



great hills

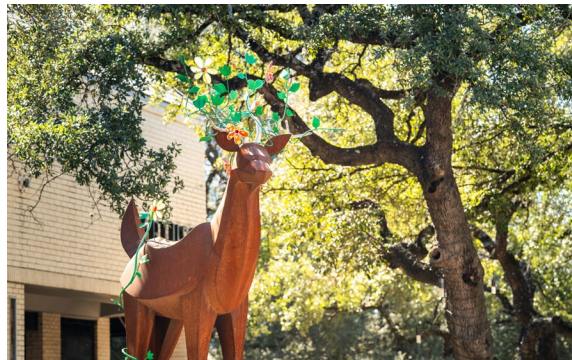
AUSTIN



Welcome to *Great Hills*

Situated in northwest Austin, Great Hills is an established residential enclave that balances suburban quiet with access to major employment hubs and retail destinations. The neighborhood's rolling topography and mature tree canopy reflect the natural character of the Hill Country, while well-maintained infrastructure and housing diversity—ranging from single-family homes to modern townhomes—appeal to professionals and families seeking long-term stability.

At the center of the community, the Great Hills Country Club serves as both a recreational anchor and social hub, offering golf, tennis, and fitness amenities. Nearby, The Arboretum and The Domain provide high-end shopping, dining, and entertainment options, while quick access to U.S. 183 and Loop 360 ensures an easy commute to downtown Austin. The greater MSA supports more than 195,000 jobs in high-tech industries for employers like Dell, Oracle, and Tesla, reflecting a robust, innovation-driven economy. With that backdrop, Great Hills offers +85,000 nearby residents a unique blend of suburban tranquility and metropolitan opportunity.



By the Numbers



56
WALK SCORE



35
TRANSIT SCORE



36
MEDIAN AGE



75%
EDUCATIONAL ATTAINMENT*



\$138,493
AVG HOUSEHOLD INCOME*

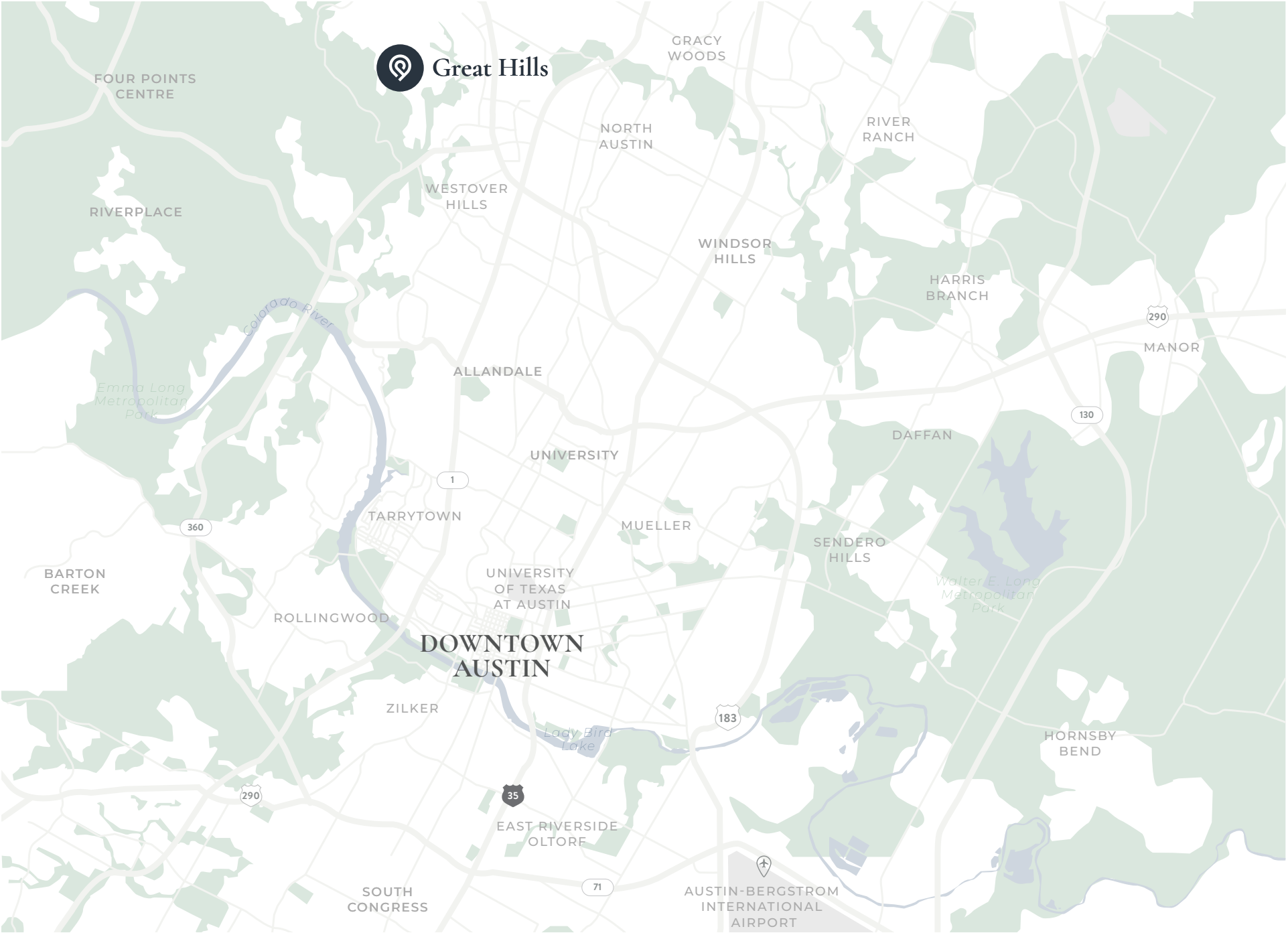


10,510
POPULATION*



199,872 SF
TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)





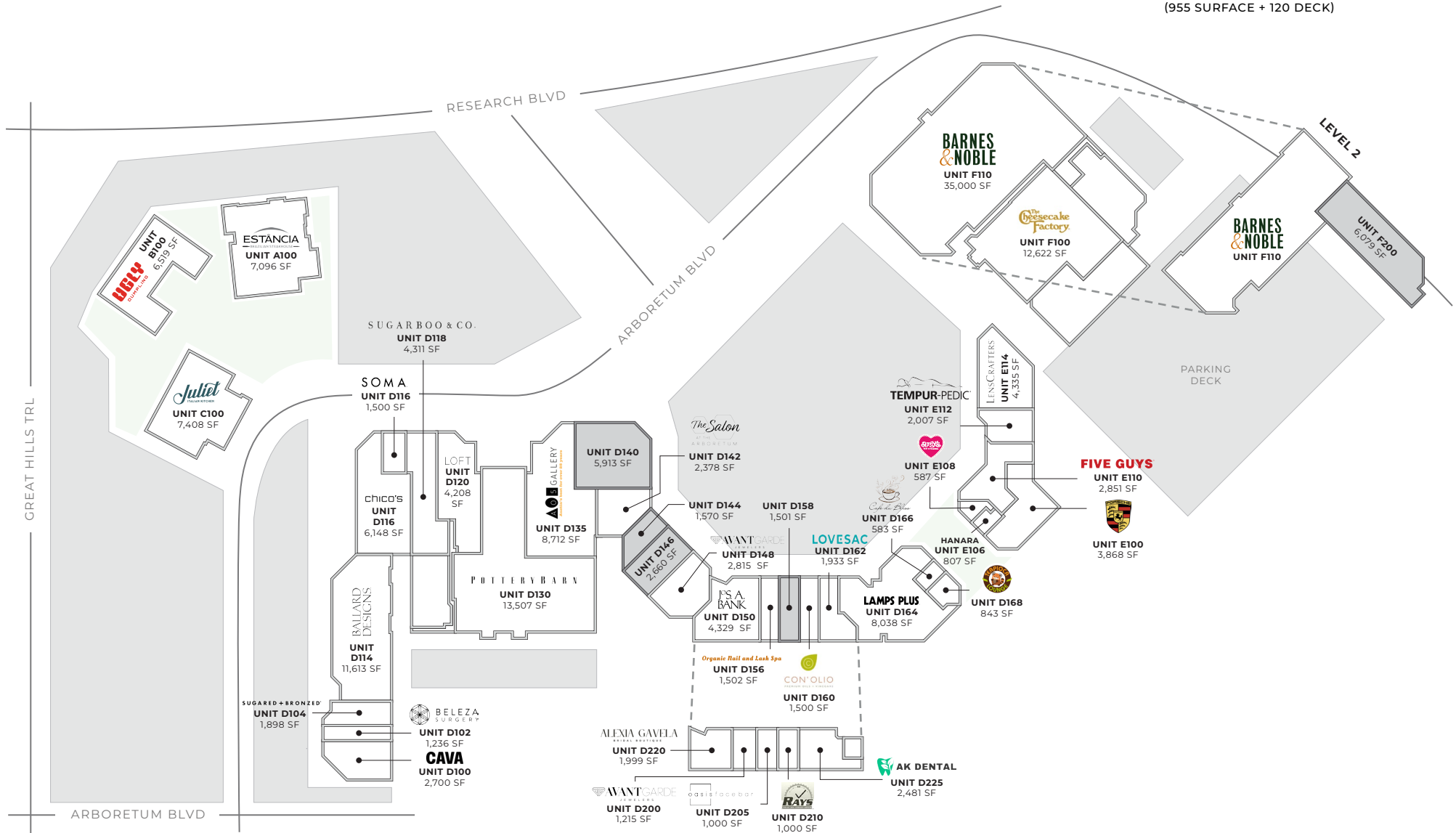


The Arboretum

10000 RESEARCH BLVD

AVAILABLE
 LEASED
 PARKING

1,075 TOTAL PARKING SPACES
(955 SURFACE + 120 DECK)



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