



HOUSTON GUIDE

RELOCATION

Bernadette Harris
346-853-0078

bernadette@buywithjaythomas.com

WELCOME TO YOUR NEXT CHAPTER

Moving to a new metropolitan area is an incredible opportunity, but Greater Houston is massive—spanning thousands of square miles and dozens of distinct communities. The secret to a successful Houston relocation isn't just finding the right house; it's finding the community that aligns perfectly with your daily lifestyle, commute tolerance, and long-term financial goals.

This guide provides a high-level roadmap of the region's most popular relocation corridors, essential local insights, and the financial advantages of buying a home in Texas.

THE TEXAS FINANCIAL ADVANTAGE

One of the primary reasons professionals relocate to Houston is the lower overall cost of living and the favorable tax structure.

- **No State Income Tax:** Texas is one of the few states that does **not collect personal state income tax**, instantly keeping more money in your paycheck.
- **The Texas Homestead Exemption:** If you buy a home and occupy it as your primary residence, you qualify to shield a massive portion of its value from property taxes. The state mandates a **\$140,000 exemption off your home's appraised value for school district taxes alone**, plus a 10% annual appraisal cap to keep your future tax bills predictable.

THE RELOCATION BLINDSPOT:

While Texas property taxes offer massive exemptions, total monthly payments can surprise out-of-state buyers due to MUD (Municipal Utility District) taxes and neighborhood-specific effective tax rates. Two identical homes priced at \$400,000 just three miles apart can have monthly tax payments that differ by hundreds of dollars depending on which side of a municipal line they sit on.

NAVIGATING THE CORRIDORS: WHERE SHOULD YOU LAND?

**WEST
CORRIDOR:
KATY**

**NORTHWEST
CORRIDOR:
CYPRESS**

**GROWTH
FRONTIER:
WALLER &
HOCKLEY**

**FAR NORTH:
CONROE**

**SOUTH
CORRIDOR:
PEARLAND**

**NORTHEAST
CORRIDOR:
HUMBLE**



Jay Thomas
Real Estate Team



HOUSTON

RELOCATION

Bernadette Harris
346-853-0078

bernadette@buywithjaythomas.com

NAVIGATING THE CORRIDORS: AT A GLANCE

Corridor	Known For	Vibe / Key Selling Point
Katy (West)	Top-tier schools & Energy Corridor access	Master-planned luxury, family-focused
Cypress (Northwest)	Boardwalk dining & master-planned	Excellent value-per-square-foot, major amenities
Waller & Hockley	Accelerated path of regional progress	Large acreage lots, rapid equity growth
Conroe (Far North)	Custom lake lifestyle & piney woods	Outdoor recreation, highly varied
Pearland (South)	Close proximity to Texas Medical Center	Shorter daily commutes, rich local culture
Humble (Northeast)	IAH Airport proximity & Lake Houston	Mature tree canopy, established

📌 A NOTE ON COMMUNITIES: WHILE THE CORRIDORS HIGHLIGHTED BELOW REPRESENT THE PRIMARY GROWTH ZONES AND REGIONS WHERE OUR TEAM HANDLES THE HIGHEST VOLUME OF TRANSITIONS, GREATER HOUSTON FEATURES HUNDREDS OF HIDDEN-GEM NEIGHBORHOODS, MASTER-PLANNED DEVELOPMENTS, AND URBAN POCKETS. IF YOU DON'T SEE AN AREA THAT PERFECTLY MATCHES YOUR CRITERIA BELOW, WE CAN EASILY PROVIDE CUSTOM ANALYSIS AND RECOMMENDATIONS FOR ANY SUB-MARKET IN THE REGION.



UP TO 1% REBATE

⚠️ PROGRAM TERMS & COMPLIANCE FOOTNOTE: REBATES, CREDITS, AND INCENTIVES ARE SUBJECT TO BROKER APPROVAL, LENDER UNDERWRITING GUIDELINES, AND MINIMUM PURCHASE THRESHOLDS. ALL BUYER REBATES MUST BE EXPLICITLY DISCLOSED TO ALL TRANSACTIONAL PARTIES ON THE CLOSING DISCLOSURE AND ARE APPLIED AS A CREDIT TOWARD ALLOWABLE SETTLEMENT COSTS. THE "SELL FOR FREE" PROGRAM APPLIES STRICTLY TO THE LISTING AGENT'S SIDE OF THE BROKERAGE COMMISSION; NORMAL BUYER AGENT COMMISSION OBLIGATIONS STILL APPLY. BROKERAGE SERVICES PROVIDED BY EXP REALTY.