

Welcome to Bastrop County

RELOCATION *guide*



Bre Meador, REALTOR®

All City Real Estate

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Table of CONTENTS

MEET YOUR AGENT

WHY BASTROP COUNTY

HOW I HELP YOU RELOCATE

ABOUT THE AREA

COMMUNITIES & TOWNS

SCHOOLS & EDUCATION

COST OF LIVING

THINGS TO DO

GETTING AROUND

YOUR MOVING CHECKLIST

UTILITIES & SET-UP

YOUR FIRST WEEKS

QUESTIONS & ANSWERS

MEET YOUR AGENT

Your Local Guide to Bastrop County

HI! I'M BRE MEADOR, AND WELCOME TO BASTROP COUNTY! HELPING PEOPLE PUT DOWN ROOTS HERE ISN'T JUST MY PROFESSION—IT'S MY PASSION. I'M PROUD TO SERVE BASTROP AND THE SURROUNDING COMMUNITIES WITH A PERSONALIZED, DOWN-TO-EARTH APPROACH THAT PUTS YOU FIRST.



Whether you're relocating from across the state, moving in for a new job, or simply craving more space and a slower pace, I'm here to guide you every step of the way—with honesty, integrity, and a whole lot of heart.

I'm not just a REALTOR®—I'm also a wife, mom, a former nurse, and a proud United States Army Veteran. I live here, raise my family here, and know this community inside and out—so I can help you find not just a house, but the right place to call home.

Moving to a new area is a big decision, and I'm honored to be part of that journey with you. If you're ready to discover life in Bastrop County, I'm ready to help you get there.

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WHY BASTROP

county

1

SMALL-TOWN CHARM

Historic downtown squares, friendly neighbors, and a genuine sense of community—Bastrop County keeps its small-town character even as it grows.

2

MINUTES FROM AUSTIN

About 30 minutes southeast of Austin and roughly 25 minutes from the airport—big-city access with a calmer place to come home to.

3

ROOM TO BREATHE

Bigger lots, newer construction, and more privacy—your dollar stretches further here than in the city, plus Texas has no state income tax.

4

THE LOST PINES

Towering pine forests, the Colorado River, and two state parks make this landscape unlike anywhere else in Central Texas—nature at your doorstep.

5

A GROWING ECONOMY

With major employers like Tesla, SpaceX, and the Boring Company nearby, more good jobs are landing close to home—less commuting, more living.

6

A ROOTED COMMUNITY

Local festivals, Friday night football, and neighbors who wave—Bastrop County is the kind of place where it's easy to belong.

YOUR RELOCATION PARTNER



HOW I SUPPORT YOUR MOVE

- ✓ Learn your must-haves, timeline, and budget
- ✓ Recommend the right communities for your needs
- ✓ Set up a custom home search from anywhere
- ✓ Be your local eyes with virtual tours and video
- ✓ Share honest insight on schools and commutes
- ✓ Connect you with trusted local lenders
- ✓ Negotiate the best price and terms
- ✓ Coordinate inspections and closing
- ✓ Help you settle in after you arrive

Why Choose Me?

LOCAL EXPERTISE

I don't just work in Bastrop County—I live here, raise my family here, and know this community inside and out. From the best neighborhoods to the right schools and the quietest roads, I'll help you find where you truly fit.

SERVICE WITH HEART & HUSTLE

As a former nurse and U.S. Army Veteran, I bring a strong work ethic, compassion, and attention to detail into everything I do. I treat every client like family and fight hard to protect your interests at every step of the transaction.

THE AREA

Getting to know Bastrop County

Tucked into the Lost Pines about 30 minutes southeast of Austin, Bastrop County blends historic small-town charm with easy access to big-city jobs and amenities. It's one of the fastest-growing areas in Central Texas—and it's easy to see why.

WHAT MAKES BASTROP SPECIAL

- ~30 minutes to downtown Austin
- ~25 minutes to the airport (ABIA)
- No Texas state income tax
- Lost Pines forests & the Colorado River
- One of Central Texas's fastest-growing counties
- Major employers moving in nearby
- Historic, walkable downtown squares
- Small-town feel with modern amenities



BASTROP COUNTY AT A GLANCE

- ~120,000 residents
- 30 mi from Austin
- 100 mi from San Antonio
- Two state parks
- Four school districts
- Colorado River
- Historic downtown
- Founded in 1832

COMMUNITIES

& towns

FIND YOUR CORNER OF THE COUNTY

Bastrop County is really a collection of distinct towns, each with its own personality. The City of Bastrop centers on a historic downtown along the Colorado River, with popular neighborhoods like The Colony (master-planned and amenity-rich), Tahitian Village (wooded and private), Pecan Park, and Riverside Grove.

Smithville offers postcard small-town charm; Elgin—the “Sausage Capital of Texas”—sits closest to Austin and is growing fast; and Cedar Creek, Wyldwood, Red Rock, and McDade offer acreage, bigger lots, and a rural pace. I’ll help you match the right community to your budget, commute, and lifestyle.



POPULAR PLACES TO LAND

Bastrop: Historic downtown, riverfront parks, and master-planned neighborhoods like The Colony.

Smithville: Charming, walkable, and famous as a film backdrop—true small-town Texas.

Elgin: Fast-growing and closest to Austin, with BBQ fame and newer housing.

Cedar Creek: Acreage, privacy, and the shortest hop to the airport and Austin.



FOUR LOCAL DISTRICTS

- Depending on your address, your children may attend Bastrop ISD, Elgin ISD, Smithville ISD, or McDade ISD.
- Because boundaries vary street by street, always confirm the zoned schools before you buy—I can help.

BASTROP ISD HIGHLIGHTS

- 13,000+ students across 433 square miles.
- Two comprehensive high schools plus a nationally recognized Early College High School.
- P-TECH academies in advanced manufacturing and health science.
- Project Lead the Way engineering, culinary, and automotive pathways.
- Licensed, four-star child development centers for ages 6 weeks to 4 years.

SCHOOLS



COST OF *living*



- NO STATE INCOME TAX
- LOWER PRICES THAN AUSTIN
- MORE LAND FOR YOUR MONEY
- WATCH THE PROPERTY TAX RATE
- CHECK FOR MUD FEES
- BUDGET FOR THE COMMUTE

- One of Bastrop County's biggest draws is value. Homes here are generally more affordable than comparable properties in Austin—often with bigger lots, newer construction, and more privacy for the price. And because Texas has no state income tax, more of your paycheck stays with you.
- A few things to watch: property tax rates vary widely across the county, and some newer communities add fees through Municipal Utility Districts (MUDs), which can change your monthly payment even on identical homes. Commuting time and cost matter too—Highway 71 moves well outside of rush hour but can slow at peak times.
- I'll help you look at the full picture—price, taxes, fees, and commute—so you know your true monthly cost before you fall in love with a home.

THINGS TO DO

Life in the Lost Pines

From river days to historic Main Streets, Bastrop County is made for getting outside and slowing down. Here's a taste of what's waiting once you're settled in. Whether you love paddling the Colorado River, hiking beneath the pines, or browsing a Saturday farmers market, there's always something to do close to home.

Where to Explore

Bastrop & Buescher State Parks: Hike, camp, and swim beneath the iconic Lost Pines.

The Colorado River & Fisherman's Park: Kayaking, fishing, and riverfront trails in the heart of town.

Historic Downtown Bastrop: Local shops, cafes, the Bastrop Opera House, and year-round festivals.

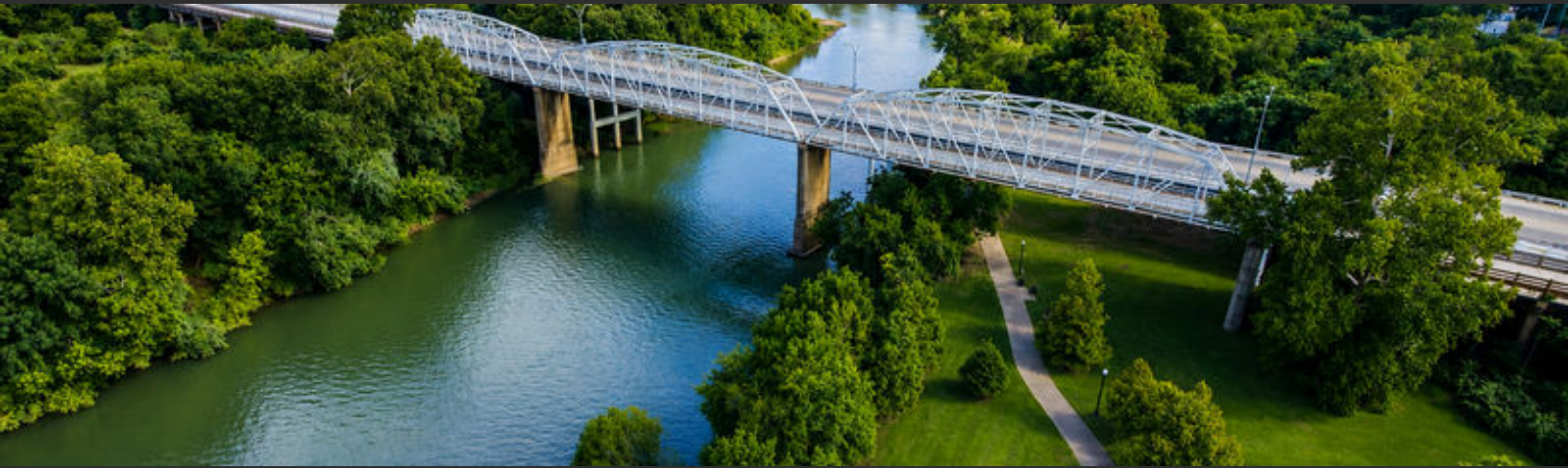
Elgin BBQ: Legendary smokehouses in the "Sausage Capital of Texas."

Hyatt Regency Lost Pines & McKinney Roughs: Resort escapes and nature preserves minutes away.



GETTING AROUND

Commutes & Connections



HOW FAR TO EVERYTHING

Bastrop County sits right on the edge of the Austin metro, so you get room to spread out without giving up access. Here's roughly how the drive times shake out:

- Downtown Austin — about 30–40 minutes
- Austin-Bergstrom Airport (ABIA) — about 25 minutes
- Tesla / SpaceX area — 20–30 minutes
- Elgin — about 20 minutes
- Smithville — about 20 minutes
- San Antonio — about 90 minutes
- Main corridors: Highway 71 & the SH 130 toll
- Austin tech corridor — under an hour

A quick tip from experience: always test your specific commute at the time you'd actually drive it. Highway 71 flows well midday but can back up at rush hour, and the SH 130 toll can be a fast alternative. I'm happy to map out realistic drive times for any home you're considering.

Moving CHECKLIST



**A smooth move comes down to planning ahead.
Use this timeline to stay ahead of the chaos:**

6–8 weeks out:

Research communities and schools, get pre-approved, and start your home search with me.

4 weeks out:

Book movers or a truck, request time off, and begin decluttering.

2–3 weeks out:

Schedule utility transfers, submit a mail-forwarding request, and update your address.

1 week out:

Pack essentials, confirm moving details, and label boxes by room.

Moving day:

Do a final walkthrough, take meter readings, and keep important documents with you.

DON'T FORGET

Update your driver's license and voter registration (Texas gives you 30 days), transfer school records, register pets, and find your new go-to grocery store, doctor, and vet. I'm happy to share local recommendations to help you settle in fast.

utilities

SET UP YOUR SERVICES

ELECTRIC

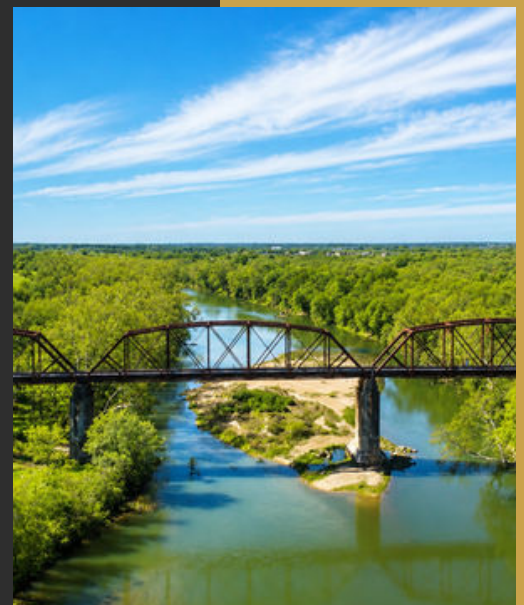
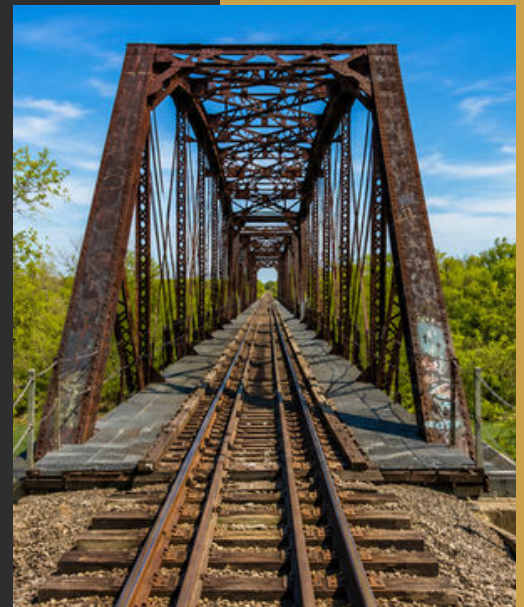
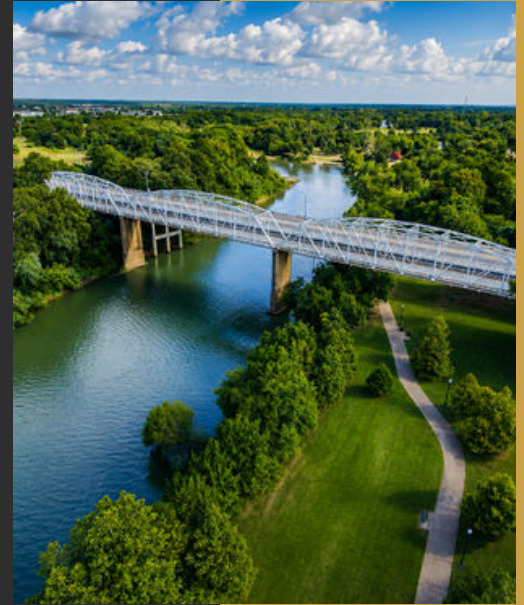
Most of the county is served by Bluebonnet Electric Cooperative, while homes inside the city may use Bastrop Power & Light. Set up service 2–3 weeks before you move.

WATER & GAS

Water comes from the City of Bastrop, Aqua Water Supply, or a local MUD/WCID depending on your address. Natural gas is typically Atmos Energy or Texas Gas Service; rural homes may use propane.

INTERNET & TRASH

Internet options include AT&T, Spectrum, and Nextlink, with satellite in rural areas. Trash and recycling are handled by the City of Bastrop, Republic Services, or Texas Disposal Systems. Better yet—skip the phone calls: my free Utility Concierge service sets up all of these for you in one step.



FIRST WEEKS

Welcome home to Bastrop County!



SETTLE-IN CHECKLIST

- Update your license & registration (within 90 days)
- Register to vote at your new address
- Enroll the kids and transfer school records
- Register pets and find a local vet
- Meet the neighbors and explore downtown

MAKE IT HOME

The best way to feel at home is to dive in. Grab breakfast on Main Street, spend a Saturday at Fisherman's Park, catch a festival downtown, and say hello to the folks next door. Bastrop County has a way of feeling like home fast—and I'm always just a call or text away if you need a recommendation or a hand.

FREQUENTLY ASKED *Questions*



ARE HOMES MORE AFFORDABLE THAN IN AUSTIN?

Generally, yes. Your money tends to go further here—bigger lots, newer construction, and more privacy for the price—and Texas has no state income tax. Just keep an eye on property tax rates and any MUD fees, which vary across the county and affect your monthly cost.

HOW FAR IS BASTROP FROM AUSTIN?

Downtown Austin is roughly 30–40 minutes via Highway 71, and Austin-Bergstrom Airport is about 25 minutes away. Drive times depend on where you're headed and the time of day, so I always recommend testing your specific commute before you buy.

WHAT'S THE WEATHER LIKE?

Central Texas is mild! Expect warm, sunny summers, short mild winters, and plenty of days to enjoy the river and the pines. The Lost Pines forests give Bastrop a greener, shadier feel than much of the region.

WHICH SCHOOL DISTRICT WILL MY KIDS BE IN?

It depends entirely on your home's address—Bastrop County includes Bastrop ISD, Elgin ISD, Smithville ISD, and McDade ISD, and boundaries can change street by street. There are also charter and private options. I'll confirm the exact zoned schools for any home you're considering.

CAN YOU HELP IF I'M MOVING FROM OUT OF STATE?

Absolutely—it's one of my favorite things to do. I'll be your local eyes and ears with video tours, neighborhood insight, and honest guidance on schools, commutes, and communities, so you can shop with confidence even from far away. Many of my clients choose their home before ever setting foot in Texas.

FREQUENTLY ASKED *Questions*

WHAT IS THERE TO DO IN BASTROP COUNTY?

Plenty! Two state parks and the Colorado River for the outdoors, a charming historic downtown full of shops and cafes, legendary Elgin barbecue, festivals year-round, and resorts like the Hyatt Regency Lost Pines. There's always something to do close to home.



HOW FAST IS THE AREA GROWING?

Very fast—Bastrop County is one of Central Texas's fastest-growing areas, fueled by Austin's expansion and major employers like Tesla, SpaceX, and the Boring Company moving nearby. That growth is bringing new homes, jobs, and amenities, which is great news for long-term value.

HOW DO I SET UP UTILITIES?

Start about 2–3 weeks before your move—or let my free Utility Concierge service handle it all for you in one step. Electricity is usually Bluebonnet Electric Cooperative or Bastrop Power & Light; water is City of Bastrop, Aqua Water Supply, or a local MUD; and internet options include AT&T, Spectrum, and Nextlink. I'll tell you exactly which providers serve your new address.



THANK YOU

SCHEDULE A CALL WITH ME TODAY!

Thank you for taking the time to read through my Relocation Guide. Whether you're moving across town or across the country, I hope this guide made the idea of settling into Bastrop County feel a little more exciting—and a lot less overwhelming.

My goal is always to educate, empower, and support you through every step of your move. Real estate isn't just my job—it's my passion. And it would be an honor to help you find your place in Bastrop County or the surrounding areas.

If you have any questions, want to talk through neighborhoods, or just need a friendly local to point you in the right direction, I'm here and ready to help.

Welcome home—let's find your place, together. 🏡

With gratitude,

Bre Meador

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