCAMORE SPRINGS ES PHOTO PENDING SYCAMORE SPRINGS MS</p>	<p><b>Sycamore Springs Elementary</b> 14451 SAWYER RANCH RD, AUSTIN 78737 · GRADES K-5</p> <p>Co-located with Sycamore Springs Middle School on the Sawyer Ranch Rd campus. Serves Sawyer Ranch, Belterra North, and the Headwaters eastern side. Students who grow up on this campus know the middle school building before they enroll there, which eases the 5th-to-6th transition. The co-location model mirrors what the Tiger Lane cluster offers on the western side.</p> <p><b>Zoned path:</b> Sycamore Springs MS → Dripping Springs HS</p> <table border="1"> <thead> <tr> <th>ENROLLMENT</th> <th>RATIO</th> <th>ECON. DISADV.</th> </tr> </thead> <tbody> <tr> <td>679</td> <td>~14 : 1</td> <td>~7%</td> </tr> </tbody> </table> <p><b>BODY</b> White 67% · Hispanic 22% · Multi 7%</p>	ENROLLMENT	RATIO	ECON. DISADV.	679	~14 : 1	~7%	
ENROLLMENT	RATIO	ECON. DISADV.						
679	~14 : 1	~7%						
<p><b>CYES</b> CYPRESS SPRINGS ES DRIFTWOOD 78619 SYCAMORE SPRINGS MS</p>	<p><b>Cypress Springs Elementary</b> 11091 DARDEN HILL RD, DRIFTWOOD 78619 · GRADES K-5</p> <p>Southernmost DSISD campus, serving rural Driftwood. Slightly higher economic disadvantage rate than the district average, reflecting the rural character of this zone. The 2028 Driftwood Springs HS opening may shift this zone more than any other campus. Buyers here should confirm current and planned boundaries with the district before contracting.</p> <p><b>Zoned path:</b> Sycamore Springs MS → Dripping Springs HS ⚠️ <b>Zone alert:</b> 2028 HS opening may change this path</p> <table border="1"> <thead> <tr> <th>ENROLLMENT</th> <th>RATIO</th> <th>ECON. DISADV.</th> </tr> </thead> <tbody> <tr> <td>723</td> <td>~14 : 1</td> <td>~8%</td> </tr> </tbody> </table> <p><b>BODY</b> White 66% · Hispanic 23% · Multi 7%</p>	ENROLLMENT	RATIO	ECON. DISADV.	723	~14 : 1	~8%	
ENROLLMENT	RATIO	ECON. DISADV.						
723	~14 : 1	~8%						

## Buying in the Sycamore Springs chain: what to weigh

The eastern zone is not a single community. Belterra (78737, Rooster Springs feeder) is the most established master-planned community in the corridor, with a pool, trails, and a walkable village center. Caliterra (78620, near Dripping Springs proper) is a newer development that feeds DS Middle rather than Sycamore Springs MS. Driftwood (78619, Cypress Springs feeder) is the most rural and carries the most boundary uncertainty ahead of the 2028 high school opening.

The practical rule for buyers: confirm which chain the address feeds before anything else. Caliterra addresses can look like eastern-zone homes on a map but land in the DS Middle chain. Cypress Springs and Driftwood addresses carry the highest probability of a chain change in 2028. Belterra and Sawyer Ranch addresses will likely split between DSHS and Driftwood Springs HS when boundaries are finalized. Verify at [dsisd.txed.net](https://dsisd.txed.net) before contracting.

## What to know before buying in Dripping Springs ISD

DSISD is a TEA B district on a consistent upward trend. The B rating reflects district-level demographics and infrastructure strain from rapid growth, not weak campuses. Dripping Springs High School holds a **TEA A campus rating**. Both middle schools hold TEA A ratings. The B is a district composite. The campus-level story is better than the label.

The structural trade-off is growth-related uncertainty in the eastern zone. A tenth campus opens Fall 2028 as Driftwood Springs High School. That opening will trigger the first major rezoning in the district's history. Buyers in the eastern zone (78737 and 78619, Sycamore Springs MS corridor) face a real risk that the feeder chain they buy into today is not the chain their children will use for all 13 years of K-12. Confirm the boundary plan with the district before contracting.

On price: DSISD addresses carry a **\$75,000 to \$200,000 premium** over Hays CISD comparables in Kyle and Buda. They do not carry the Eanes or Lake Travis premium. For buyers who want Hill Country acreage, strong academics, and a nationally ranked fine arts program without paying a luxury-district tax, DSISD is the right answer.

### 78620 VS. 78737: THE CORE TRADE-OFF

Western addresses (78620) offer Hill Country character, larger lots, and a stable feeder chain with low boundary-change risk. Eastern addresses (78737) offer newer master-planned construction, walkable amenities, and stronger buyer competition. School quality is equivalent. The 2028 rezoning risk is materially higher in 78737.

### ZONE ALERT: EASTERN CORRIDOR

78737 and 78619 addresses in the Sycamore Springs MS zone will likely see boundary changes when Driftwood Springs HS opens in Fall 2028. Ask the district for the current boundary planning map. Zone changes require a board vote and will be publicly noticed. Monitor the board calendar at [dsisd.txed.net](https://dsisd.txed.net) for early visibility.

### OFFICIAL ZONE LOOKUP

Use the DSISD SchoolMapsOnline tool at [dsisd.txed.net](https://dsisd.txed.net) to confirm the exact elementary, middle, and high school for any address. Zone lines update with new developments. The 2028 Driftwood Springs HS opening will trigger a district-wide rezone. Call the district directly if an address sits near a boundary line.

### TEA CAMPUS DATA

Search any DSISD campus by name at [txschools.gov](https://txschools.gov) to view TEA accountability ratings, domain scores, STAAR results, and demographic breakdowns. Individual campus data is more useful than the district composite for most buying decisions. All nine DSISD campuses are searchable there.

Campus photo: Larry D. Moore, CC BY 4.0, via Wikimedia Commons (Dripping Springs High School, June 2019). Campus location maps: CARTO / OpenStreetMap contributors. Data sources: TEA TAPR 2024-25, Texas Tribune, U.S. News & World Report, Niche, BOA Grand Nationals, UIL Texas, DSISD district website. Demographic figures are district-wide estimates; individual campus TAPR data available at [txschools.gov](https://txschools.gov). Compiled by Shivraj Grewal, Grewal RE Group, TREC #736060. Not an endorsement of any specific campus or program. Verify all data before advising clients on school zone decisions.

PART VI · KYLE · BUDA · SOUTH AUSTIN · WIMBERLEY

# Hays CISD

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South Austin's affordability corridor. TEA B district serving Kyle and Buda, two of the fastest-growing cities in Texas, with three comprehensive high schools and home prices well below the Austin metro median.

PART VI · KYLE · BUDA · SOUTH AUSTIN

# Hays CISD

## B

### TEA RATING

80 / 100 district score, 2024-25 accountability release. Individual campus ratings vary. Some campuses carry a C.

## 3

### HIGH SCHOOLS

Jack C. Hays HS · Lehman HS · Johnson HS (opened August 2023). All UIL 6A.

## ~24K

### STUDENTS

2024-25 enrollment. Kyle ranked among the fastest-growing U.S. cities for multiple consecutive years. Growth continues.

Hays CISD is the public school district for Kyle, Buda, and the I-35 south corridor between Austin and San Marcos. It is a B-rated district in a high-growth community where boundaries shift constantly, new subdivisions open every year, and enrollment at all three high schools is still climbing. For buyers, the central fact is price: Kyle and Buda homes trade at \$340K-\$420K on average, well below what comparable square footage costs inside DSISD or Lake Travis ISD. The tradeoff is school performance, and buyers deserve a clear view of both sides.



Key campus locations across the Kyle and Buda corridor. All three high schools and primary middle school feeders shown. Attendance zones shift frequently as new subdivisions open. Always verify a specific address at [hayscisd.net](http://hayscisd.net) before your client goes under contract.

#### DISTRICT LEADERSHIP & CONTACT

##### SUPERINTENDENT

Dr. Eric Wright

##### DISTRICT OFFICE

21003 Interstate 35, Kyle TX 78640

##### MAIN PHONE

(512) 268-2141

##### WEBSITE & EMAIL

[hayscisd.net](http://hayscisd.net)

[HaysCISD.Superintendent@hayscisd.net](mailto:HaysCISD.Superintendent@hayscisd.net)

# The south corridor explained

## NEIGHBORHOOD CHARACTER

Kyle and Buda are master-planned subdivision towns. Most housing stock was built after 2000. Plum Creek, Anthem, Meadows at Kyle, and Buda's Garlic Creek are the dominant community types: HOA neighborhoods with good parks, no density, and long drives to Austin proper. Wimberley sits at the district's western edge and is a different animal entirely. Hill country lots, higher prices, and a tourist economy. Wimberley families are in Hays CISD but their high school (Wimberley HS) is a separate campus with its own identity.

## HOME PRICE CONTEXT

Kyle median: approximately \$340K-\$380K (2024). Buda median: approximately \$350K-\$420K. Wimberley median: \$450K-\$600K, skewed by hill country acreage. These figures are meaningfully below DSISD (\$480K+) and Lake Travis ISD (\$600K+). The savings are real. Buyers who want a four-bedroom house with a yard and a two-car garage inside a 30-minute commute of downtown Austin will find their best price-per-square-foot in this district. New construction is abundant. Resale inventory is thin.

## GROWTH TRAJECTORY

Kyle was the fastest-growing city in the United States in 2021 and 2022 by percentage. That pace has moderated but the pipeline has not stopped. Two new elementary schools opened in the last three years. Johnson HS debuted in August 2023. A fourth high school is in long-range planning. The consequence for buyers is constant boundary redrawing. A subdivision that feeds Lehman HS today may feed Johnson HS in two years as rezoning follows enrollment pressure. Verify the zone for your specific address every time.

## BUYER ALERT

Hays CISD carries a B overall but individual campus TEA ratings include C-rated schools. The district's 2024-25 TAPR shows elevated economic disadvantage (~33-35% at the high school level) and emergent bilingual enrollment (~10-12%). Neither figure is a disqualifier. But buyers comparing this to a top-tier A district need to see the full picture, not just the district-level headline. Pull campus-specific scores at [txschools.gov](https://txschools.gov) before recommending.

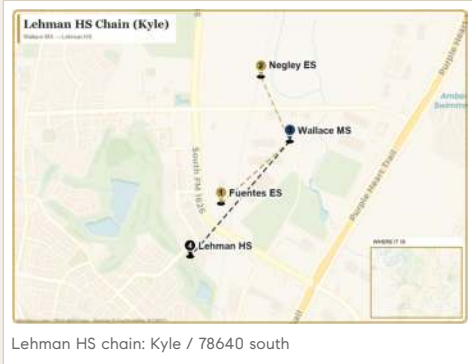
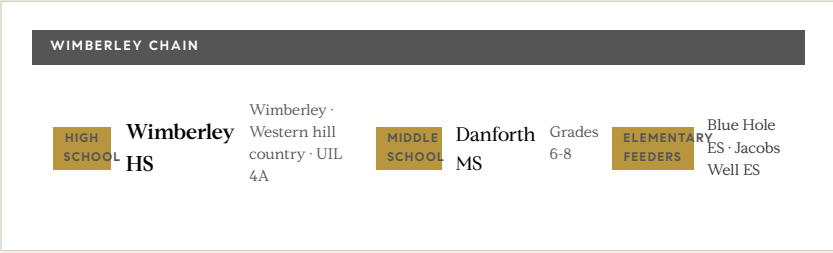
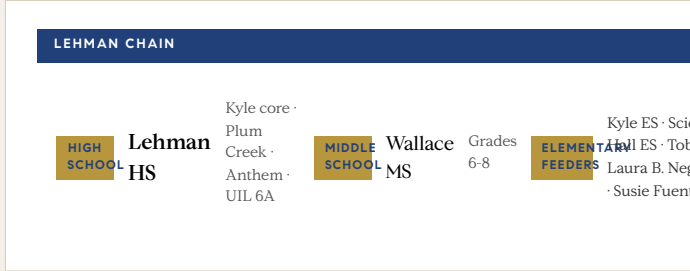
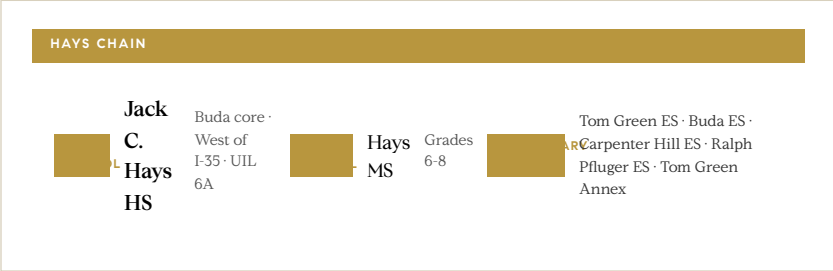
## What the TEA B rating does not show

The district's 80-point score is an aggregate. Some campuses score higher. Some score lower. The B exists because the district is growing so fast that accountability data lags reality: schools that opened in the last two years have limited historical data, and new subdivisions continuously bring in students from diverse prior districts. The B is a fair summary of a district in the middle of building itself. It is not a verdict on any specific school or teacher.

The stronger argument for Hays CISD is CTE. All three high schools have serious career and technical education pathways in health sciences, trades, agriculture, and digital arts. For families not targeting a four-year research university, this district delivers real preparation. The clearest framing is this: Hays CISD is the right district for the right buyer, not for every buyer.

# Three chains, one fast-growing district

Hays CISD runs three high school feeder chains, each named informally after its high school. The Hays chain serves Buda core. The Lehman chain serves Kyle core. The Johnson chain serves the newer eastern Buda subdivisions and was still being fully built out when Johnson HS opened in 2023. Wimberley HS is a fourth, standalone high school serving the hill country western edge.



**Verify before contracting.** Hays CISD boundary maps are available as PDFs at [hayscisid.net/attendancezones](https://hayscisid.net/attendancezones). No interactive online lookup tool exists. Call the district enrollment office at 512-268-2141 to confirm a specific street address. Boundaries in the Johnson chain are especially fluid as eastern Buda development continues.



HIGH SCHOOL · UIL 6A · REBELS

# Jack C. Hays High School

4800 JACK C. HAYS TRAIL, BUDA TX 78610 · GRADES 9-12 · UIL 6A · REBELS

UIL 6A   FLAGSHIP CAMPUS   BUDA CORE   WEST OF I-35   ESTABLISHED 1971

The district’s original and most established high school, named after frontiersman and Texas Ranger Jack Coffee Hays. This is the campus with the longest UIL history, the most established athletics program, and the deepest alumni base in the district. It serves the Buda core, established neighborhoods west of I-35, and the older residential areas that predated Kyle’s growth surge. If a buyer is drawn to Buda for its slightly slower pace and older tree canopy, Jack C. Hays HS is the likely destination for their kids.

ENROLLMENT ~2,800	STUDENT : TEACHER ~17 : 1	ECON. DISADV. ~35%	EMERGENT BILING. ~12%
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**STUDENT BODY** Hispanic 57% · White 27% · Black 8% · Multiracial 5% · Asian 2%

**ATHLETICS** UIL 6A competitive across football, track and field, basketball, and baseball. The Rebels are the district’s most historically decorated program. Football has reached the playoffs multiple times in the modern 6A era. Track programs have sent individual qualifiers to UIL state.

**ACADEMIC PROGRAMS** AP courses across core subjects. Dual enrollment via Austin Community College (ACC). CTE pathways: health science and medical terminology, agricultural science and FFA, welding and manufacturing technology, digital media production, culinary arts.

**FINE ARTS** Band, choir, and theater. The Rebels’ marching band competes annually at UIL. Visual arts program offers studio art through AP Art.

**BUYER NOTE** Homes in the Hays HS zone are primarily in Buda city limits and western Kyle subdivisions. The campus is about 25 minutes from the Southpark Meadows H-E-B and 35-40 minutes to downtown Austin via I-35.

Data: TEA TAPR 2024-25 · Texas Tribune Education Guide · UIL Texas · hayscisid.net · txschools.gov. Enrollment and demographics are approximate from 2024-25 estimates.

**PRINCIPAL** Tina Salazar · **PHONE** (512) 268-2911 · **CAMPUS** 12400 Hays Dr., Buda TX 78610



## Lehman High School

2000 LEHMAN RD, KYLE TX 78640 · GRADES 9-12 · UIL 6A · EAGLES

UIL 6A · KYLE CORE · PLUM CREEK · ANTHEM

Lehman HS is the Kyle high school, serving established neighborhoods east of I-35 including Plum Creek, Anthem, Meadows at Kyle, and subdivisions along FM 1626. It opened in 2007 and has grown rapidly as Kyle’s population exploded. As of 2024-25 it is one of the fastest-growing high schools in Hays County by enrollment.

ENROLLMENT	RATIO	ECON. DISADV.	EMERG. BILING.
~2,900	~17:1	~33%	~12%

**BODY** Hispanic 55% · White 28% · Black 9% · Multiracial 5% · Asian 2%

**PROGRAMS** AP across core subjects. ACC dual enrollment. CTE: healthcare, digital arts, agricultural science, construction trades. Soccer program among the strongest in the district. Marching band, choir, UIL one-act play.

**BUYER NOTE** Plum Creek and Anthem are the most popular Lehman-zone communities. Home prices: \$350K-\$450K for a four-bedroom. Downtown Austin via I-35 is approximately 30-40 minutes depending on traffic.



## Johnson High School

4949 FM 967, BUDA TX 78610 · GRADES 9-12 · UIL 6A · JAGUARS

UIL 6A · OPENED 2023 · BUDA EAST · FM 967 CORRIDOR

Johnson HS opened in August 2023, making it the newest comprehensive high school in the district. Built to absorb enrollment from rapid residential development east of I-35 in Buda. The first graduating class will be 2027. Programs, staff, and culture are actively being built. Buyers purchasing in Johnson’s zone are buying into a school that does not yet have a fully established identity.

ENROLLMENT	RATIO	ECON. DISADV.	EMERG. BILING.
~1,100	~16:1	~30%	~10%

**BODY** Hispanic 50% · White 33% · Black 9% · Multiracial 5% · Asian 2%

**BUYER ALERT** Zone still being defined as new streets are platted in eastern Buda. Do not assume zone-matching from neighborhood brochures. Call 512-268-2141 to verify the specific address. Limited TEA accountability data available as of 2024-25 cycle.

Data: TEA TAPR 2024-25 · UIL Texas · hayscisid.net · txschools.gov. Enrollment and demographics are approximate from 2024-25 estimates.

# Three middle schools, one per chain



## Hays Middle School

GRADES 6-8 · HAYS CHAIN · BUDA

Primary middle school feeder for Jack C. Hays HS. Serves Buda core and western Kyle subdivisions. Enrollment approximately 1,000-1,200 students. Standard Hays CISD curriculum with core academics, electives, and UIL athletic programs. Band, choir, and theater offered. Verify the specific campus TEA score at txschools.gov.

Feeds: Jack C. Hays HS · Address: Buda TX 78610



## Wallace Middle School

GRADES 6-8 · LEHMAN CHAIN · KYLE

Primary middle school feeder for Lehman HS. Serves Kyle city core, Plum Creek, Anthem, and the subdivisions that feed the Eagles. Enrollment approximately 1,000-1,300 students and growing with Kyle's continued expansion. Band, choir, UIL athletics. Newer campus facilities reflect the district's investment in Kyle's growth areas.

Feeds: Lehman HS · Address: Kyle TX 78640



## R.C. Barton Middle School

GRADES 6-8 · JOHNSON CHAIN · BUDA EAST

Primary middle school feeder for Johnson HS. Serves the eastern Buda growth corridor along FM 967. As Johnson HS is new, Barton MS has been actively shifting students to align with the new high school's zone. Enrollment is growing rapidly as new subdivisions open east of I-35. Band, choir, UIL athletics in development.

Feeds: Johnson HS · Address: Buda TX 78610

Wimberley HS feeds from Danforth MS, with Blue Hole ES and Jacobs Well ES as elementary feeders. That campus operates independently from the I-35 corridor chains above and is not shown on this page. See the Wimberley note in the feeder chain overview for context.

# Hays chain & Johnson chain elementaries

## EG

ELM GROVE ES

PHOTO PENDING

R.C. BARTON MS

### Elm Grove ES


BUDA TX 78610 · GRADES PK-5 · JOHNSON CHAIN

Serves the eastern Buda growth corridor east of I-35 along FM 967. One of the primary elementary feeders into R.C. Barton MS and the Johnson HS chain. Enrollment is growing rapidly as new subdivisions open in the area. Buyers purchasing new construction in this corridor are likely in the Elm Grove zone, but should verify the specific address before contracting.

**Zoned path:** R.C. Barton MS → Johnson HS

ENROLLMENT	RATIO	ECON. DISADV.
~550	~15 : 1	~28%

**BODY** Hispanic 48% · White 35% · Black 9% · Multiracial 5% · Asian 2%



## RP

RALPH PFLUGER ES

PHOTO PENDING

HAYS MS

### Ralph Pfluger ES

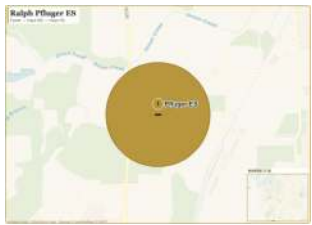
BUDA TX 78610 · GRADES PK-5 · HAYS CHAIN

Buda core elementary feeder into the Hays HS chain. Serves established neighborhoods west of I-35 in the Buda city limits. Part of the Tom Green Annex zone structure that covers the older Buda residential areas. A reliable feeder for buyers in the traditional Buda neighborhoods that predate the subdivision boom.

**Zoned path:** Hays MS → Jack C. Hays HS

ENROLLMENT	RATIO	ECON. DISADV.
~480	~15 : 1	~38%

**BODY** Hispanic 60% · White 24% · Black 8% · Multiracial 5% · Asian 2%



## Johnson chain vs. Hays chain: what buyers should know

Elm Grove ES feeds the Johnson chain, the newest in the district. Johnson HS opened August 2023. Its first graduating class will finish in 2027. Programs, culture, and traditions are still forming. Buyers choosing this chain are buying into a school with real upside and no proven track record. The FM 967 corridor is growing fast. Zone boundaries are still shifting as new streets are platted. Always confirm the specific address assignment before contracting.

Ralph Pfluger ES feeds the Hays chain, the district's original and most established sequence. Jack C. Hays HS has the longest UIL history, deepest alumni base, and the most built-out campus culture in the district. The Buda core west of I-35 is where the Hays chain lives. Buyers who want an established campus with a proven track record in Hays CISD should focus on addresses in this zone.

SF

SUSIE FUENTES ES

PHOTO PENDING

WALLACE MS

### Susie Fuentes ES


KYLE TX 78640 · GRADES PK-5 · LEHMAN CHAIN

Kyle elementary feeder into the Lehman HS chain via Wallace MS. Serves Kyle city core neighborhoods including portions of the Plum Creek and Anthem zone areas. A reliable option for buyers looking at mid-Kyle addresses who want the Lehman HS path and the established amenities of the Plum Creek corridor nearby.

**Zoned path:** Wallace MS → Lehman HS

ENROLLMENT	RATIO	ECON. DISADV.
~520	~15 : 1	~32%

**BODY** Hispanic 54% · White 28% · Black 9% · Multiracial 5% · Asian 3%



TG

TOM GREEN ES

PHOTO PENDING

HAYS MS

### Tom Green ES


BUDA TX 78610 · GRADES PK-5 · HAYS CHAIN

One of the primary and longest-established elementary feeders for the Hays HS chain. Serves Buda core neighborhoods. Tom Green Annex operates as a companion campus handling overflow enrollment. The deepest alumni history among Buda elementaries. If a buyer is purchasing in the established Buda neighborhoods west of the highway, Tom Green or Ralph Pfluger is the likely assignment.

**Zoned path:** Hays MS → Jack C. Hays HS

ENROLLMENT	RATIO	ECON. DISADV.
~540	~15 : 1	~40%

**BODY** Hispanic 62% · White 22% · Black 8% · Multiracial 5% · Asian 2%



## Lehman chain vs. Hays chain: the Kyle vs. Buda trade

Susie Fuentes ES feeds the Lehman chain in Kyle. Lehman HS is one of the fastest-growing high schools in Hays County. The Kyle core and Plum Creek corridor are the primary residential addresses here. Buyers in the Lehman zone get Kyle's trail network, newer infrastructure, and easy access to I-35 eastbound to the SH-130 employment corridor.

Tom Green ES feeds the Hays chain in Buda. It is one of the oldest and most rooted elementaries in the district, serving the established Buda neighborhoods west of I-35 that predate the subdivision boom. Both zones feed comparable high schools. The decision between them is almost always a Buda vs. Kyle lifestyle choice, not a school quality choice.

LN

LAURA B. NEGLEY ES

PHOTO PENDING

WALLACE MS

### Laura B. Negley ES


KYLE TX 78640 · GRADES PK-5 · LEHMAN CHAIN

Kyle elementary feeder in the Lehman chain. Serves established Kyle neighborhoods and feeds into Wallace MS. A frequently recommended campus for buyers looking at mid-Kyle addresses near the 78640 zip corridor. Buyers in the Meadows at Kyle and adjacent subdivisions should verify whether Negley or Tobias is the correct assignment for their specific street.

**Zoned path:** Wallace MS → Lehman HS

ENROLLMENT	RATIO	ECON. DISADV.
~510	~15 : 1	~30%

**BODY** Hispanic 52% · White 30% · Black 9% · Multiracial 5% · Asian 3%



TB

TOBIAS ES

PHOTO PENDING

WALLACE MS

### Tobias ES


KYLE TX 78640 · GRADES PK-5 · LEHMAN CHAIN

Kyle elementary campus feeding into the Lehman HS chain via Wallace MS. Serves Kyle subdivisions in the southern portion of the Lehman zone. Buyers in the Meadows at Kyle area should verify Tobias vs. Negley at the specific address level. Both feed the same middle and high school. Confirm with the district enrollment office before contracting.

**Zoned path:** Wallace MS → Lehman HS

ENROLLMENT	RATIO	ECON. DISADV.
~490	~15 : 1	~31%

**BODY** Hispanic 53% · White 29% · Black 9% · Multiracial 5% · Asian 3%



## Buying in the Lehman chain: both Negley and Tobias lead here

Laura B. Negley ES and Tobias ES both feed Wallace MS and then Lehman HS. The campus assignment between them is a street-level question in the Meadows at Kyle and adjacent subdivisions. Both feed the same middle and high school, so the practical difference for buyers is commute distance to the elementary, not the ultimate school outcome.

Zone maps are reference guides only. Hays CISD boundaries shift frequently as new subdivisions open. Call the district enrollment office at 512-268-2141 to confirm the campus assignment for a specific address before your client goes under contract. Boundaries in the Kyle core have moved multiple times in the past three years as new streets have been added.

## What the rankings don't tell you about Hays CISD

Hays CISD earns a TEA B. That number is accurate and also incomplete. The district serves one of the fastest-growing corridors in Texas, which means it is constantly absorbing new students, opening new campuses, and redrawing boundaries. The B reflects a district running hard to keep up with its own growth. Some campuses are performing well. Others are still finding their footing. The only way to evaluate a specific address is to pull the campus-level TAPR at [txschools.gov](https://txschools.gov), not rely on the district aggregate.

The real pitch for Hays CISD is price. **Kyle and Buda offer the lowest cost per square foot of any district in this guide.** For buyers priced out of DSISD or Lake Travis ISD, this district delivers a functional public school option with serious CTE programs, full UIL athletics, and an established band and fine arts structure at the flagship campuses. The clear trade is school performance for home affordability. A buyer who understands that trade is making a rational decision. A buyer who assumes Hays CISD equals a top-performing district because it is in Greater Austin is making a mistake.

The boundary risk is real. This is the district in this guide with the highest probability of a zone change between contract and closing. Kyle was the fastest-growing U.S. city in 2021 and 2022. New streets, new subdivisions, and new schools mean the map is never final. Always call the district enrollment office to confirm the zone for the specific property address before the client removes inspection contingencies.

### NEW CAMPUS IMPACT

Johnson HS opened August 2023. Its zone is still being defined as new streets are platted east of I-35. Subdivisions that fed Lehman HS or Hays HS two years ago may now feed Johnson. Do not assume the chain from the neighborhood brochure. The FM 967 corridor has seen multiple boundary shifts since Johnson opened. Call 512-268-2141 before contracting.

### BUDA VS. KYLE PRICE

Buda median (\$350K-\$420K) and Kyle median (\$340K-\$380K) are close but not identical. Buda typically offers slightly older tree canopy and more established streetscapes. Kyle offers newer infrastructure and easier access to the Plum Creek trail network. Neither choice carries a school premium. The school performance is comparable across Hays and Lehman zones. Buy for the community you want.

### ZONE VERIFICATION

Hays CISD does not have an interactive online zone lookup tool. The correct process is: download the current PDF boundary maps at [hayscisid.net/attendancezones](https://hayscisid.net/attendancezones), locate the property, then call 512-268-2141 to confirm. Ask for confirmation in writing if the address is near a boundary line or in a newly platted subdivision. Do this before, not after, the option period expires.

### VALUE PROPOSITION

The three-word summary: affordable, functional, growing. Hays CISD is the right district for buyers who prioritize space, price, and I-35 south commute access over school performance rankings. It is the wrong district for buyers who have school quality as their primary filter. Knowing which buyer you are serving determines whether Hays CISD is a good recommendation or the wrong one.

# What Hays CISD offers academically

## ADVANCED ACADEMICS & AP

All three established high schools (Hays HS, Lehman HS, Wimberley HS) offer College Board Advanced Placement courses across English, math, sciences, social studies, and arts. Johnson HS is scaling its AP catalog in 2024-25 and 2025-26 to match the other campuses. No IB program exists in the district. AP course counts and pass rates are available at the campus level via the TEA TAPR at txschools.gov. The district does not publish a gifted-and-talented magnet program; advanced course access happens within the home campus.

## DUAL ENROLLMENT

Hays CISD has a partnership with Austin Community College (ACC) that allows eligible high school juniors and seniors to take college-credit courses on campus or at ACC locations. Cost is significantly below standard ACC tuition for concurrent enrollment participants. Not all courses transfer to every Texas public university. Buyers with college-minded students should ask the campus counselor about current ACC dual enrollment options and transferability before selecting a school.

## CTE & CAREER PATHWAYS

Career and Technical Education is a real strength across Hays CISD. All three main high schools offer pathways in: health science and medical terminology (aligned with TSTC and ACC health programs), agricultural science via active FFA chapters, welding and manufacturing technology, digital media production and graphic design, culinary arts and food science. Students can earn industry certifications and in some cases clock clinical hours toward CNA or pharmacy tech credentials. This is real preparation for students not targeting a four-year university path.

## SPECIAL PROGRAMS & SUPPORT

Hays CISD serves a significant emergent bilingual student population (~10-12% at the high school level) and provides bilingual and ESL support across grade levels. Special education services are campus-based. No district-wide magnet or choice program exists. The district has invested in 1:1 device programs across most grade levels. For high-needs learners, the district offers a life skills program and resource room support at each campus. Contact the campus directly for special education placement specifics before contracting.

## The academic picture in plain terms

Hays CISD's B rating is built largely on the strength of its CTE performance and student growth scores, not on raw proficiency rates. Proficiency rates in math and reading at some campuses run below the state average. The district's 2024-25 TAPR will show this clearly at the campus level. Buyers choosing this district primarily for academic rigor at the AP or pre-college level should look at campus-specific data, not the district-level headline. The B is an accurate summary of a district doing reasonable work in a fast-growing community where student population is continuously changing. It is not a signal that every campus is performing at the same level.

# Verify before contracting

Hays CISD does not have an interactive online zone lookup tool. Boundaries change frequently. The steps below are the correct verification process for every buyer transaction in Kyle, Buda, or Wimberley.

## Hays CISD Attendance Zone Maps

[hayscisid.net/attendancezones](https://hayscisid.net/attendancezones)

PDF boundary maps by campus level (elementary, middle, high). Download the current year's maps and locate the property address manually. These PDFs are updated when boundaries change, typically at the start of each school year. For addresses near a boundary line, do not rely on the PDF alone. Call to confirm.

## Hays CISD Enrollment Office

512-268-2141 · [hayscisid.net](https://hayscisid.net)

The enrollment office can confirm the campus assignment for any specific street address in the district. This is the authoritative source. Call this number before your client goes under contract. Ask for confirmation in writing (email) if the address is near a boundary or in a newly platted subdivision. Johnson HS zone questions especially require a direct call.

## TEA Campus Report Cards

[txschools.gov](https://txschools.gov)

Texas Education Agency school report cards for every Hays CISD campus. Search by campus name or district name. The campus-level TAPR shows individual accountability ratings, STAAR proficiency by subject, demographic breakdown, and teacher quality data. This is the correct place to compare one Hays CISD campus to another, or to compare Hays CISD to neighboring districts.

## UIL Athletics Records

[uiltexas.org](https://uiltexas.org) · [search by school name](#)

Official UIL database of championship history, team classifications, and academic UIL participation. Use to verify which district and classification a campus competes in, and to pull playoff history for football, basketball, soccer, and other programs.

Campus photos: photo pending for Lehman HS, Johnson HS, Wimberley HS, all middle schools, and all elementary schools as of this print date. Jack C. Hays HS photo: Grewal RE Group licensed asset. Campus location maps: CARTO / OpenStreetMap contributors, generated by Grewal RE Group build script. Data sources: TEA TAPR 2024-25 ([txschools.gov](https://txschools.gov)), Texas Tribune Education Guide, UIL Texas ([uiltexas.org](https://uiltexas.org)), Hays CISD ([hayscisid.net](https://hayscisid.net)), U.S. Census Bureau ACS 2023 estimates for Kyle and Buda ZIP code profiles. Compiled by Shivraj Grewal, Grewal RE Group, TREC #736060. This guide is for informational purposes only. Verify all school zone assignments directly with Hays CISD before advising clients on zone-specific purchase decisions.

PART VII · PFLUGERVILLE · NE AUSTIN · HUTTO AREA

# Pflugerville ISD

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The most affordable district in this guide. TEA C (79/100).  
Four 5A high schools. Northeast Austin and Pflugerville  
city. The honest choice for buyers who need the SH-130 and  
I-35 north employment corridor at a price point no other  
district in the metro can match.

PFLUGERVILLE 78660 · NE AUSTIN 78754 · 78753 · 78728

# Pflugerville ISD

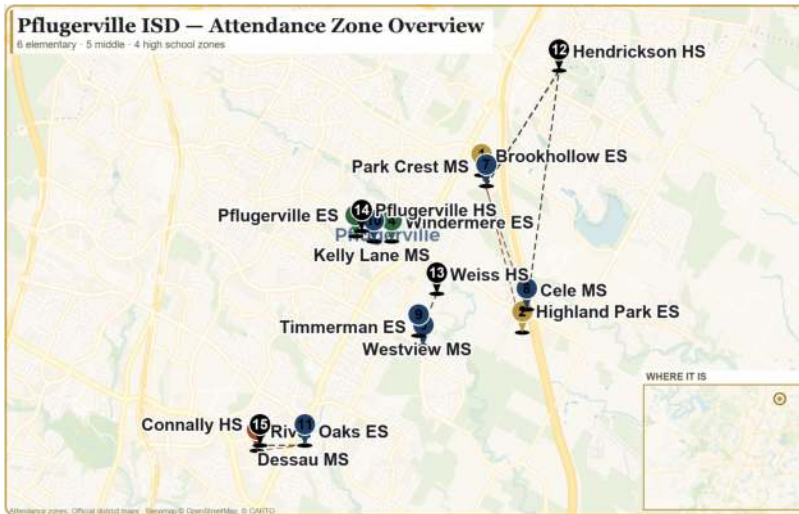
Pflugerville city · Northeast Austin · Wells Branch corridor · 78660 · 78754 · 78753 · 78728

Pflugerville ISD covers the city of Pflugerville and the northeast Austin corridors bordering Round Rock ISD and Austin ISD. It is the most affordable district in this guide by median home price. That affordability is real and so is the trade-off: a TEA C rating with a working-class community profile. The district has genuine strengths at Hendrickson High School, four functioning 5A campuses, and a fast-growing employment corridor that makes northeast Austin increasingly competitive on commute.

**C**  
**TEA RATING**  
 79 / 100, 2024-25. The C reflects demographics and economic disadvantage, not failed instruction. 23 of 35 campuses are Title I.

**4**  
**HIGH SCHOOLS**  
 Hendrickson · Pflugerville · Weiss · Connally. All UIL 5A. All four are comprehensive campuses.

**~25.5K**  
**STUDENTS**  
 25,477 enrolled, 2024-25. One of the most diverse districts in the Austin metro. ~49% Hispanic, ~32% emergent bilingual.



Four PISD high school locations across northeast Austin and Pflugerville city. Hendrickson and Pflugerville HS serve the 78660 Pflugerville core. Weiss and Connally serve the Austin portions of the district (78754 / 78753). PISD borders Round Rock ISD to the north and Austin ISD to the west. Verify every address before advising clients. The 78754 and 78753 zip codes contain PISD, RRISD, and AISD attendance zones that interleave at the street level.

DISTRICT LEADERSHIP & CONTACT			
<b>SUPERINTENDENT</b>	<b>DISTRICT OFFICE</b>	<b>MAIN PHONE</b>	<b>WEBSITE &amp; EMAIL</b>
Dr. Quintin Shepherd	1401 W Pecan St, Pflugerville TX 78660	(512) 594-0000	<a href="http://pflisd.net">pflisd.net</a>

# Where Pflugerville ISD fits in the Austin market

PISD is not a district you buy into for the school rating. It is a district you buy into for price, location, and employment access. Understanding that frame is what lets you advise a client clearly and well.

## NEIGHBORHOOD CHARACTER

The city of Pflugerville (78660) is a working-class to middle-class suburb north of Austin on I-35. It has established neighborhoods from the 1980s and 1990s plus newer subdivisions pushing east along SH-130. The northeast Austin portions (78754 / 78753) are denser and more urban in character. The Wells Branch corridor (78728) sits on the northwest edge of the district. This is not a luxury suburb. It is a functional, diverse, and affordable community with genuine stability.

## HOME PRICE CONTEXT

PISD zone homes in 78660 Pflugerville run \$270K to \$400K for most single-family. The 78754 Austin corridor is \$300K to \$420K. This is \$100K to \$200K below comparable square footage in Round Rock ISD or Leander ISD. For first-time buyers, move-up buyers, or buyers prioritizing the SH-130 employer corridor, that gap is the primary driver. Do not overstate the district and do not understate the value.

## GROWTH AND EMPLOYMENT CORRIDOR

Samsung Austin Semiconductor, Tesla Gigafactory Texas, and a growing logistics cluster along SH-130 and SH-45 are the economic anchors for this corridor. The commute from 78660 Pflugerville to Giga Texas is under 20 minutes. Round Rock ISD or Leander ISD addresses that put a buyer closer to those same employers push home prices \$100K higher. The employment story is the long-term appreciation argument for PISD, not the school rating.

## BUYER ALERT: ZONE COMPLEXITY IN 78754

The 78754 zip code contains attendance zones for three different ISDs on adjacent streets: Pflugerville ISD (Weiss and Connally feeds), Round Rock ISD, and Austin ISD. A listing on one block may be PISD. The next block may be RRISD. Do not advise clients based on zip code. Verify the specific address using the PISD zone tool or by calling 512-594-0000 before contracting on any 78754 or 78753 property.

## What the TEA C rating does and does not tell you

Texas accountability scores weight proficiency rates against student population demographics. A district with 32% emergent bilingual students, 50% economically disadvantaged, and 23 Title I campuses will score lower than a demographically different district with identical instruction quality. The C is honest. It does not mean the teachers are failing. It means the population served has structural economic disadvantages that correlate with standardized test performance.

Hendrickson High School is the evidence that the district can produce strong academic outcomes when demographic conditions allow. Its student body carries a lower economic disadvantage rate than Pflugerville or Connally HS and performs measurably better on state assessments as a result. Campus assignment within the district matters. Know which campus a specific address feeds before advising any client.

# Four feeder chains across northeast Austin and Pflugerville

PISD has four comprehensive high schools and a corresponding feeder structure. Assignments below are representative as of 2024-25. The 78754 corridor has precise boundary lines that do not follow street logic. Confirm every specific address at [pflugervilleisd.net](http://pflugervilleisd.net) or by calling 512-594-0000.

<p><b>HENDRICKSON CHAIN</b></p> <p><b>ES</b> Brookhollow ES · Highland Park ES · Spring Hill ES</p> <hr/> <p><b>MS</b> Cele Middle School (primarily)</p> <hr/> <p><b>HS</b> Hendrickson High School</p>	<p><b>PFLUGERVILLE HS CHAIN</b></p> <p><b>ES</b> Pflugerville ES · River Oaks ES · Dearing ES</p> <hr/> <p><b>MS</b> Park Crest MS · Pflugerville MS</p> <hr/> <p><b>HS</b> Pflugerville High School</p>	<p><b>WEISS CHAIN</b></p> <p>Timmerman ES ·</p> <p><b>ES</b> Windermere ES · Wieland ES</p> <hr/> <p><b>MS</b> Westview MS · Kelly Lane MS (zone-dependent)</p> <hr/> <p><b>HS</b> Weiss High School</p>
<p><b>CONNALLY CHAIN</b></p> <p><b>ES</b> Dessau ES · Copperfield ES · Wells Branch ES</p> <hr/> <p><b>MS</b> Park Crest MS · Kelly Lane MS (zone-dependent)</p> <hr/> <p><b>HS</b> Connally High School</p>		

**Always verify.** Feeder assignments above are representative based on PISD published zones, 2024-25. The 78754 and 78753 zip codes contain PISD, RRISD, and AISD zones on adjacent streets. Confirm every specific address at [pflugervilleisd.net](http://pflugervilleisd.net) or by calling 512-594-0000 before advising any client or contracting on a property.

ELEMENTARY	MIDDLE SCHOOL	HIGH SCHOOL	ZIP
Brookhollow ES	Cele MS	Hendrickson HS	78660
Highland Park ES	Cele MS	Hendrickson HS	78660
Timmerman ES	Westview MS	Weiss HS	78754
Windermere ES	Westview MS	Weiss HS	78660
Pflugerville ES	Park Crest MS	Pflugerville HS	78660
River Oaks ES	Pflugerville MS	Pflugerville HS	78660
Dessau ES	Kelly Lane MS	Connally HS	78754

HIGH SCHOOL · UIL 5A · HAWKS

# HHS

HENDRICKSON HIGH SCHOOL · HAWKS

## Hendrickson High School

19201 FM 685, PFLUGERVILLE TX 78660 · UIL 5A · HAWKS · OPENED 2014

UIL 5A

STEM FOCUS

DISTRICT ACADEMIC LEADER

78660 NE PFLUGERVILLE

ACC DUAL ENROLLMENT

Hendrickson is the strongest academic campus in the district and the first recommendation for buyers who have academic performance concerns about PISD. Opened in 2014 as the district's fourth high school, it serves the newer northeast Pflugerville neighborhoods along FM 685 and Kelly Lane. The student body carries a lower economic disadvantage rate than Pflugerville or Connally HS, which directly corresponds to higher proficiency rates on state assessments. STEM pathways are active and robotics is the standout program. For a family that needs the Pflugerville price point and wants a campus with stronger academic indicators, Hendrickson is the clearest recommendation in the district.

ENROLLMENT

~2,400

STUDENT : TEACHER

~16 : 1

ECON. DISADV.

~28%

EMERGENT BILING.

~18%

**STUDENT BODY** Hispanic ~52% · White ~27% · Black ~10% · Asian ~7% · Multi ~3%

**ACADEMIC PROGRAMS** AP courses. Dual enrollment via ACC. STEM pathway. CTE tracks in engineering technology, health sciences, and IT. Robotics program with competitive regional record.

**ATHLETICS** UIL 5A competitive across football, basketball, soccer, and track. Still building long-term athletic traditions as a 2014 school. Active in district and bi-district play.

**FINE ARTS** Band, choir, visual arts. Growing program with increasing UIL participation each year.

Sources: TEA TAPR 2024-25 · Texas Tribune Schools · pflugervilleisd.net · UIL Texas. Enrollment and demographic figures are estimates based on 2024-25 data. Verify current enrollment and programs directly with the campus.

PRINCIPAL Michael Grebb · PHONE (512) 594-0500 · CAMPUS 1301 Kingsborough Blvd., Pflugerville TX 78660

# Pflugerville High School and Weiss High School



## Pflugerville High School

1301 W PECAN ST, PFLUGERVILLE TX 78660 · UIL 5A · PANTHERS · EST. 1958

UIL 5A ORIGINAL CAMPUS JROTC 78660 PFLUGERVILLE CORE

The original Pflugerville campus, established in 1958, and the heart of the city. Anchors the older established neighborhoods around Pflugerville Parkway and the SH-130 Toll corridor. A community-rooted school with a working-class identity that is real. The student body is more economically disadvantaged than Hendrickson and reflects the demographics of the established Pflugerville core. CTE in agriculture, trades, and health sciences are active. JROTC is one of the stronger programs in the district. Football has a multi-decade tradition. For buyers purchasing in the established Pflugerville core, this is the campus.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMG. BILING.
~2,100	~16 : 1	~35%	~22%

**STUDENT BODY** Hispanic ~55% · White ~23% · Black ~12% · Asian ~5% · Multi ~4%

**PROGRAMS** AP and ACC dual enrollment. CTE: agriculture (active FFA), health sciences, trades, JROTC district leader. Multi-decade football tradition.



## Weiss High School

9800 HENDRICKSON DR, AUSTIN TX 78754 · UIL 5A · WOLVES · OPENED 2018

UIL 5A NEWEST CAMPUS 2018 78754 AUSTIN

The newest campus in the district, opened in 2018. Serves the northeast Austin sections of PISD along the Pflugerville and Austin boundary. Newer facility means updated infrastructure and modern CTE classrooms. Athletics and academic programs are still building traditions entering their seventh year. Student body carries the most balanced economic disadvantage rate of the four PISD high schools.

ENROLLMENT	STUDENT : TEACHER	ECON. DISADV.	EMG. BILING.
~1,800	~16 : 1	~32%	~20%

**STUDENT BODY** Hispanic ~50% · White ~24% · Black ~14% · Asian ~7% · Multi ~4%

**PROGRAMS** AP and ACC dual enrollment. CTE growing. Fine arts building. Athletics expanding each year.

HIGH SCHOOL · UIL 5A · COUGARS

CHS

CONNALLY HIGH SCHOOL · COUGARS

## Connally High School

13212 DESSAU RD, AUSTIN TX 78754 · UIL 5A · COUGARS

UIL 5A

MOST DIVERSE CAMPUS

78753 / 78754 AUSTIN

DESSAU CORRIDOR

Serves the Dessau Road and Wells Branch corridor in northeast Austin. One of the most diverse campuses in the district and the one with the highest economically disadvantaged rate among the four PISD high schools. The Dessau corridor is dense and urban-adjacent, and Connally reflects that community directly. CTE programs in law, business, and trades are active. The campus borders Austin ISD and Round Rock ISD zones. Buyers in the Dessau corridor, Wells Branch, and north 78753 face the most complex zone verification challenge in the district. Address-level confirmation is mandatory before any offer.

ENROLLMENT

~1,800

STUDENT : TEACHER

~16 : 1

ECON. DISADV.

~38%

EMERGENT BILING.

~24%

**STUDENT BODY** Hispanic ~53% · White ~18% · Black ~18% · Asian ~5% · Multi ~5%

**ACADEMIC PROGRAMS** AP courses. Dual enrollment via ACC. CTE in law, business, and trades. Active community partnerships with Dessau corridor employers.

**ATHLETICS** UIL 5A. Consistent football presence in district play. Competitive across multiple sports. Community-focused athletics program.

**FINE ARTS** Band, choir, visual arts, and theatre. Campus fine arts program supports community events and UIL One Act Play participation.

Sources: TEA TAPR 2024-25 · Texas Tribune Schools · pflugervilleisd.net · UIL Texas. Enrollment and demographic figures are estimates based on 2024-25 data. Verify current enrollment and programs directly with the campus.

# Five middle schools across the district

PISD operates five middle schools serving grades 6 through 8. Each serves a geographic section of the district and feeds into one of the four high schools. Middle school assignment follows the same zone logic as high school assignment. Confirm any specific address at [pflugervilleisd.net](http://pflugervilleisd.net) before advising clients.

MIDDLE SCHOOL	FEEDS HIGH SCHOOL	PRIMARY ZIP	CHARACTER
Cele MS	Hendrickson HS	78660	Serves NE Pflugerville. Closely mirrors Hendrickson's stronger academic profile.
Park Crest MS	Pflugerville HS · Connally HS (by block)	78660	Serves established Pflugerville core. Community-oriented. Split feeder depending on specific block.
Pflugerville MS	Pflugerville HS	78660	Central 78660 corridor. Feeds Pflugerville HS. Older established campus serving the city center.
Westview MS	Weiss HS	78754	Northeast Austin. Feeds the Weiss zone. Part of the 78754 border area with RRISD and AISD zones nearby.
Kelly Lane MS	Weiss HS · Connally HS (by block)	78754	Austin portions of the district. Split feeder. Verify address for Weiss vs Connally assignment.

### CELE MIDDLE SCHOOL

Located at 14600 Stiles Dr, Pflugerville 78660. Grades 6 through 8. Primarily feeds Hendrickson HS. Serves the northeast Pflugerville neighborhoods that correlate most closely with Hendrickson's academic profile. Enrollment approximately 900. Economic disadvantage rate approximately 25%, the lowest of the five middle schools. Buyers targeting Hendrickson should confirm whether their specific address feeds Cele MS as part of the full feeder chain check.

### PARK CREST MIDDLE SCHOOL

Located at 1400 Picadilly Dr, Pflugerville 78660. Grades 6 through 8. Primarily feeds Pflugerville HS with portions of the Connally zone depending on the specific block. Serves older established neighborhoods around Pflugerville Parkway. Enrollment approximately 950. Economic disadvantage rate approximately 35%, consistent with the Pflugerville HS feeder community it serves. Community-oriented campus.

### WESTVIEW AND KELLY LANE

Both serve the Austin portions of the district in 78754. Westview feeds Weiss HS primarily. Kelly Lane is a split feeder serving both Weiss and Connally depending on the address. Because 78754 also contains RRISD and AISD zones on adjacent streets, middle school verification in this area is as important as high school verification. Run both checks before advising any client purchasing in the 78754 corridor.

### WHAT TO CHECK FOR EVERY ADDRESS

PISD does not publish a single interactive zone lookup tool. The district publishes PDF maps by campus at [pflugervilleisd.net](http://pflugervilleisd.net). The most reliable method is calling PISD Student Services at 512-594-0000 with the exact street address, city, and zip code and asking for the elementary, middle, and high school assignment. Do this before showing a home you intend to represent as a specific campus feed.

# Hendrickson chain elementaries

These campuses feed Cele MS and on to Hendrickson HS. For buyers prioritizing Hendrickson, confirming the elementary assignment is the first step in the full feeder chain verification.

## HENDRICKSON HS FEEDER CHAIN · CELE MS

### BES

BROOKHOLLOW  
ELEMENTARY

PHOTO PENDING

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CELE MS → HENDRICKSON HS

### Brookhollow Elementary


18100 ODE LN, PFLUGERVILLE TX 78660 · GRADES PK-5

Serves the northwest Pflugerville neighborhoods along FM 685. One of the primary feeder elementaries for the Hendrickson chain. The neighborhood character is established residential with newer streets extending toward the FM 685 corridor. Buyers in this zone land in the Hendrickson chain, the strongest academic sequence in the district.

**Zoned path:** Cele MS → Hendrickson HS

ENROLLMENT	RATIO	ECON. DISADV.
~550	~15:1	~30%

**BODY** Hispanic ~55% · White ~24% · Black ~10% · Asian ~6%



### HPE

HIGHLAND PARK  
ELEMENTARY

PHOTO PENDING

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CELE MS → HENDRICKSON HS

### Highland Park Elementary

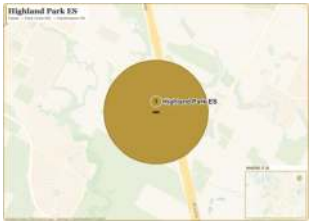
15800 FOOTHILL FARM LN, PFLUGERVILLE TX 78660 · GRADES PK-5

Serves northeast Pflugerville in the vicinity of Hendrickson HS. Sits in the same residential corridor that feeds the Hendrickson chain. Community character reflects the working-class to middle-class mix of the 78660 northeast corridor. Buyers in this zone are in the most academically competitive feeder chain within PISD.

**Zoned path:** Cele MS → Hendrickson HS

ENROLLMENT	RATIO	ECON. DISADV.
~520	~15:1	~28%

**BODY** Hispanic ~52% · White ~27% · Black ~10% · Asian ~7%



## Buying in the Hendrickson chain: the clearest path in PISD

Brookhollow and Highland Park are the two primary elementary feeders for the Hendrickson chain, the strongest academic sequence in the district. Hendrickson HS carries a lower economic disadvantage rate than the other three PISD high schools, which corresponds directly to stronger STAAR proficiency rates. If a buyer needs the Pflugerville price point and has academic performance as a concern, Hendrickson is the first recommendation. The northeast Pflugerville corridor along FM 685 is the primary residential target. Not all 78660 addresses feed Hendrickson — verify the specific block at [pflugervilleisd.net](http://pflugervilleisd.net) or by calling 512-594-0000 before contracting.

WEISS HS FEEDER CHAIN · WESTVIEW MS

TES

TIMMERMAN ELEMENTARY

PHOTO PENDING

WESTVIEW MS → WEISS HS

### Timmerman Elementary


13135 DESSAU RD, AUSTIN TX 78754 · GRADES PK-5

Serves the northeast Austin side of the district along the Dessau Road corridor. Feeds Westview MS and on to Weiss HS. The 78754 location means this zone sits in a complex ISD boundary area. Buyers should confirm the specific block assignment before assuming PISD coverage. The campus character reflects the dense urban-adjacent neighborhood it serves.

**Zoned path:** Westview MS → Weiss HS

ENROLLMENT	RATIO	ECON. DISADV.
~480	~15 : 1	~35%

**BODY** Hispanic ~53% · White ~21% · Black ~14% · Asian ~7%



WES

WINDERMERE ELEMENTARY

PHOTO PENDING

WESTVIEW MS → WEISS HS

### Windermere Elementary


1800 LEMON LN, PFLUGERVILLE TX 78660 · GRADES PK-5

Serves the central Pflugerville area feeding the Weiss chain. Sits in 78660 which means ISD assignment here is clear, unlike the Austin-side Weiss feeders where zone lines are complex. The neighborhood is a mix of established residential and newer growth. A functional community campus in the middle of the Pflugerville residential core.

**Zoned path:** Westview MS → Weiss HS

ENROLLMENT	RATIO	ECON. DISADV.
~500	~15 : 1	~33%

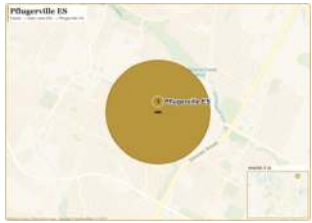
**BODY** Hispanic ~54% · White ~22% · Black ~12% · Asian ~6%




## Buying in the Weiss chain: the 78754 complexity

Timmerman ES (78754) and Windermere ES (78660) both feed Westview MS and Weiss HS, but they sit in different zip codes and the 78754 address brings a specific risk. The 78754 zip contains PISD, Round Rock ISD, and Austin ISD zones on adjacent streets. A buyer cannot use zip code or neighborhood to determine ISD assignment in this area. Timmerman is in PISD, but the house next door may not be. Windermere (78660) does not have this problem — the ISD assignment is unambiguous in the Pflugerville city limits. For any 78754 buyer, address-level verification is not optional. It is the transaction.

PFLUGERVILLE HS FEEDER CHAIN · PARK CREST MS · PFLUGERVILLE MS

<p><b>PES</b> PFLUGERVILLE ELEMENTARY</p> <p>PHOTO PENDING</p>	<p><b>Pflugerville Elementary</b></p> <p>1001 W PFENNIG LN, PFLUGERVILLE TX 78660 · GRADES PK-5</p> <p>The nameplate elementary for the district. Located in the established Pflugerville city core near Pflugerville HS itself. Serves the central 78660 neighborhoods that form the heart of the original Pflugerville community. The campus reflects the diverse, working-class character of the Pflugerville core. Feeds Park Crest MS and on to Pflugerville HS, the original campus.</p> <p><b>Zoned path:</b> Park Crest MS → Pflugerville HS</p>					
	<table border="1"> <thead> <tr> <th>ENROLLMENT</th> <th>RATIO</th> <th>ECON. DISADV.</th> </tr> </thead> <tbody> <tr> <td>~540</td> <td>~15:1</td> <td>~38%</td> </tr> </tbody> </table> <p><b>BODY</b> Hispanic ~57% · White ~21% · Black ~12% · Asian ~5%</p>		ENROLLMENT	RATIO	ECON. DISADV.	~540
ENROLLMENT	RATIO	ECON. DISADV.				
~540	~15:1	~38%				
<p>PARK CREST MS → PFLUGERVILLE HS</p>						

<p><b>ROE</b> RIVER OAKS ELEMENTARY</p> <p>PHOTO PENDING</p>	<p><b>River Oaks Elementary</b></p> <p>300 PFLUGERVILLE PKWY, PFLUGERVILLE TX 78660 · GRADES PK-5</p> <p>Serves the Pflugerville Parkway corridor in the established residential neighborhoods south of the city center. Feeds Pflugerville MS and on to Pflugerville HS. Buyers purchasing in the established Pflugerville neighborhoods along the Parkway will likely land in this feeder chain. The campus character is consistent with the broader Pflugerville community profile.</p> <p><b>Zoned path:</b> Pflugerville MS → Pflugerville HS</p>					
	<table border="1"> <thead> <tr> <th>ENROLLMENT</th> <th>RATIO</th> <th>ECON. DISADV.</th> </tr> </thead> <tbody> <tr> <td>~510</td> <td>~15:1</td> <td>~36%</td> </tr> </tbody> </table> <p><b>BODY</b> Hispanic ~56% · White ~22% · Black ~12% · Asian ~5%</p>		ENROLLMENT	RATIO	ECON. DISADV.	~510
ENROLLMENT	RATIO	ECON. DISADV.				
~510	~15:1	~36%				
<p>PFLUGERVILLE MS → PFLUGERVILLE HS</p>						

## Buying in the Pflugerville HS chain: the established core

Pflugerville ES and River Oaks ES are in the heart of the original Pflugerville community. This chain leads to the district's original and most community-rooted campus. The Pflugerville HS zone runs along Pflugerville Parkway and the SH-130 toll corridor. Home prices here are the most accessible in the district. The campus has the deepest alumni network and the longest UIL tradition of any PISD high school.

The honest trade-off for buyers: Pflugerville HS carries a higher economic disadvantage rate than Hendrickson HS and lower proficiency rates on state assessments. Buyers choosing this chain for price and location are making a rational decision. Buyers who assume Pflugerville HS performs comparably to Hendrickson are making a mistake. Know which buyer you are advising before recommending addresses in this feeder.

## What the ranking does not tell you about Pflugerville ISD

TEA ratings measure what they measure: proficiency rates on standardized tests, weighted against student population demographics. PISD's C (79/100) is an accurate reflection of its demographic profile. It is also not the whole picture for a buyer making a \$320,000 decision.

The district is stable. Enrollment is consistent. The four campuses are well-maintained. The teachers are not uniformly weaker than those in higher-rated districts. The community is real and rooted. What differs is the socioeconomic mix of the student body and the corresponding achievement gap on state assessments. **For buyers who need northeast Austin, there is no better price-to-function ratio in the metro.**

The honest framing for your client: PISD is the right district for families who need I-35 north or SH-130 access at a \$270K to \$400K budget. It is not the right district for families buying primarily to access a top-tier academic environment. Those are different buyers. Know which one you are working with before you show a home in 78660 or 78754.

### 78728 VS 78660 VS 78754: WHICH IS BEST IN PISD?

78660 (Pflugerville core) gives the widest selection of PISD addresses and includes both the Hendrickson and Pflugerville HS feeds. 78728 (Wells Branch corridor, northwest edge of PISD) runs along the PISD and RRISD boundary and has limited PISD inventory. 78754 (Austin-side) contains Weiss and Connally feeds but requires address-level ISD verification on nearly every street. For the clearest PISD assignment, 78660 northeast is the most reliable starting point for buyers targeting Hendrickson.

### ZONE ALERT: 78754 IS THE MOST COMPLEX AREA IN THIS GUIDE

The 78754 zip code contains PISD (Weiss and Connally), RRISD (Cedar Ridge area), and AISD (Johnston HS area) zones on adjacent and sometimes alternating streets. A buyer cannot use zip code to determine ISD here. Address-level verification through each district's zone tool or a direct call is the only reliable method. Do this before showing the property, not after contracting.

### HENDRICKSON TARGETING

A subset of buyers will want Hendrickson specifically for STEM or for the lower economic disadvantage rate relative to other PISD campuses. Hendrickson zone addresses sit primarily in northeast Pflugerville along FM 685. Not all 78660 addresses feed Hendrickson. Some feed Pflugerville HS instead. The zone line runs through the city of Pflugerville. Confirm the specific address before representing any home as Hendrickson zone.

### VALUE PROPOSITION VS ROUND ROCK ISD AND AUSTIN ISD

PISD homes do not carry a school premium. The price in 78660 or 78754 PISD reflects the district, the community, and the commute geography. Comparable square footage in RRISD or LISD runs \$80K to \$150K higher. That gap does not fully close at resale. But the employer corridor story along SH-130 drives genuine appreciation. The Samsung and Tesla effect on northeast Austin is real and ongoing. For commute-driven buyers, PISD is the value story no other district in this guide can match at this price point.

# Verify before you advise

Zone verification is the most important step in any PISD transaction. The 78754 and 78753 zip codes straddle three different ISDs. The 78660 zip code has internal zone lines between Hendrickson and Pflugerville HS feeds. No third-party source, no neighbor, and no listing sheet replaces address-level confirmation from the district.

## Official Pflugerville ISD Attendance Zone Resource

[pflugervilleisd.net](https://pflugervilleisd.net) — [Student Information > Attendance Zones](#)

PISD publishes PDF zone maps by campus. There is no interactive online zone tool as of 2024-25. To confirm a specific address, call PISD Student Services at 512-594-0000. Have the exact street address, city, and zip code ready. Always verify before contracting on any property in the 78660, 78754, or 78753 zip codes. Zone lines have shifted as enrollment has grown.

## TEA My School Zone Finder

[myschoolzone.tea.texas.gov](https://myschoolzone.tea.texas.gov)

Texas Education Agency offers an address-level school zone lookup. Enter the street address and it returns the assigned campus based on district-reported boundaries. Cross-check this against the PISD direct call to confirm. The TEA tool reflects what the district submitted but may lag behind any recent boundary adjustments made after the annual submission.

## TEA Texas Academic Performance Reports (TAPR)

[tea.texas.gov/perfreport/tapr](https://tea.texas.gov/perfreport/tapr)

TEA publishes full campus-level data annually: enrollment, demographics, teacher data, STAAR pass rates, and accountability ratings. Use this to compare individual PISD campuses against state averages or against campuses in other districts. The 2024-25 TAPR data is the source for enrollment and demographic figures in this guide.

## Texas Tribune Schools and Districts Explorer

[schools.texastribune.org](https://schools.texastribune.org)

The Texas Tribune maintains a searchable campus and district database drawing on TEA data. Useful for comparing PISD campuses side-by-side and for year-over-year trend data. The Tribune also publishes teacher salary data, which provides context for district-level operations and staff stability.

## UIL Athletic and Academic Records

[uilitexas.org](https://uilitexas.org)

The University Interscholastic League maintains the official record of all Texas public school athletic and academic competition results. All four PISD high schools compete at UIL 5A. District and bi-district results, academic UIL standing, and fine arts adjudication results are all searchable here by campus.

Pflugerville HS photo: public domain via Wikimedia Commons. Campus maps generated from CARTO and OpenStreetMap contributor data. Enrollment and demographic data: TEA TAPR 2024-25. Zone assignments: pflugervilleisd.net, current as of 2024-25 school year. Compiled by Shivraj Grewal, Grewal RE Group, TREC #736060. This guide is for informational purposes only. Verify all data independently before advising clients or contracting on any property. Zone assignments change. Always confirm at the district level.

PART VIII · CENTRAL AUSTIN · HYDE PARK · CIRCLE C · EAST AUSTIN · NORTHWEST HILLS

# Austin ISD

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130 campuses. 70,000 students. A district where the zip code you choose and the programs you pursue determine almost everything.

CENTRAL AUSTIN · NORTH AUSTIN · SOUTH AUSTIN · EAST AUSTIN · 78703 / 78704 / 78749 / 78759

# Austin ISD

Serving central, north, south, and east Austin. The largest school district in the Austin metro.

Austin ISD is the largest school district in the Austin metro. It holds a TEA C district rating, which reflects averages across a wide range of campuses. That average masks enormous variation. Some of the strongest academic programs in Texas operate inside AISD. The district rating alone tells a buyer almost nothing. Campus selection, zone verification, and application timing tell them everything.

## C

### TEA RATING

District-wide average. Individual campuses range from TEA A to D. The average is not the story.

## 130

### CAMPUSES

Across all grades. Multiple selective and magnet programs draw from the full district regardless of address.

## ~70K

### STUDENTS

Enrollment across all campuses. One of the larger urban districts in Texas.



Austin ISD high school zones across central, north, south, and east Austin. Ten buyer-relevant high school campuses shown across five geographic zones. District-wide magnet programs (LASA, Ann Richards, Fine Arts Academy) are accessible from any AISD address via application. Zone boundaries change. Verify every address at [austinisd.org/zoneTool](http://austinisd.org/zoneTool) before contracting.

### DISTRICT LEADERSHIP & CONTACT

#### SUPERINTENDENT

Matias Segura

#### DISTRICT OFFICE

4000 S. IH-35 Frontage Rd., Austin TX  
78704

#### MAIN PHONE

(512) 414-1700

#### WEBSITE & EMAIL

[austinisd.org](http://austinisd.org)  
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# What the C rating means for buyers

A district-wide C from TEA is a composite score. It blends the performance of a TEA A magnet serving 900 students with a struggling neighborhood campus serving 400 more. For a buyer, the district number is nearly useless. What matters is the specific campus chain connected to a specific address, and what application programs exist on top of that chain.

## NEIGHBORHOOD CHARACTER

AISD covers neighborhoods with entirely different characters. Circle C is a master-planned suburban community. Hyde Park is a walkable in-town neighborhood with bungalows and century-old trees. East Austin carries gentrification momentum and rapid price appreciation. Northwest Hills has mid-century ranches with strong school outcomes at mid-range prices. Location and school quality are both part of the value equation here, and they do not always move together.

## HOME PRICE CONTEXT

AISD addresses trade at prices driven largely by location, not school zoning. Central Austin neighborhoods like Tarrytown and Travis Heights carry high premiums because of walkability and lot value, not school quality. Bowie zone in Circle C and Anderson zone in Northwest Hills carry modest school-driven premiums within AISD. In most AISD neighborhoods, the school zone follows the price rather than leading it.

## GROWTH TRAJECTORY

AISD has experienced declining enrollment over several years. The district has consolidated campuses and redistricted multiple times. That redistricting risk is real for zoned campuses. Magnet schools are structurally stable because they are not tied to a neighborhood zone. A buyer in a neighborhood with a strong zoned school should note that zone assignments can change at the next redistricting cycle.

## BUYER ALERT

Active navigation beats passive zone reliance here. A buyer who applies to LASA or Ann Richards from any AISD address can access a TEA A campus regardless of their zone. A buyer who relies only on their zoned campus without checking the application calendar may miss a one-year application window. Verify zone at [austinisd.org/zonetool](http://austinisd.org/zonetool). Verify application windows at [austinisd.org/choice](http://austinisd.org/choice). Do both before writing an offer.

# Programs open to any AISD address

Three programs at the high school level accept applications from any Austin ISD address. Your zone does not matter for these. What matters is the application window and whether your student meets the criteria. Missing the window means waiting a full year.

## Application window: November through January for the following school year

All three programs open applications in November and close in January. A student applying for 9th grade entry in fall 2027 would apply in November 2026. Late applications are generally not accepted. Contact Austin ISD Choice at [austinisd.org/choice](http://austinisd.org/choice) to confirm dates each year.

### LASA

- HS Liberal Arts & Science Academy

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- HS Grades 9-12 · ~900 students

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- HS Application: STAAR, grades, recommendations

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- HS TEA A · #4 in Texas (U.S. News)

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- HS 1911 Eastside Dr, Austin 78704

### ANN RICHARDS SCHOOL

- 6-12 All-girls STEM leadership school

---

- 6-12 ~450 students · Entry at 6th grade

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- 6-12 Application: essay, interview, recommendation

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- HS TEA A · Top-ranked in Texas

---

- HS 2206 Prather Ln, Austin 78704

### FINE ARTS ACADEMY

- HS Housed at McCallum HS

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- HS Grades 9-12 · Audition or portfolio

---

- HS Visual art, music, theatre, dance

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- HS Open to any AISD address

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- HS 5900 Manor Rd, Austin 78723

**Key point for buyers.** LASA eligibility does not add a price premium to any specific AISD neighborhood because every AISD address can apply. Ann Richards entry is at 6th grade, so buyers with daughters in 4th or 5th grade have a longer runway to apply than buyers purchasing for high school. Both timelines require attention to the November application opening.

HIGH SCHOOL · APPLICATION · ANY AISD ADDRESS

**LASA**  
LIBERAL ARTS & SCIENCE  
ACADEMY  
PHOTO PENDING

## Liberal Arts & Science Academy (LASA)

1911 EASTSIDE DR, AUSTIN TX 78704 · GRADES 9-12 · UIL CLASS 3A (ACADEMIC)

#4 TEXAS PUBLIC HS | U.S. NEWS TOP 50 NATIONAL | TEA A | 70-80% AP PASS RATE | ~900 STUDENTS

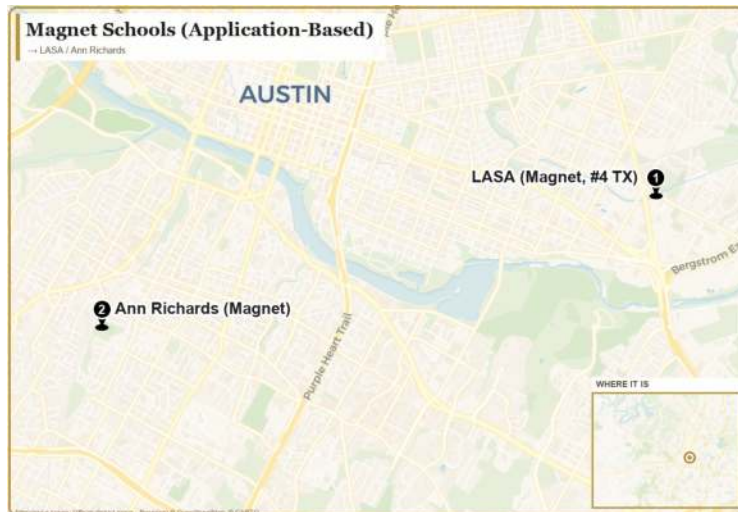
LASA is the strongest academically performing campus in Austin ISD and one of the top four public high schools in Texas by U.S. News rankings. It is a pure AP model with no IB programme. The student body is entirely application-selected. Every student chooses to be there, which shapes the academic culture from day one.

ENROLLMENT	AP PASS RATE	SAT COMPOSITE	TEA RATING
~900	70-80%	1300+	A

**APPLICATION CRITERIA** STAAR performance across multiple subjects, cumulative GPA, teacher recommendations, and a student essay. Competitive. Not every applicant is accepted. Apply in November for the following fall.

**ACADEMIC MODEL** Advanced Placement only. No IB Diploma Programme. Students who prefer IB should look at Anderson HS or Austin HS instead. LASA offers more AP options than nearly any other Texas campus its size.

**WHO THIS FITS** Students who are academically driven, comfortable in a small and competitive environment, and ready for college-level coursework beginning in 9th grade. Not a fit for every student, regardless of academic ability.



LASA and Ann Richards are both located in south-central Austin (78704) and accessible from any AISD address via application. No zone required. Application window opens each November.

Sources: U.S. News & World Report · TEA TAPR 2024-25 · Austin ISD. Figures reflect 2024-25 school year data.

PRINCIPAL Melvin Bedford · PHONE (512) 414-2505 · CAMPUS 1715 W. Cesar Chavez St., Austin TX 78703

6-12 SCHOOL · ALL-GIRLS · APPLICATION · ANY AISD ADDRESS



## Ann Richards School for Young Women Leaders

2206 PRATHER LN, AUSTIN TX 78704 · GRADES 6-12 · ALL-GIRLS · ~450 STUDENTS

TEA A   TOP TEXAS RANKING   ALL-GIRLS 6-12   STEM + LEADERSHIP   ~60% ECON. DISADV.

Ann Richards is one of the few public all-girls schools in Texas. It runs grades 6 through 12 on a single application-based campus. Entry is at 6th grade. The school blends STEM coursework with leadership development and project-based learning. It is deliberately diverse by design, serving students from across the full income spectrum of Austin ISD.

ENROLLMENT	GRADES	ECON. DISADV.	TEA RATING
~450	6-12	~60%	A

**APPLICATION ENTRY POINT** 6th grade. Applications open in November for the following fall. Students admitted in 6th grade continue through 12th grade on the same campus. Apply early and prepare the full packet: essay, interview, teacher recommendation, and grades.

**ACADEMIC MODEL** Project-based learning woven through all grades. STEM emphasis. Leadership curriculum embedded across subjects. College counseling begins early. High rates of first-generation college attendance among graduates.

**WHO THIS FITS** Girls entering 6th grade whose families are willing to commit to a 7-year program and an application process. The school attracts students from across AISD. Income is not a barrier. The school actively recruits from underrepresented communities.

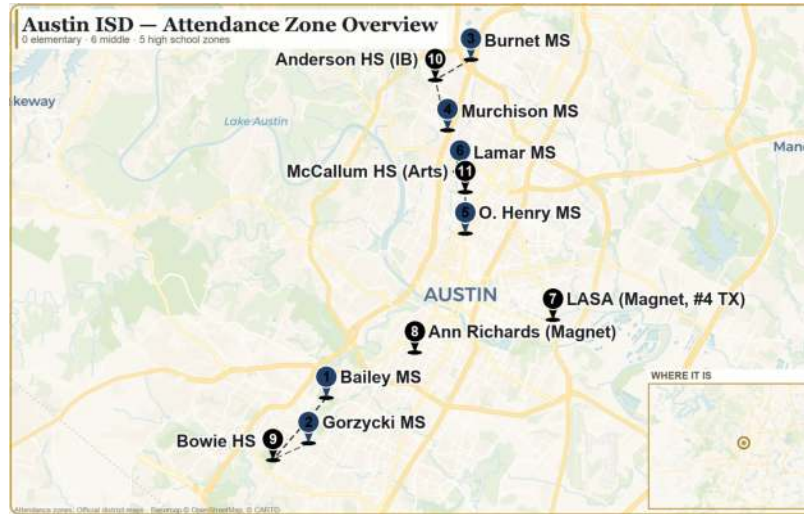
**BUYER NOTE** Since entry is at 6th grade, buyers with daughters in 4th or 5th grade have the most relevant window. A family buying an AISD home with a daughter entering middle school should mark November of that year for the Ann Richards application.

Sources: TEA TAPR 2024-25 · U.S. News & World Report · Ann Richards School · Austin ISD. Figures reflect 2024-25 data.

PRINCIPAL Andy Baxa · PHONE (512) 414-2519 · CAMPUS 2309 Inn Rd., Austin TX 78741

# Five parts of a city, ten schools worth knowing

Austin ISD is too large to read as a single district. The map below shows the five geographic zones covered in this guide. Each zone has its own character, price range, and set of relevant campuses. District-wide magnet programs sit outside zone logic entirely.



Five buyer-relevant zones within Austin ISD. Zone boundaries are approximate. Verify every address at [austinisd.org/zonetool](http://austinisd.org/zonetool).

ZONE	KEY HIGH SCHOOLS	ZIP	TEA	WHAT MAKES IT NOTABLE
<b>Central</b>	Austin HS, Travis HS	78703, 78704	C	Premium walkable in-town neighborhoods. Price premium is location-driven, not school-driven.
<b>North</b>	Anderson HS, McCallum HS	78759, 78751, 78756	B	Strongest zoned HS outcomes in AISD. IB at Anderson. Fine Arts Academy at McCallum.
<b>South</b>	Bowie HS, Akins HS, Crockett HS	78749, 78748, 78745	B / C	Bowie is the top zoned HS in AISD. Circle C is master-planned suburban value.
<b>East</b>	LBJ Early College, Eastside Memorial	78721, 78722, 78723	A / C	Gentrifying. Application programs offer strong outcomes from any AISD address.
<b>District-Wide</b>	LASA, Ann Richards, Fine Arts Academy	Any AISD	A	Application-based. Available regardless of home address. Best outcomes in the district.

CENTRAL ZONE · 78703 · TARRYTOWN · CLARKSVILLE · BRYKER WOODS · WINDSOR PARK

# Central Austin

Central Austin is where AISD's oldest high school sits in some of Austin's most expensive real estate. Buyers pay a location premium here. The school zone is not what drives that premium.

AHS

AUSTIN HIGH SCHOOL

PHOTO PENDING

## Austin High School

1715 W CESAR CHAVEZ ST, AUSTIN TX 78703 · GRADES 9-12 · UIL CLASS 5A · EST. 1881

TEA C
OLDEST PUBLIC HS IN TEXAS
IB DIPLOMA PROGRAMME
UIL 5A
STRONG FINE ARTS

Austin High School is the oldest continuously operating public high school in Texas, founded in 1881. It sits on a campus overlooking Lady Bird Lake just off Cesar Chavez. The school offers the IB Diploma Programme for students who apply and are accepted. Strong UIL fine arts programs and a historic basketball tradition.

ZONE ZIP	UIL CLASS	IB PROGRAMME	TEA RATING
78703	5A	Yes	C

**IB DIPLOMA PROGRAMME** Available to Austin HS zone students who apply and are accepted. IB pre-programme begins 9th grade. Application typically in 8th grade. Not automatic for zone residents. Anderson HS also offers IB. If IB is the priority, both campuses should be evaluated.

**FEEDER CHAIN** Elementary feeders include Casis ES, Bryker Woods ES, Lee ES, Reilly ES, and Wooten ES. These feed to O. Henry Middle School, which then feeds Austin High School.

**BUYER NOTE** Tarrytown and Clarksville addresses (78703) carry some of the highest per-square-foot prices in Austin. That premium is driven by walkability, lot values, and proximity to downtown and Mopac. Buyers evaluating Austin HS should assess the IB programme separately from the zoned campus overall.

Sources: TEA TAPR 2024-25 · Austin ISD · UIL. Data reflects 2024-25 school year.

CENTRAL-SOUTH ZONE · 78704 · TRAVIS HEIGHTS · BOULDIN CREEK · SOUTH CONGRESS · BARTON HILLS

**THS**  
TRAVIS HIGH SCHOOL  
PHOTO PENDING

## Travis High School

1211 E OLTORF ST, AUSTIN TX 78704 · GRADES 9-12 · UIL CLASS 5A

- TEA C
- UIL 5A
- STRONG ARTS PROGRAMS
- CULTURALLY DIVERSE CAMPUS

Travis High School serves one of AISD's more economically and culturally diverse zone sets: Travis Heights, Bouldin Creek, South Congress, and Barton Hills. The campus has a strong arts presence and active community engagement. TEA C. The neighborhoods feeding this school carry high premiums, but those premiums come from location, not school quality.

ZONE ZIP	UIL CLASS	ARTS PROGRAMS	TEA RATING
78704	5A	Active	C

**FEEDER CHAIN** Fulmore Middle School is the primary feeder into Travis HS. Elementary feeders for this zone vary by address. Verify at [austinsd.org/zonetool](http://austinsd.org/zonetool).

**BUYER NOTE** Travis Heights and Barton Hills are among Austin's most desirable in-town neighborhoods. Lot values, walkability to South Congress and Barton Springs, and proximity to downtown drive prices here. Buyers evaluating this zone for school quality should also review the LASA and Ann Richards application windows, which are available to any AISD address and represent a substantially stronger academic outcome for eligible students.

### FEEDER MIDDLE SCHOOL

**FMS**  
FULMORE MIDDLE SCHOOL  
PHOTO PENDING

## Fulmore Middle School

AUSTIN TX 78704 · GRADES 6-8 · FEEDS TRAVIS HS

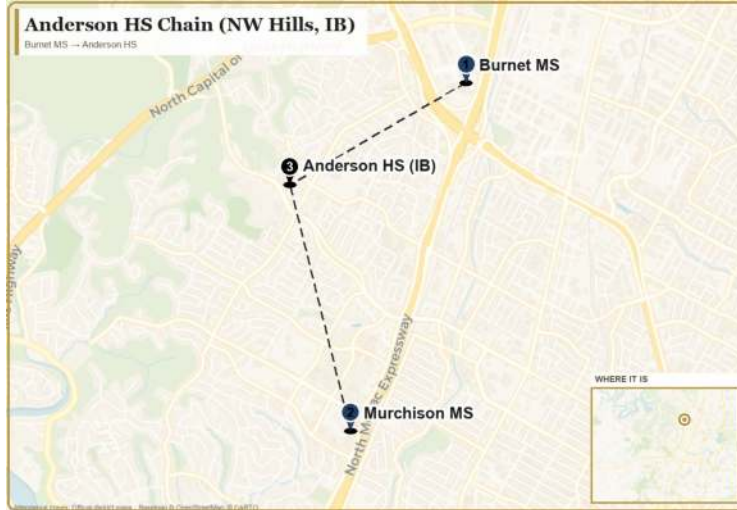
Primary feeder middle school for Travis High School. Serves Travis Heights, Bouldin Creek, and surrounding 78704 neighborhoods. Verify address assignment before purchasing.

Sources: TEA TAPR 2024-25 · Austin ISD. Data reflects 2024-25 school year.

NORTH ZONE · 78759 · NORTHWEST HILLS · GREAT HILLS · BULL CREEK · FOUR HILLS

# North Austin

The north zone holds AISD's two strongest zoned high schools. Anderson carries the IB Diploma Programme. McCallum carries the Fine Arts Academy. Both serve walkable in-town and mid-century suburban neighborhoods at prices well below central Austin.



Anderson HS feeder chain. Elementary schools in Northwest Hills and Great Hills feed to Murchison MS, then to Anderson HS. IB Diploma Programme available at Anderson for students who apply in 8th grade. Zone boundaries subject to change. Verify at [austinisd.org/zonetool](http://austinisd.org/zonetool).



## Anderson High School

8403 MESA DR, AUSTIN TX 78759 · GRADES 9-12 · UIL CLASS 5A · ~2,300 STUDENTS

- TEA B
- IB DIPLOMA PROGRAMME
- UIL 5A
- ~2,300 STUDENTS
- STRONG AP OFFERINGS

Anderson is AISD's strongest zoned high school in the northern zone and one of two AISD campuses offering the IB Diploma Programme. TEA B rating. Large campus with deep academic programming. The IB programme is open to Anderson zone students who apply and are accepted. Application happens in 8th grade. IB coursework begins in 9th grade.

ENROLLMENT	IB PROGRAMME	UIL CLASS	TEA RATING
~2,300	Yes	5A	B

Sources: TEA TAPR 2024-25 · Austin ISD · UIL. Data reflects 2024-25 school year.

## NORTH ZONE · 78759 · NORTHWEST HILLS

**IB DIPLOMA PROGRAMME** Zone-based access plus internal application. Students must be enrolled at Anderson to apply. Apply in 8th grade for IB entry in 9th grade. The programme requires a minimum GPA and teacher recommendations. Not every zone student who applies is accepted.

**FEEDER CHAIN** Elementary feeders: Doss ES, Pillow ES, Gullett ES, Highland Park ES. All feed to Murchison MS (78731), which feeds Anderson HS.

**BUYER NOTE** Northwest Hills (78759) is a mid-century ranch-home neighborhood. Homes trade at mid-range prices by Austin standards. The Anderson zone gives buyers access to IB at a price point well below what Eanes or Lake Travis command. This is one of AISD's better value propositions for school-conscious buyers.

## MURCHISON MIDDLE SCHOOL · Primary Feeder

MMS

MURCHISON MIDDLE SCHOOL

PHOTO PENDING

## Murchison Middle School

3700 N HILLS DR, AUSTIN TX 78731 · GRADES 6-8 · ~1,100 STUDENTS · FEEDS ANDERSON HS

Pre-AP courses available from 6th grade. Strong academic reputation within AISD. Primary feeder for Anderson High School and its IB Diploma Programme. Families interested in Anderson IB should be aware that the Murchison academic track sets up that pathway.

## Why the Anderson zone is AISD's best value for school-focused buyers

Northwest Hills trades at a meaningful discount to Hyde Park and Tarrytown. The Anderson IB programme matches what Austin HS offers, and the Anderson zone TEA B rating is the strongest among all AISD neighborhood high schools. IB access at mid-range Austin prices is a combination that no other AISD zone replicates.

The practical question for buyers: is the student likely to pursue IB? IB entry at Anderson requires an internal application in 8th grade with a minimum GPA and teacher recommendations. Not every student who zones into Anderson will be accepted into the programme. A buyer who purchases in 78759 specifically for IB should confirm that the student profile aligns with the programme requirements. If IB is uncertain, the Anderson zone still delivers one of the strongest standard AP programs in AISD at a price point that the southwest Austin zones cannot match.

NORTH ZONE · 78756 / 78751 / 78757 · HYDE PARK · ROSEDALE · NORTH LOOP



McCallum HS feeder chain. Hyde Park, Rosedale, and North Loop elementaries feed to Lamar MS, then to McCallum HS. Fine Arts Academy magnet is housed at McCallum and accepts students from any AISD address via audition or portfolio.



## McCallum High School + Fine Arts Academy

5900 MANOR RD, AUSTIN TX 78723 · GRADES 9-12 · UIL CLASS 5A · ~1,800 STUDENTS

TEA B   FINE ARTS ACADEMY MAGNET   UIL 5A   ~1,800 STUDENTS   HYDE PARK ZONE

McCallum is AISD's other strong north-zone high school, rated TEA B. Its primary draw for out-of-zone families is the Fine Arts Academy (FAA), a district-wide magnet housed on the same campus. The FAA accepts students via audition or portfolio in visual art, music, theatre, and dance. Any AISD address can apply.

ENROLLMENT	FINE ARTS MAGNET	UIL CLASS	TEA RATING
~1,800	Yes (FAA)	5A	B

**FINE ARTS ACADEMY** District-wide magnet. Admission by audition or portfolio. Disciplines include visual art, music, theatre, and dance. Open application to any AISD student. Students in the FAA attend McCallum for their regular coursework and the FAA for their art discipline.

**FEEDER CHAIN** Elementary feeders: Brentwood ES, Ridgetop ES, Bryker Woods ES, Lee ES, Reilly ES. These feed to Lamar MS (78757), which feeds McCallum HS.

**BUYER NOTE** Hyde Park (78751 and 78756) is one of Austin's most walkable in-town neighborhoods. Prices reflect walkability and location. Families with arts-identified students benefit from the FAA being available regardless of address.

Sources: TEA TAPR 2024-25 · Austin ISD · UIL. Data reflects 2024-25 school year.

# Middle schools that shape the north zone

Two middle schools carry the north zone. Murchison feeds Anderson. Lamar feeds McCallum. Both are solid TEA-rated campuses. Knowing which elementary feeds to which middle school is part of buying smart in this zone.

LMS

LAMAR MIDDLE SCHOOL

PHOTO PENDING

## Lamar Middle School

6201 WYNONA AVE, AUSTIN TX 78757 · GRADES 6-8 · ~750 STUDENTS · FEEDS MCCALLUM HS

Fine arts strength at the middle school level, aligned with the Fine Arts Academy pipeline at McCallum. Serves Hyde Park and surrounding neighborhoods. Active theater, art, and music programs. Primary feeder for McCallum HS and the Fine Arts Academy magnet.

**NORTH ZONE FEEDER CHAINS**

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	TEA
<b>ANDERSON CHAIN (VIA MURCHISON MS)</b>			
Doss ES	Murchison MS	Anderson HS	B
Pillow ES	Murchison MS	Anderson HS	B
Gullett ES	Murchison MS	Anderson HS	B
Highland Park ES	Murchison MS	Anderson HS	A
<b>MCCALLUM CHAIN (VIA LAMAR MS)</b>			
Brentwood ES	Lamar MS	McCallum HS	A
Ridgetop ES	Lamar MS	McCallum HS	B
Bryker Woods ES	Lamar MS	McCallum HS	B

**Zone verification required.** Feeder assignments above reflect general 2024-25 patterns. Always verify a specific address at [austinisd.org/zonetool](http://austinisd.org/zonetool) before making any decisions.

SOUTH ZONE · 78749 · CIRCLE C RANCH · SHADY HOLLOW · MAPLE RUN · SOUTHWEST AUSTIN

# South Austin



Bowie HS feeder chain covering Circle C, Shady Hollow, and southwest Austin. Small MS is the primary middle school in the chain. Elementary feeders include Mills, Kiker, Baldwin, Clayton, Patton, and Baranoff. All roads in this zone lead to Bowie.

**JBHS**  
 JAMES BOWIE HIGH SCHOOL  
 PHOTO PENDING

## James Bowie High School

4103 W SLAUGHTER LN, AUSTIN TX 78749 · GRADES 9-12 · UIL CLASS 6A · ~2,800 STUDENTS

TEA B    UIL 6A    ~2,800 STUDENTS    STRONGEST ZONED HS IN AISD    STRONG AP PROGRAM

James Bowie High School is the highest-rated zoned high school in Austin ISD by TEA accountability. TEA B. UIL Class 6A, the largest classification in Texas. Strong AP program with high participation and pass rates by AISD standards. Serves Circle C, the largest master-planned community inside the district. High parent engagement and active booster programs.

ENROLLMENT	UIL CLASS	AP PROGRAM	TEA RATING
~2,800	6A	Strong	B

**FEEDER CHAIN** Small MS (4801 Monterey Oaks Blvd) is the primary middle school feeder. Elementary feeders: Mills ES, Kiker ES, Baldwin ES, Clayton ES, Patton ES, and Baranoff ES.

**BUYER NOTE** Circle C (78749) is AISD's most suburban zone. Master-planned, HOA-governed, newer construction mixed with 1990s and 2000s builds. Trades at suburban prices, higher than most AISD zones but below Eanes and Lake Travis. For buyers who want a strong zoned high school in a suburban setting within city limits, Bowie zone is the closest AISD equivalent to that profile.

Sources: TEA TAPR 2024-25 · Austin ISD · UIL. Data reflects 2024-25 school year.

SOUTH ZONE · 78748 / 78745 · MANCHACA · ONION CREEK · SOUTH LAMAR · WESTGATE

**AKINS HIGH SCHOOL**

**10701 Jack C Hays Trail, Austin TX 78748.** Grades 9-12. UIL Class 5A. TEA C. Serves Manchaca, 78748, Onion Creek, and the Slaughter Lane corridor. Strong CTE programs including automotive technology, culinary arts, and health science. Dual enrollment available through Austin Community College. Bailey MS is the primary feeder. For buyers in south 78748 and the Manchaca corridor, Akins is the zoned destination. The CTE focus makes it a practical fit for career-minded students.

**CROCKETT HIGH SCHOOL**

**5601 Manchaca Rd, Austin TX 78745.** Grades 9-12. UIL Class 5A. TEA C. Serves South Lamar (78745), Westgate, and the St. Edward's University area. Active theater and arts programs. Covington MS is the primary feeder. The 78745 market is one of Austin's most active buyer zones, driven by South Congress walkability, lot values, and proximity to downtown. Buyers in 78745 evaluating school options should review LASA and Ann Richards application windows alongside the zoned campus.

## South Austin pricing and school zones are largely independent

Travis Heights, Bouldin Creek, South Congress, and South Lamar carry high prices because of location. The school zones in these neighborhoods do not drive that pricing. Buyers paying a South Austin premium for school quality should verify what the zoned campus actually delivers before contracting. Application programs (LASA, Ann Richards, Fine Arts Academy) are the stronger academic play from any AISD address including south Austin.

HIGH SCHOOL	PRIMARY MS FEEDER	ZIP	TEA	NOTABLE PROGRAM
<b>Akins HS</b>	Bailey MS	78748	C	CTE · Dual Enrollment (ACC)
<b>Crockett HS</b>	Covington MS	78745	C	Theatre · Arts Programs
<b>Bowie HS</b>	Small MS	78749	B	Strong AP · 6A

Sources: TEA TAPR 2024-25 · Austin ISD. Data reflects 2024-25 school year.

# Circle C feeder chain to Bowie HS

The Circle C chain is the strongest elementary-to-high-school pipeline in the south AISD zone. Six elementary schools feed through Small MS to Bowie HS. Each campus in the chain holds a TEA B or A rating.

SMS

SMALL MIDDLE SCHOOL

PHOTO PENDING

## Small Middle School (William Sidney Lanier Campus)

4801 MONTEREY OAKS BLVD, AUSTIN TX 78749 · GRADES 6-8 · ~1,100 STUDENTS · FEEDS BOWIE HS

Primary feeder for Bowie HS. Serves the Circle C, Shady Hollow, and southwest Austin zones. Active parent community. Pre-AP tracks available. Students in this chain benefit from high parent engagement and well-resourced extracurriculars through high school.

### CIRCLE C CHAIN: ELEMENTARY TO BOWIE HS

ELEMENTARY SCHOOL	ADDRESS	MIDDLE SCHOOL	HIGH SCHOOL	TEA
Clayton ES	8601 Creswell Cir, 78749	Small MS	Bowie HS	A
Baranoff ES	Southwest Austin, 78739	Small MS	Bowie HS	A
Mills ES	9700 Morado Cir, 78759	Small MS	Bowie HS	B
Kiker ES	1225 Escondido Dr, 78748	Small MS	Bowie HS	B
Baldwin ES	7101 Meadow Lake Blvd, 78749	Small MS	Bowie HS	B
Patton ES	4901 Gonzales St, 78702	Small MS	Bowie HS	B

**Always verify.** Feeder assignments above reflect general 2024-25 zone patterns for Circle C and southwest Austin. Redistricting has occurred in AISD multiple times. Run the official address lookup at [austinisd.org/zonetool](https://austinisd.org/zonetool) before writing any offer.

EAST ZONE · 78721 / 78722 / 78723 / 78752 · EAST AUSTIN · NORTH LOOP EAST · MUELLER

# East Austin

East Austin has undergone more price appreciation than any other AISD zone over the past decade. School quality in the east zone has historically lagged the rest of AISD, but two application programs change the calculus for families willing to navigate them.

## LBJ

LBJ EARLY COLLEGE HIGH SCHOOL

PHOTO PENDING

## LBJ Early College High School

7309 NORTH LOOP 1 EAST, AUSTIN TX 78752 · GRADES 9-12 · ZONE + APPLICATION

TEA A

EARLY COLLEGE PROGRAM

60+ COLLEGE CREDIT HOURS

ACC DUAL ENROLLMENT

NORTHEAST CORRIDOR

LBJ Early College High School earns a TEA A rating through a program model that gives students a genuine head start on college. Every student takes Austin Community College coursework as part of their regular schedule. Graduates can leave with 60 or more college credit hours at no cost beyond the high school diploma.

TEA RATING	COLLEGE CREDITS	PARTNER	ACCESS
A	60+ possible	ACC	Zone + App.

**PROGRAM MODEL** All students take ACC college courses beginning in 9th or 10th grade. Credits are transferable to Texas public universities. The curriculum is structured around completing an associate degree alongside the high school diploma. Strong outcomes for first-generation college-going students.

**BUYER NOTE** For buyers in the northeast corridor (78752) or east Austin neighborhoods with access to this zone, LBJ Early College offers a TEA A outcome that most AISD zones cannot match. Out-of-zone buyers can apply. Verify eligibility at [austinisd.org/choice](http://austinisd.org/choice).

Sources: TEA TAPR 2024-25 · Austin ISD · ACC. Data reflects 2024-25 school year.

EAST ZONE · 78721 / 78724 · GOVALLE · MONTOPOLIS · FAR NORTHEAST AUSTIN

**EASTSIDE MEMORIAL HS AT ALLAN**

**1012 Arthur Stiles Rd, Austin TX 78721.** Grades 9-12. STEM Magnet. Available district-wide via application. Small enrollment (~500 to 700 students). Academy structure with a dedicated STEM focus. TEA improvement trajectory in recent years. For buyers purchasing in Govalle, Montopolis, or east Austin, the STEM magnet at Eastside Memorial is an application path that opens regardless of zone. Students accepted into the STEM academy can build a strong four-year academic record at a campus that punches above its district reputation.

**REAGAN EARLY COLLEGE HS**

**7104 Northeast Pkwy, Austin TX 78724.** Far northeast Austin. Academy of Global Studies magnet housed here. Serves the northeastern corner of AISD. Also an early college model with ACC dual enrollment. For buyers in the 78724 corridor, Reagan and LBJ Early College represent the two application-based paths with strong academic outcomes in the east zone. Zone assignment alone in the far northeast does not yield the same outcomes as the application path.

## East Austin: what buyers should know in 2026

Govalle, Montopolis, and the Mueller district have seen sharp appreciation. Buyers are arriving from Central Austin priced out of Tarrytown or Travis Heights. The school conversation in east Austin runs as follows: zoned campuses in this part of AISD have historically underperformed. The application programs, specifically LBJ Early College, Eastside Memorial STEM, and all three district-wide magnets (LASA, Ann Richards, Fine Arts Academy), are accessible regardless of east Austin address and represent the strongest academic paths for families buying here.

The opportunity: a buyer purchasing in Mueller or Govalle at mid-range prices can apply to LASA, Ann Richards, or LBJ Early College from that same address. No east Austin zip code disqualifies a student from those programs. The price discount relative to Tarrytown or Hyde Park is real. The application programs are the same.

Sources: TEA TAPR 2024-25 · Austin ISD. Data reflects 2024-25 school year.

# North zone elementary schools

The Anderson and McCallum chains are built on a set of north Austin elementaries that run consistently above the AISD district average. Several hold TEA A ratings. Buyers purchasing in the north zone for school reasons should confirm which elementary chain their specific address feeds before contracting.

ELEMENTARY	ADDRESS	TEA	MIDDLE SCHOOL	HIGH SCHOOL
<b>ANDERSON CHAIN (VIA MURCHISON MS)</b>				
Highland Park ES	5306 Doss Dr, 78731	A	Murchison MS	Anderson HS
Doss ES	7005 Northledge Dr, 78731	B	Murchison MS	Anderson HS
Pillow ES	3025 Crosscreek Dr, 78757	B	Murchison MS	Anderson HS
Gullett ES	3407 Menchaca Rd, 78704	B	Murchison MS	Anderson HS
<b>MCCALLUM CHAIN (VIA LAMAR MS)</b>				
Brentwood ES	6700 Arroyo Seco, 78757	A	Lamar MS	McCallum HS
Bryker Woods ES	3309 Kerbey Ln, 78703	B	Lamar MS	McCallum HS
Ridgetop ES	Ridgetop area, 78756	B	Lamar MS	McCallum HS

## Highland Park and Brentwood: two standout north zone elementaries

Highland Park ES holds a TEA A and feeds into the Anderson IB pipeline via Murchison MS. Brentwood ES holds a TEA A and feeds into the McCallum Fine Arts Academy pipeline via Lamar MS. Both are above the AISD norm. Buyers targeting either of these elementaries should verify the specific address falls inside the zone at [austinisd.org/zonetool](http://austinisd.org/zonetool), not just the general neighborhood.

**Zone verification is required.** The table above reflects general 2024-25 zone patterns. AISD has redistricted multiple times. Only the official address lookup tool confirms your specific chain.

## Circle C elementary chain

The Circle C elementary schools feed through Small MS to Bowie HS. Several hold TEA A or B ratings, which is consistently above the AISD average. This is one of the more cohesive elementary chains in the district. Buyers choosing Circle C for school quality should verify which specific elementary their address feeds to, since the chain includes both TEA A and TEA B campuses.

ELEMENTARY	ADDRESS	TEA	MIDDLE SCHOOL	HIGH SCHOOL
Clayton ES	8601 Creswell Cir, 78749	A	Small MS	Bowie HS
Baranoff ES	Southwest Austin, 78739	A	Small MS	Bowie HS
Mills ES	9700 Morado Cir, 78759	B	Small MS	Bowie HS
Kiker ES	1225 Escondido Dr, 78748	B	Small MS	Bowie HS
Baldwin ES	7101 Meadow Lake Blvd, 78749	B	Small MS	Bowie HS
Patton ES	4901 Gonzales St, 78702	B	Small MS	Bowie HS

### Clayton and Baranoff: the two TEA A elementaries in the Bowie chain

Both Clayton ES and Baranoff ES hold TEA A ratings and feed directly through Small MS to Bowie HS. Buyers targeting TEA A at the elementary level within the Bowie chain should focus on addresses that map to these two campuses. Not all Circle C addresses feed to Clayton or Baranoff. Use the zone tool to confirm which campus serves your specific address.

#### WHAT THE CIRCLE C CHAIN OFFERS

A buyer who purchases in Circle C and lands in the Clayton or Baranoff zone gets a TEA A elementary, a solid middle school, and AISD's top-rated zoned high school, all in one package. This is a coherent chain. It is the strongest full-pipeline offering in south AISD.

#### WHAT TO WATCH FOR

Circle C is a large community. Not every street maps to the same elementary. Street-level zone verification matters here. Additionally, AISD redistricting risk is real. The Bowie chain has been stable, but that stability is not guaranteed. Confirm at [austinisd.org/zonetool](http://austinisd.org/zonetool) before writing an offer.

# Every major program in one place

Austin ISD operates more specialized academic programs than any other district in this guide. Understanding which programs require zone residency, which require only an AISD address, and which require an application regardless of zone is essential for buyers who are purchasing with school plans in mind.

PROGRAM	SCHOOL	GRADES	ACCESS TYPE	KEY NOTES
<b>LASA</b>	Liberal Arts & Science Academy	9-12	Any AISD address, application	TEA A. #4 Texas. Pure AP. Nov-Jan window.
<b>Ann Richards</b>	Ann Richards School	6-12	Any AISD address, application, girls only	TEA A. Entry at 6th grade. STEM + leadership.
<b>IB Diploma</b>	Anderson HS	9-12	Zone + internal application	Must be enrolled at Anderson. Apply 8th grade.
<b>IB Diploma</b>	Austin HS	9-12	Zone + internal application	Must be enrolled at Austin HS. Apply 8th grade.
<b>Fine Arts Academy</b>	McCallum HS	9-12	Any AISD address, audition/portfolio	Visual art, music, theatre, dance.
<b>Academy of Global Studies</b>	Reagan HS	9-12	Any AISD address, application	Northeast Austin. Magnet program.
<b>Early College</b>	LBJ Early College HS	9-12	Zone + application	TEA A. 60+ ACC credit hours. Northeast Austin.
<b>STEM Magnet</b>	Eastside Memorial HS	9-12	Any AISD address, application	East Austin. Small enrollment. Improvement trajectory.
<b>Dual Language</b>	Multiple elementaries	PK-5	Zone dependent	Maplewood ES, Zavala ES, Bryker Woods ES, others.

## Two kinds of programs: address-based and zone-based

LASA, Ann Richards, Fine Arts Academy, Academy of Global Studies, and the STEM Magnet at Eastside Memorial are open to any AISD address. The IB programmes at Anderson and Austin HS require zone enrollment first. LBJ Early College is primarily zone-based with an application component. Buyers should distinguish between these two types before purchasing based on a specific program plan.

### AISD ENROLLMENT OFFICE

4000 S. IH-35 Frontage Rd.  
Austin TX 78704  
(512) 414-1700  
austinisd.org

### APPLICATION WINDOW

Opens each **November**  
Closes **January**  
Results announced spring. Waitlists active through summer.

### KEY PROGRAMS CONTACT

**LASA / Ann Richards:**  
austinisd.org/chooseyourschool  
**Superintendent:**  
Matias Segura

# Athletics, fine arts, and academic UIL

AISD campuses compete across UIL classifications from 3A-equivalent academic competitions to 6A team sports. For families where extracurricular programs influence school choice, here is what each campus offers.

## UIL CLASSIFICATIONS

Bowie HS competes at UIL Class 6A, the largest classification in Texas, reflecting its ~2,800-student enrollment. Anderson, McCallum, Austin, Travis, Akins, and Crockett all compete at UIL Class 5A. LASA competes in smaller academic UIL categories because of its ~900-student enrollment. These classifications matter for families focused on varsity athletic competition. A student at Bowie competes against the largest schools in the state. A student at McCallum (5A) competes in a smaller field.

## FINE ARTS PROGRAMS

The Fine Arts Academy at McCallum is the centerpiece of AISD arts education at the high school level. The FAA has produced professional actors, musicians, and visual artists. It operates like a conservatory inside a public high school. Austin HS has one of the stronger fine arts histories in the district, with a long-running theater tradition and active UIL fine arts competition. Lamar MS feeds into McCallum with aligned arts programming at the middle school level.

## ACADEMIC UIL

LASA dominates academic UIL competition within AISD and across Texas. Because LASA competes at 3A enrollment classification for UIL purposes, it wins state titles in academic events that larger campuses cannot compete for at the same level. Anderson competes at 5A in academic UIL. McCallum, Bowie, and Austin HS all field academic UIL teams at the 5A or 6A level.

## NOTABLE TRADITIONS

Austin HS has a long basketball tradition and is one of the oldest UIL programs in the state. McCallum HS theater has produced recognized productions and alumni in the Austin arts community. Bowie HS football competes at 6A with a well-funded booster program consistent with Circle C parent engagement. LASA academic UIL teams have won state titles in multiple disciplines, reinforcing the campus's national ranking.

Sources: UIL · Austin ISD · Individual campus athletic and fine arts programs. Data reflects 2024-25 school year.

# What the data says for buyers

This page synthesizes everything in this section into the observations most relevant to buyers making a real decision about an AISD address.

## The C district rating hides everything important

AISD's TEA C district rating is a weighted average across 130 campuses. LASA is a TEA A campus ranked #4 in Texas. LBJ Early College is a TEA A campus. Bowie HS is a TEA B campus. The district score does not represent your student's experience. What matters is the chain connected to a specific address, and whether you have navigated the application calendar for programs open to any AISD address.

### ZONE ALERT

AISD has redistricted multiple times in the past ten years. Zone assignments that held in 2020 may not hold today and may not hold in 2028. Always verify a specific address at [austinisd.org/zonetool](http://austinisd.org/zonetool). Magnet schools carry no redistricting risk. Zoned campuses do.

### APPLICATION TIMING

LASA and Ann Richards application windows open in November and close in January for the following fall. Missing the window means waiting a full year. For buyers with a child currently in 4th, 5th, 7th, or 8th grade, the application calendar is active. Know it before you close.

### BEST VALUE IN AISD

Anderson zone (78759) gives IB Diploma Programme access at mid-range prices by Austin standards. Northwest Hills trades significantly below Tarrytown, Hyde Park, or Circle C on a per-square-foot basis while delivering a TEA B high school with IB. That gap is the value story in AISD for school-focused buyers.

### EAST AUSTIN OPPORTUNITY

A buyer purchasing in Mueller or Govalle at discounted prices relative to central Austin can access LASA, Ann Richards, Fine Arts Academy, LBJ Early College, and the STEM Magnet at Eastside Memorial from that address. East Austin zip codes do not limit application program eligibility. The price discount is real. The program access is identical.

LASA eligibility does not create a price premium for any single AISD neighborhood. Every AISD address can apply. The premium exists at the district level (AISD vs. suburban districts), not at the neighborhood level within AISD. Do not pay a Tarrytown or Travis Heights premium expecting it to reflect school quality. It does not.

# Find your school by address

## Run the official AISD zone tool before contracting on any address

ZIP codes do not determine school assignment. Two houses on opposite sides of a street can feed to different schools. The only authoritative source is the official AISD zone lookup at [austinisd.org/zonetool](https://austinisd.org/zonetool). Run it for every address you are seriously considering. Run it again after any accepted offer to confirm no redistricting has occurred between listing and closing.

### GENERAL ZIP-TO-HIGH-SCHOOL REFERENCE

ZIP CODE	TYPICAL ZONED HIGH SCHOOL	TEA	NOTES
78703	Austin HS	C	Tarrytown, Clarksville. IB programme available.
78704	Travis HS or Crockett HS	C	Depends on address. Verify via zone tool.
78749	Bowie HS	B	Circle C Ranch, Shady Hollow. Strongest zoned HS in AISD.
78759	Anderson HS	B	Northwest Hills. IB programme. Best value in AISD.
78751 / 78756	McCallum HS	B	Hyde Park, Rosedale. Fine Arts Academy available.
78748 / 78652	Akins HS	C	Manchaca, Onion Creek corridor.
78745	Crockett HS	C	South Lamar. Application programs available to all AISD.
78721 / 78722 / 78723	LBJ Early College or Eastside Memorial	A / varies	Depends on address. Gentrifying. Strong application programs.
78752 / 78724	LBJ Early College or Reagan HS	A / varies	Northeast corridor. LBJ is TEA A.
Any AISD	LASA, Ann Richards, Fine Arts Academy	A	Application only. No zone requirement. Nov-Jan window.

#### OFFICIAL LOOKUPS

**Zone tool:** [austinisd.org/zonetool](https://austinisd.org/zonetool)

**Choice office:** [austinisd.org/choice](https://austinisd.org/choice)

**Application calendar:** Opens November each year. Closes January.

**Campus TEA pages:** [txschools.gov](https://txschools.gov)

#### IMPORTANT REMINDER

ZIP codes are postal boundaries, not school zones. They overlap but do not match. Never assume that a ZIP code confirms a school assignment. The zone tool is the only reliable method. This guide uses ZIP codes for general orientation only. Your offer should be based on the zone tool result, not this table.

# Data sources and methodology

This section draws on publicly available data from the sources listed below. School ratings, enrollment figures, and feeder chains reflect the 2024-25 school year. All data is subject to change. Zone assignments in particular can and do change with AISD redistricting. Verify every address using official AISD tools before making any decision.

## PRIMARY DATA SOURCES

TEA TAPR (Texas Academic Performance Reports) 2024-25. Used for campus ratings, enrollment, and demographic data. Texas Education Agency at [tea.texas.gov](http://tea.texas.gov).

UIL (University Interscholastic League). Used for athletic and academic competition classifications. [uiltexas.org](http://uiltexas.org).

U.S. News & World Report Best High Schools rankings 2024. Used for state and national rankings where cited.

## DISTRICT AND CAMPUS SOURCES

Austin ISD official website and zone tool at [austinisd.org](http://austinisd.org). Used for feeder chain data, program eligibility, and application windows.

Austin ISD Choice Office at [austinisd.org/choice](http://austinisd.org/choice). Used for magnet and application program details.

Campus-level public records and program information as published by individual schools.

## Disclaimer

This guide is produced for informational purposes by Grewal RE Group. It is not an official Austin ISD publication. School zone assignments, TEA ratings, enrollment figures, and program availability all change. This guide reflects data available at publication. Grewal RE Group does not warrant the accuracy of school zone assignments for any specific address. Always verify zone assignments using the official AISD zone tool at [austinisd.org/zonetool](http://austinisd.org/zonetool) and consult with Austin ISD directly for current program information before making any real estate or educational decision.

**Grewal RE Group.** Shivraj Grewal, TREC #736060. [shivraj.grewal@compass.com](mailto:shivraj.grewal@compass.com). 512.617.0001. Austin, Texas.

PART IX · MANOR · EAST TRAVIS COUNTY · SHADOWGLEN · PRESIDENTIAL MEADOWS

# Manor ISD

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The most affordable entry point in the Austin metro. A fast-growth district with a TEA C rating and one truly distinctive school: Manor New Tech High School, a project-based learning campus with no direct equivalent in the region.

MANOR INDEPENDENT SCHOOL DISTRICT · EAST TRAVIS COUNTY

# Manor ISD

Manor · ShadowGlen · Presidential Meadows · eastern Austin ETJ · US-290 East corridor

Manor ISD serves approximately 10,000 students across a fast-growing stretch of East Travis County, anchored by the city of Manor roughly 12 miles northeast of downtown Austin. The district holds a TEA C rating (~72/100 estimated, 2024-25). Enrollment growth is strong and district investment in curriculum and staffing has accelerated alongside it. For buyers, Manor ISD offers the lowest home prices of any district in this guide. Median sale prices run \$280,000 to \$420,000. The other thing Manor offers is Manor New Tech High School, a project-based learning campus that has no direct equivalent anywhere else in the Austin metro.

## C

### TEA RATING

~72/100 estimated district score, 2024-25.  
Upward trend from prior cycle. Campus scores vary.

## 2

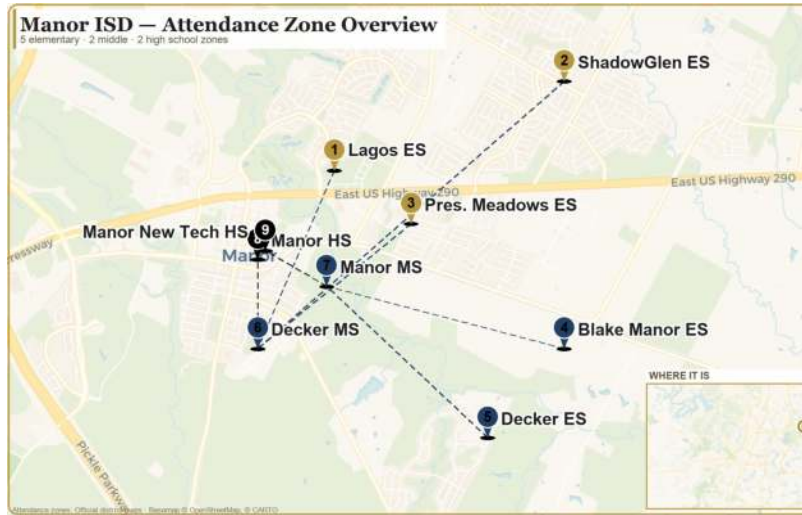
### HIGH SCHOOLS

Manor HS (Mustangs, UIL 5A) · Manor New Tech HS (project-based learning, New Tech Network)

## ~10,000

### STUDENTS

Fast-growth district. ShadowGlen and Presidential Meadows continue to add enrollment from new residential development.



Manor ISD serves East Travis County from the city of Manor east toward the Elgin corridor. ShadowGlen and Presidential Meadows are the two largest master-planned communities inside district boundaries. Zone lines shift as the district opens new campuses. Always verify assignment by specific address before contracting. Official lookup on final page.

### DISTRICT LEADERSHIP & CONTACT

#### SUPERINTENDENT

Dr. Robert Sormani

#### DISTRICT OFFICE

18010 Blake Manor Rd., Manor TX 78653

#### MAIN PHONE

(512) 278-4002

#### WEBSITE & EMAIL

manorisd.net  
robert.sormani@manorisd.net

# East Travis County growth, value pricing, and commute reality

Manor ISD is the entry point of this guide. A buyer who cannot clear the bar for Eanes, Lake Travis, or Leander ISD gets something real here: more land, newer construction, lower price points, and a school district that is still writing its story. Buy that with clear eyes and it is a solid decision. Buy it without understanding the tradeoffs and you will be disappointed.

## EAST TRAVIS COUNTY GROWTH

The US-290 East corridor has shifted dramatically in a decade. ShadowGlen is a golf-course master-planned community with a pool, trails, and active HOA programs. Presidential Meadows brings larger lots and newer builds at the upper end of the Manor price range. The city of Manor itself is a small historic core with a slowly changing character. This is not a polished suburb yet. It is the edge of Austin's eastward expansion, and the land math still works in the buyer's favor.

## HOME PRICE CONTEXT

Median sales prices in Manor ISD zones typically run \$280,000 to \$420,000 depending on subdivision and build year. That is \$150,000 to \$300,000 less than comparable square footage in Eanes or Lake Travis ISD zones. Property taxes track with other Travis County areas, so the tax rate is not a material offset. Buyers get significantly more square footage and lot size per dollar than anywhere in the western or northern Austin metro.

## COMMUTE REALITY

Manor is 12 miles northeast of downtown Austin and about 20 miles from the Domain or the major tech corridors along US-183 and TX-45. The commute on US-290 East runs 25 to 40 minutes in normal morning traffic and can stretch longer during peak hours. Buyers should drive the route at commute time before contracting. The commute is manageable for many households and is the primary tradeoff for the price differential.

## BUYER PROFILE FOR MANOR

The buyer who succeeds in Manor ISD typically falls into one of two profiles. First is the budget-driven buyer: homeownership in the Austin metro would otherwise require a longer commute or a smaller home in a less appealing location. Second is the Manor New Tech buyer: the school is a specific draw, and the price point makes it financially attractive relative to private school alternatives. Both are legitimate reasons to choose this district.

## Manor ISD vs. Pflugerville ISD: the honest comparison

Buyers cross-shopping Manor ISD and Pflugerville ISD are looking at similar price ranges and similar TEA ratings. Pflugerville ISD has more AP sections, a deeper CTE catalog, and more established campus cultures. Manor ISD has Manor New Tech, which Pflugerville does not have an equivalent to. Pflugerville is closer to the major employment nodes on US-183. Manor is farther east with larger lots and lower prices. Neither is objectively better. They serve different buyer priorities.

# Two high schools, two distinct paths

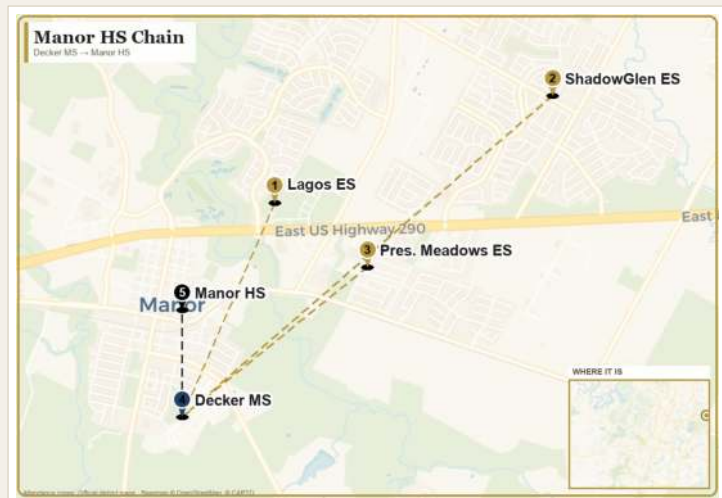
Manor ISD runs two high schools with fundamentally different instructional models. Most students zone to Manor High School. Manor New Tech operates on the New Tech Network project-based learning model and has historically served students district-wide. Enrollment policy at New Tech has changed over the years between zoned and open-application. Confirm the current policy directly with Manor ISD before using it as a decision factor.

**CHAIN A**

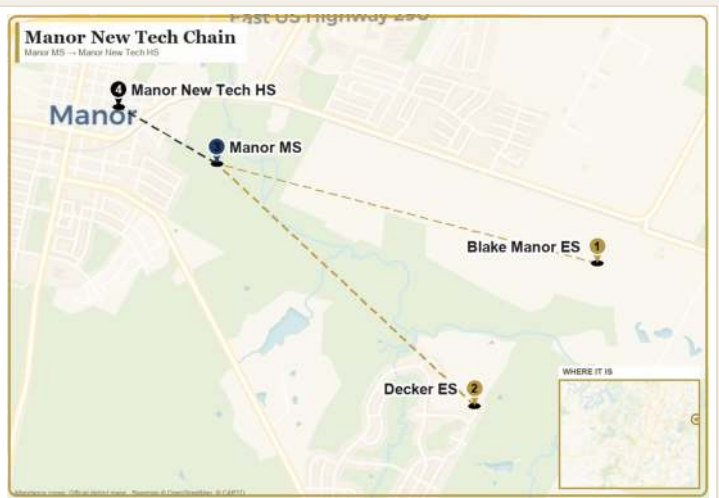
- Manor High School
- Manor HS · Mustangs · UIL 5A
- Decker Middle School
- Manor Middle School
- Lagos Elementary
- Blake Manor Elementary
- ShadowGlen Elementary
- Presidential Meadows Elementary

**CHAIN B**

- Manor New Tech HS
- Manor New Tech HS · UIL 4A
- Decker Middle School
- Manor Middle School
- District-wide draw (verify current policy)



Manor HS chain: Manor city core, ShadowGlen, Presidential Meadows, 78653 west corridor



Manor New Tech chain: 78653 east, NE Travis County corridor, district-wide application pool

Zone boundaries change as Manor ISD grows and opens new campuses. Always verify specific address assignment with the official Manor ISD boundary tool before advising clients. Do not rely on third-party zone maps. New Tech enrollment policy must be confirmed directly with the district each year before using it as a contract decision factor.



## Manor High School

12200 GREGG MANOR RD, MANOR TX 78653 · GRADES 9–12 · MUSTANGS · UIL 5A

- UIL 5A
- AP COURSES
- DUAL ENROLLMENT
- CTE PROGRAMS
- FINE ARTS

Manor HS is the district’s comprehensive traditional high school serving the majority of Manor ISD students. It offers AP courses in core subjects, dual enrollment through Austin Community College, and a growing CTE program with business, technology, and health science pathways. The Mustangs compete at the UIL 5A level. Faculty investment and program development have accelerated alongside enrollment growth. AP participation and pass rates are below state averages but improving. For a student who needs a traditional college-prep environment, this is a real school making real progress.

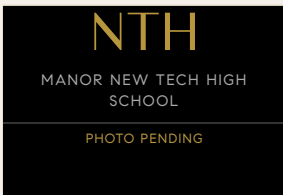
**ENROLLMENT** ~2,000 students (est., 2024-25)

**TEA RATING** C range (2024-25; verify at tea.texas.gov)

**GRADUATION RATE** ~88% (TEA TAPR 2022-23)

**DUAL ENROLLMENT** Austin Community College partnership

ECON. DISADVANTAGED	~68%	ENGLISH LEARNERS	~18%
Hispanic ~58% · Black ~18% · White ~14% · Two or more ~6% · Other ~4%			



## Manor New Tech High School

14832 N FM 973, MANOR TX 78653 · GRADES 9–12 · NEW TECH NETWORK · UIL 4A

- PROJECT-BASED LEARNING
- NEW TECH NETWORK
- DUAL ENROLLMENT
- SMALL CAMPUS
- COLLEGE PREP

Manor New Tech operates on the New Tech Network model: every course is delivered through multi-week projects that integrate subjects and require public presentations. Students work in teams, manage timelines, use digital tools, and present to external audiences. It is demanding in a way that standardized tests do not measure well. The model rewards self-directed students who struggle in traditional lecture environments. College acceptance rates are solid. This is the most distinctive school in the district and arguably the most distinctive public high school offering in the Austin metro.

**ENROLLMENT** ~500–700 students (est., 2024-25)

**TEA RATING** C range (2024-25; verify at tea.texas.gov)

**GRADUATION RATE** ~90%+ (verify TEA TAPR)

**ENROLLMENT POLICY** Verify current zoned vs. open-application status directly with Manor ISD before contracting

ECON. DISADVANTAGED	~60%	ENGLISH LEARNERS	~12%
Hispanic ~54% · Black ~20% · White ~16% · Two or more ~7% · Other ~3%			

### CAMPUS CONTACTS

MANOR HS PRINCIPAL Kandice Smith	MANOR HS PHONE (512) 278-4665	PRINCIPAL EMAIL kandice.smith@manorisd.net	NEW TECH HS PHONE (512) 278-4800
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# Two middle schools serving a growing district

Manor ISD operates two middle schools. Both feed all four district elementaries and both send students to either Manor HS or Manor New Tech HS. The middle school you are assigned to depends on your specific address. Verify by address before drawing any conclusions about the feeder path.

## MMS

MANOR MIDDLE SCHOOL

PHOTO PENDING

### Manor Middle School

14009 GREGG MANOR RD, MANOR TX 78653 · GRADES 6–8

Manor Middle School is the longer-established of the two district middle schools and serves the Manor city core and adjacent neighborhoods including the Lagos Elementary feeder zone. Faculty continuity is stronger here than at the newer Decker campus. The school offers core academics, band and choir, athletics, and elective programs. Parent involvement surveys from recent years have been positive at this campus. Students from Manor MS feed both Manor HS and are eligible for Manor New Tech HS.

**ENROLLMENT** ~900–1,100 (est.)

**TEA RATING** C range (2024-25; verify)

**FEEDER ESES** Lagos Elementary, Blake Manor Elementary (portions)

**FEEDS TO** Manor HS · Manor New Tech HS

## DMS

DECKER MIDDLE SCHOOL

PHOTO PENDING

### Decker Middle School

12400 GREGG MANOR RD, MANOR TX 78653 · GRADES 6–8

Decker Middle School is the newer of the two district middle schools and serves primarily the ShadowGlen and Presidential Meadows residential developments in the southern and eastern portions of the district. The campus has grown rapidly alongside those subdivisions. It offers the standard core curriculum plus fine arts, CTE introduction courses, and athletics. The Decker community is newer and still building its campus culture, which reflects the relatively recent build-out of the neighborhoods it serves.

**ENROLLMENT** ~900–1,100 (est., growing)

**TEA RATING** C range (2024-25; verify)

**FEEDER ESES** ShadowGlen ES, Presidential Meadows ES, Blake Manor ES (portions)

**FEEDS TO** Manor HS · Manor New Tech HS

MANOR MS CHAIN · DECKER MS CHAIN · LAGOS ES → SHADOWGLEN ES → PRESIDENTIAL MEADOWS ES

**LE**  
LAGOS ELEMENTARY  
PHOTO PENDING  
MANOR MIDDLE SCHOOL

### Lagos Elementary School

MANOR ISD · GRADES PK-5 · TEA C

Lagos Elementary serves the Manor city core and established surrounding neighborhoods. It is one of the district's longer-tenured campuses with a more settled faculty and parent community than the newer subdivision elementaries. Bilingual programming supports a significant English Learner population. The campus has been part of the district's curriculum alignment work and shows steady improvement trends.

**Zoned path:** Manor Middle School → Manor HS / New Tech HS

ENROLLMENT	BILINGUAL	ECON. DISADV.
~550	Yes	~72%

**BODY** Hispanic ~62% · Black ~17% · White ~11% · Other ~10%



**SG**  
SHADOWGLEN ELEMENTARY  
PHOTO PENDING  
DECKER MIDDLE SCHOOL

### ShadowGlen Elementary School

MANOR ISD · GRADES PK-5 · TEA C TO B

ShadowGlen Elementary is the neighborhood campus for the ShadowGlen master-planned community, one of Manor ISD's most established newer subdivisions. Active HOA programs and higher owner-occupancy rates in ShadowGlen carry over into school culture and parent engagement. The campus has a slightly stronger socioeconomic profile than other Manor ISD elementaries, which is reflected in its performance data. Families in the ShadowGlen community frequently cite this campus as a positive factor in their purchase decision.

**Zoned path:** Decker Middle School → Manor HS / New Tech HS

ENROLLMENT	COMMUNITY	ECON. DISADV.
~600	HOA	~55%

**BODY** Hispanic ~52% · White ~22% · Black ~14% · Other ~12%



**PM**  
PRESIDENTIAL MEADOWS ES  
PHOTO PENDING  
DECKER MIDDLE SCHOOL

### Presidential Meadows Elementary School

MANOR ISD · GRADES PK-5 · TEA C

Presidential Meadows Elementary serves the Presidential Meadows subdivision, a newer development in the eastern portion of the district featuring larger lots and newer construction at the upper end of the Manor price range. The campus is one of the district's newer facilities, with a physical plant that reflects its recent opening. Enrollment is actively growing as residential development in the area continues. Expect this campus to expand capacity within the next few years.

**Zoned path:** Decker Middle School → Manor HS / New Tech HS

ENROLLMENT	FACILITY	ECON. DISADV.
~500	Newer	~58%

**BODY** Hispanic ~55% · White ~20% · Black ~14% · Other ~11%



## Buyer note: ShadowGlen vs. Presidential Meadows

Buyers choosing between ShadowGlen and Presidential Meadows are often choosing between two similar price bands in the same district. ShadowGlen has the golf course, the trail system, and a more established community feel. Presidential Meadows has larger lots at a slightly lower per-square-foot price, and the campus is newer. Both feed Decker MS and then to Manor HS or New Tech. The school assignment path is functionally the same. The neighborhood character is different. Decide which matters more for your client before writing the offer. Both zones are actively growing. Redistricting is possible within the next two to three years as the district adds campus capacity. Do not promise a specific school assignment beyond the current official zone map.

MANOR MS CHAIN · DECKER MS CHAIN

**BM**  
BLAKE MANOR ELEMENTARY  
PHOTO PENDING  
MANOR MS OR DECKER MS  
(VERIFY BY ADDRESS)

**Blake Manor Elementary School**

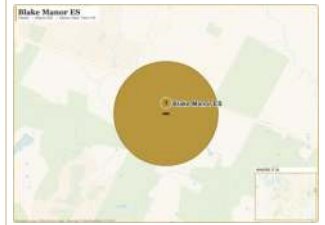
MANOR ISD · GRADES PK-5 · TEA C

Blake Manor Elementary sits in a transitional zone between the Manor city core and the newer eastern subdivisions along the US-290 East corridor. The campus serves a mixed feeder area that pulls from both established Manor neighborhoods and newer residential arrivals. The middle school boundary runs through this zone, meaning some Blake Manor addresses feed Manor MS and others feed Decker MS. Always verify the specific address before advising a client on the feeder path from this campus.

**Zoned path:** Manor MS or Decker MS → Manor HS / New Tech HS (verify by address)

ENROLLMENT ~500	BOUNDARY Split MS	ECON. DISADV. ~68%
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**BODY** Hispanic ~60% · Black ~18% · White ~13% · Other ~9%



**DE**  
DECKER ELEMENTARY  
PHOTO PENDING  
DECKER MIDDLE SCHOOL

**Decker Elementary School**

MANOR ISD · GRADES PK-5 · TEA C

Decker Elementary is located in the northeastern portion of the district and feeds primarily into Decker Middle School. The campus serves a rural-to-suburban mix that is characteristic of the outer edge of East Travis County development. Class sizes are smaller than the subdivision elementaries due to the lower residential density in its zone. The campus has a quieter, more rural feel than ShadowGlen or Presidential Meadows elementaries, which some families find preferable.

**Zoned path:** Decker Middle School → Manor HS / New Tech HS

ENROLLMENT ~400	SETTING Rural edge	ECON. DISADV. ~70%
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**BODY** Hispanic ~58% · Black ~16% · White ~16% · Other ~10%



**What buyers ask most**

Blake Manor ES straddles two middle school zones. Confirm the specific address with Manor ISD before contracting. Zone varies by which side of the line the home sits on.

Decker ES serves the far northeast of the district. Buyers here are often choosing between Manor ISD and Elgin ISD. Verify by street address.

**MANOR ISD ELEMENTARY CONTACTS**

**Blake Manor ES** 18602 Blake Manor Rd., Manor TX 78653  
**Decker ES** 8400 Decker Lake Rd., Austin TX 78724

**District Office:** (512) 278-4002 manorisd.net  
**Zone Lookup:** manorisd.net/schoolfinder

**Elementary performance context**

All Manor ISD elementary campuses hold a TEA C rating in 2024-25. This reflects the district-wide demographics and a student population with a high share of economically disadvantaged learners. TEA ratings compress academic outcomes into a single number. They do not reflect individual campus culture, teacher quality, or family engagement — all of which vary by campus inside Manor ISD.

Buyers with elementary-age children should visit campuses directly. Call the district enrollment office at (512) 278-4002 to confirm current boundary assignments and any dual-language or specialty program availability at each campus.

# Manor as a value play in East Travis County

## What you are actually buying

A TEA C rating tells you one thing: on the state accountability metrics, this district performs below average. That is a real data point. It is not the whole story. It does not tell you about Manor New Tech, which the standard ranking systems have not figured out how to measure. It does not tell you that the district is growing curriculum investment as property tax revenue rises with home values. And it does not tell you that the families already in ShadowGlen and Presidential Meadows are, by a large majority, satisfied with their choice.

The buyer who succeeds here goes in clear-eyed. You are not buying the top-rated district. You are buying affordability, land, newer construction, and a trajectory. If New Tech fits your student, the value proposition is exceptional. If your student needs a deep AP bench and strong CTE infrastructure, Manor HS is still building that and you should price that gap into your decision.

### VALUE PLAY: PRICE VS. SPACE

\$280K to \$420K buys a newer home with more square footage and more land than anything comparable in Eanes, Lake Travis ISD, or Leander ISD zones. For a buyer with a real budget ceiling, this is not a consolation prize. It is the only math that works for homeownership in the Austin metro with a yard, a garage, and room to grow.

### MANOR NEW TECH AS A STEM DRAW

The New Tech Network model is formally affiliated with the Buck Institute for Education and is explicitly designed to build applied problem-solving, presentation, and collaboration skills. For families considering private school as an alternative, Manor New Tech offers a comparable level of academic differentiation at zero tuition. That is a real financial argument worth running the numbers on before dismissing the district.

### COMMUTE AND LOCATION CONTEXT

Manor to downtown Austin runs 25 to 40 minutes at normal morning traffic on US-290 East. Manor to the Domain or US-183 tech corridor runs 20 to 35 minutes. The commute is the primary lifestyle tradeoff. Buyers should drive it at 7:45 AM on a Tuesday before contracting, not on a Saturday afternoon. The distance is fixed. The traffic experience is the variable that matters.

### GROWTH RISK AND UPSIDE

Rapid growth is both the opportunity and the risk. New development supports property values and gives buyers more comparable sales to underwrite against. It also means the district is building infrastructure under pressure. Class sizes, campus crowding, and zone boundary shifts are all more common in fast-growth districts. Budget for the possibility of reassignment when the next round of new campuses opens, likely within the next three to five years.

All program information and school data reflect 2024-25 to the best of available public sources. Ratings, boundaries, and enrollment policies are subject to change. Verify all data with Manor ISD before advising clients on school assignment.

# Verify before you advise

Manor ISD is a fast-growth district with zone boundaries that change on a cycle faster than most districts in this guide. The only reliable source for current school assignment is the official Manor ISD boundary tool. Third-party sites including Zillow and Realtor.com lag the official data by months. Confirm the specific address against the current map before using school assignment as a contract decision factor.

## Official Zone Lookup · Manor ISD

[manorhawks.net](https://manorhawks.net) → [Departments](#) → [Student Services](#) → [Attendance Boundaries](#)

Use the official Manor ISD boundary tool to verify zone assignment by street address before contracting. This is the only reliable source for current zone data.

## Manor New Tech Enrollment Policy

[manorhawks.net](https://manorhawks.net) → [Schools](#) → [Manor New Tech High School](#)

Enrollment policy at Manor New Tech has changed between zoned and open-application models in recent years. Confirm the current policy, any application timeline, and waitlist structure directly with the district. Do not assume availability based on prior-year information.

## TEA Campus and District Accountability Data

[tea.texas.gov](https://tea.texas.gov) → [Texas Schools](#) → [School Report Card](#)

Current TEA ratings, domain scores, STAAR performance, and demographic data for each Manor ISD campus. Use the TAPR (Texas Academic Performance Report) for full year-over-year data. Always verify ratings against the current release, as prior-year data is frequently cited incorrectly on third-party sites.

## New Tech Network Program Information

[newtechnetwork.org](https://newtechnetwork.org) → [Find a New Tech School](#) → [Texas](#)

The New Tech Network site explains the project-based learning model, lists certified school partners, and provides context for what Manor New Tech offers compared to a traditional high school curriculum. Useful context for buyers evaluating the school for a specific student profile.

## Questions About This District?

[shivraj.grewal@compass.com](mailto:shivraj.grewal@compass.com) · 512.617.0001

Shivraj Grewal, Grewal RE Group. Zone analysis by specific address, neighborhood comparisons across the East Travis County corridor, and honest guidance on what this district means for your client's family situation and budget.

Data sources: TEA TAPR 2022-23; Manor ISD website ([manorhawks.net](https://manorhawks.net)); New Tech Network ([newtechnetwork.org](https://newtechnetwork.org)); Niche.com 2024; U.S. News & World Report Best High Schools 2024; UIL Texas. Enrollment figures are estimates from publicly available data. Ratings, zone boundaries, and program availability are subject to change. Verify all data directly with Manor ISD before advising clients.

## About This Guide

This guide is a buyer resource prepared by Grewal RE Group to help families understand school districts in the Greater Austin area. All data reflects publicly available information for the 2024-25 school year. School boundaries, ratings, programs, and enrollment figures change regularly. Every family should verify current information directly with the relevant school district before making any real estate decision.

### PRIMARY DATA SOURCES

**Texas Education Agency (TEA)** — Accountability ratings, TAPR campus reports, enrollment, demographics, and STAAR proficiency data. [tea.texas.gov](https://tea.texas.gov)

**University Interscholastic League (UIL)** — Athletic classifications, playoff results, state championship records. [uilex.com](https://uilex.com)

**Texas Tribune Schools Data** — Campus-level test scores, demographics, and accountability histories. [texas Tribune.com/education](https://texas Tribune.com/education)

**U.S. News & World Report** — High school national and state rankings, college readiness index. [usnews.com/education/best-high-schools](https://www.usnews.com/education/best-high-schools)

### ADDITIONAL SOURCES

**Niche.com** — Campus grades, parent reviews, and academic environment assessments. [niche.com/k12](https://www.niche.com/k12)

**Individual District Websites** — Attendance zone maps, feeder chain information, program details, and enrollment data. Each district's official site is cited on the zone lookup page for that section.

**College Board / SAT** — SAT average scores and participation rates by campus. [collegeboard.org](https://collegeboard.org)

**U.S. Census Bureau / ACS** — Community demographic context and housing data. [census.gov](https://census.gov)

## Do Your Own Research

This guide is a starting point, not a substitute for your own due diligence. School zone boundaries shift as districts manage enrollment growth. A campus's accountability rating can change from one year to the next. Programs are added, renamed, or discontinued. New campuses open and rezoning follows.

Before writing an offer on any property, confirm the current attendance zone assignment using the official district zone tool. Confirm program availability directly with the campus. Do not rely on this guide, a listing agent, a neighbor, or any third-party source as your final verification. The information is accurate to the best of our knowledge at the time of publication, but school data changes and only the district can confirm a specific address's current assignment.

### DATA CURRENCY

All campus ratings, enrollment figures, demographic data, and program listings reflect the 2024-25 school year unless otherwise noted. Athletic records reflect results through the 2024-25 season. Home price context is approximate based on market data available at time of writing and does not constitute an appraisal.

### AGENT DISCLOSURE

Shivraj Grewal is a licensed Texas real estate agent, TREC #736060, affiliated with Compass RE Texas, LLC. This guide is produced by Grewal RE Group as a client education resource. It is not legal or financial advice. School assignment decisions should be made in consultation with the relevant school district. Real estate decisions should be made in consultation with a licensed professional.

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People First.  
Straight Answers.  
Strong Results.

CARE · HONESTY · CLARITY

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HAYS CISD · PFLUGERVILLE · AUSTIN ISD · MANOR