

Best Walkable Neighborhoods in Austin

Searching for the right urban Austin Neighborhood that is walking distance to all of the amenities is someone would want, but without the need for a car is a goal for many Americans these days. In the last ten years, Austin has become much more of an urban core and currently ranks as 33rd in the country on the walk score. This is in part due to the actions of the city to bring more businesses into downtown Austin. Austin has also worked to adapt its streets to become more bike-friendly, adding biking lanes on many of the central Austin neighborhoods. The best walkable neighborhoods in Austin are the areas surrounding the University of Texas and [Downtown Austin](#).



Here is our list of the top 10 walkable neighborhoods in Austin, TX:

1. DOWNTOWN

Within the last 15 years, the downtown skyline of Austin has morphed into a collection of high-rise condos and commercial towers. Residents that occupy these buildings have the benefit of enjoying craft cocktails at the numerous bars and restaurants that are located within walking distance to this area, and with the fairly recent addition of Trader Joe's grocery store, they now have an option other than the Whole Foods market that was the sole source for groceries in Downtown for many years.

Living within the neighborhood makes it accessible for its residents to enjoy nearby activities and commercial establishments. Plus, [walking has plenty of benefits](#) such as reducing the risks of heart diseases, obesity, and it helps your mental health by keeping your stress level low. Bike programs are improved and the lanes on the streets are protected which makes it safe for the residents to bike to work, run some errands, or walk to bus stops.

2. WEST UNIVERSITY

Also known as West Campus, this is the heart of off-campus living from UT. Around more than

17,000 are living in the area and most are undergraduate students. It one of the densest neighborhoods in the state. West University is the second most bike-friendly area is Austin. There are ample sidewalks especially at the popular Guadalupe Street which serves as a gateway to UT's main campus.

This lively neighborhood is one of the most walkable neighborhoods in Austin. Faculty, staff, graduate students, and ACC students also reside in the area although if they prefer a more quiet neighborhood, they opt to live within the nearby neighborhoods North Campus and [Hyde Park](#).



3. THE UNIVERSITY OF TEXAS - AUSTIN

The huge student population influences the neighborhood environment and the local businesses around it. Most residents in the area don't have vehicles instead, walking, public transportation and bikes are the way to go. Shops, restaurants, entertainment options such as live music venues, and performance halls are only walking distance. No need to go far to grab lunch or dinner, there are casual, ethnic dining, and even fine dining restaurants that are close to homes. To the south of UT are [Downtown Austin](#) and [South Austin](#) which gives more choices for entertainment and nightlife! Residents that live in the area, especially students, get to save more when walking compared to owning a medium-sized car that can cost up to \$12,000/year from gasoline to maintenance. Living in one of the walkable neighborhoods in Austin can help you become not just healthier, but also saves you some cash.

Located below are areas that house many of the university students that attend UT.

4. NORTH UNIVERSITY

North University or North Campus, is the second most sought-out neighborhood among UT students. Plenty of students in the area bike or walk to UT since it's only about a 6-minute bike ride and a 20-minute walk to the campus itself. North University is Austin's most bike-friendly neighborhood. The bike streets lead to UT are Duval, Speedway, and Red River. Bikes are also great when it comes to the benefit of the environment since it lessens the greenhouse gas emissions that are usually caused by the transportation sector. North University is filled with trees and green spaces which makes it desirable to live in.

The historic area is also known for its walkability with a walk score of 85/100. This is because of the convenient access to shopping, dining districts as well as public transportation and green spaces since the area is filled with trees and it is quieter compared to West University. To the south of the neighborhood are a football field and other athletic venues.

5. CENTRAL EAST AUSTIN

Not that far from the University of Texas - Austin is a neighborhood that has always been known for its walkability. Central East Austin's walkability has a walk score of 81/100. Residents can easily access restaurants, bars, grocery stores, and shopping areas. The neighborhood itself is abundant with sidewalks, public transportation is available and quick access to major highways making it easier to commute to other parts of the city.

With a population of over 4,000 residents, the area consists of a diverse mix of young professionals, couples, longtime residents, and the old. Residents within this growing neighborhood are also friendly. Many retirees have lived within homes in Central East Austin for decades, but due to the influx of people moving in the area, new homes and condos in Central East Austin are being built. Because of the walkability, you get to know the area more that also helps strengthen your social ties bringing a sense of belonging between you and your community.

6. OLD WEST AUSTIN

Selected as one of the [10 Great Neighborhoods in America](#) by the American Planning Association, Old West Austin is a beautiful neighborhood that is close to West Campus, the University of Texas - Austin and Downtown Austin. Single-family homes occupy the area as well as apartments and condos that can be found at Enfield Road. Old West Austin consists of three residential areas, Old Enfield, Pemberton Heights, and Bryker Woods. Green spaces are abundant in the area, Pease District Park and scenic vistas in the neighborhood will be highly appreciated by nature-lovers. The neighborhoods offer a quieter and more traditional feel compared to West Campus making it ideal

for students, families, and empty-nesters who want easy access to Downtown Austin.

Grocery stores and several restaurants can be walked within the neighborhood especially that Downtown is just about a 10-minute walk away. Old West Austin is also a haven for bikers because of the bike lanes that are available in the area.



7. HOLLY DISTRICT

Located at **East Austin** is a neighborhood that attracts young professionals and families due to the large and upscale homes in the area, condos, and apartments. Holly is another growing area that represents Austin walkability because of its proximity to downtown and Lady Bird Lake, a gorgeous attraction in the neighborhood. Public transportation is very accessible to the area as well as options of restaurants, entertainment, nightlife, and outdoor recreation.

Outdoor enthusiasts will enjoy plenty of recreation areas near the neighborhood such as Pan Am Park, Metz Park, and Recreation Center, and Edward Rendon, Sr. Park. Enjoy playing sports, walking

your dog, go for a run, swim, and hiking in within the area. Holly has the best nightlife in Austin making it one of the coolest neighborhoods in the city that attracts young professionals, creatives, and entrepreneurs to buy homes and

8. EAST CESAR CHAVEZ

E. Cesar Chavez a diverse and vibrant neighborhood to the east of Downtown and Holly. Homes in the area have diverse styles, local businesses are booming, and dining and nightlife choices are plentiful. E. Cesar Chavez is one of the best walkable neighborhoods in Austin because of its close distance to downtown and public transportation is convenient. Residential areas in the

neighborhood are home to modest homes and upscale condos.



9. THE TRIANGLE

Also known as the Triangle State, the 22-acre urban L-shaped neighborhood appeals to the singles, couples, the young, and professionals. The Triangle is a master-planned community located in the north of Central Austin. Homes, luxury condos, and apartments with close distance to many amenities are loved by the residents. Within the center of The Triangle is Triangle Park, the perfect place to take your dog for a walk while there is also a small Central Park located within the southern point of the area. Supermarkets, cafes, bars, businesses are very accessible to the residents that almost everything is just a few steps away from their home!

10. BOULDIN CREEK

One of the oldest Austin neighborhoods is **Bouldin Creek**. Today, it is a quiet and safe neighborhood in South Austin. It is conveniently located close to Downtown as well as to many local businesses, and restaurants. Hike and bike trails are found at Barton Creek and Zilker Park which are close to the neighborhood.

Bouldin Creek's location is just a walking distance to many of the large attractions in Austin. A lot of families, students, and artists enjoy living in the area because of its distinct character and proximity to many commercial and green spaces.

With close proximity to almost everything that you need near you, walkable neighborhoods especially near universities and colleges are ideal for investment properties. Ready to find an **Austin investment property** or find your new home within the walkable neighborhoods in Austin? Fill out

the form below to speak with a consultant or start a live chat with our support team.

Should you rent or buy a home? Take our quiz to know if you [should rent vs buy in Austin](#) or read more about the [Top Neighborhoods in Austin with the Best Views](#).