



HOUSTON
TEXAS
LIVING TEAM

YOUR RELOCATION GUIDE

LIVING THE HOUSTON, TX LIFESTYLE

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MADE EASY WITH
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**We appreciate
you downloading
the *Houston Texas
Living Team
Relocation Guide*,
your go to
handbook for
moving to the
area.**

Thank You

Big-City Opportunity. Texas Hospitality. A Lifestyle All Its Own.

Houston is a city built for possibility. From world-class careers and internationally recognized healthcare to diverse neighborhoods, incredible dining, professional sports, arts, and easy access to the Gulf Coast, the Houston area offers an impressive range of ways to live.

As a Houston native, Royce Isaac brings a true local perspective to helping buyers understand not only where to purchase a home, but where they can build the lifestyle they want.



WHY PEOPLE ARE MOVING TO HOUSTON

Houston combines the scale and opportunity of a major metropolitan area with the space, variety, and lifestyle choices Texas buyers value.

CAREER OPPORTUNITIES

Beyond energy, Houston's economy thrives on healthcare, tech, engineering, aerospace, manufacturing, logistics, and construction.

MORE WAYS TO LIVE

Explore options from city high-rises and inner-loop neighborhoods to golf, lakefront, luxury, acreage, or master-planned communities.

NO TEXAS STATE INDIVIDUAL INCOME TAX

Texas does not impose a state individual income tax, an important consideration for professionals, entrepreneurs, and relocating households.

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MAJOR LIFESTYLE AREAS

EXPLORE HOUSTON

DOWNTOWN & MIDTOWN:

Urban high-rises and vibrant nightlife.

THE HEIGHTS:

Historic homes and walkable, tree-lined streets.

MONTROSE & MUSEUM DISTRICT:

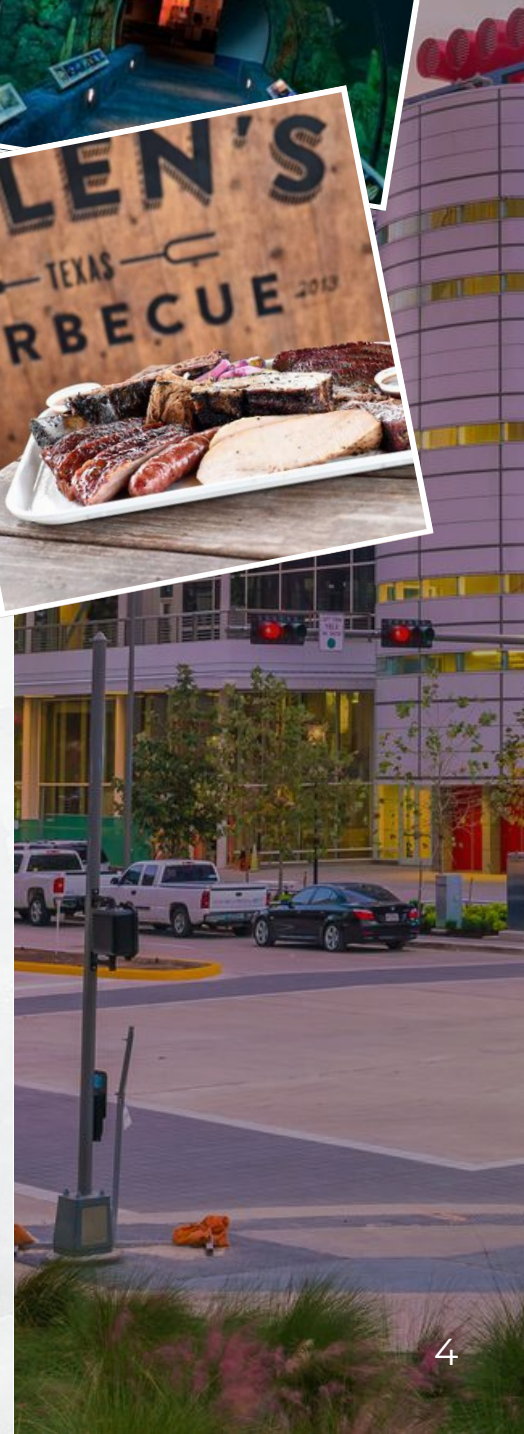
Arts, culture, and eclectic dining.

RIVER OAKS & GALLERIA:

Luxury estates and high-end shopping.

MEMORIAL & WEST UNIVERSITY:

Family-focused neighborhoods with top schools.



EXPERIENCE HOUSTON

OUTDOORS, PARKS & GREEN SPACES

Houston may be known for its skyline, but green space is woven throughout the region. **Buffalo Bayou Park, Memorial Park, Hermann Park, Discovery Green**, neighborhood trail systems, lakes, and bayous make it easy to get outdoors.

Beyond the city, residents can head toward **Lake Conroe, Galveston Island, Brazos Bend**, or the many trails and preserves found throughout Greater Houston.

MUSEUM DISTRICT & THEATER DISTRICT

Houston's cultural scene is one of its defining strengths. **The Museum District** brings art, science, history, gardens, the **Houston Zoo**, and **Hermann Park** together in one highly accessible area.

Downtown's Theater District offers year-round performances ranging from ballet and opera to symphony, Broadway productions, and live theater. Houston is one of the relatively few U.S. cities with permanent professional companies representing the major performing arts disciplines.



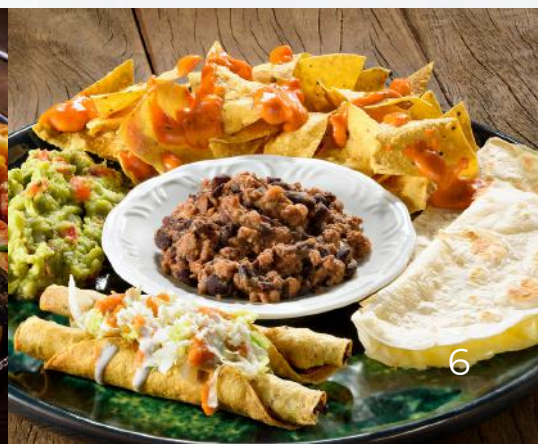
THE HOUSTON FOOD SCENE

A GLOBAL CULINARY CAPITAL

Houston eats differently.

The city's extraordinary mix of cultures has created a dining scene where **Texas barbecue, Tex-Mex, Vietnamese-Cajun crawfish, Gulf Coast seafood, Mexican cuisine, Nigerian dishes, South Asian flavors**, and elevated fine dining can all belong on the same weekend itinerary.

LOCAL TIP: Some of Houston's most memorable meals are found outside the traditional downtown core, so exploring different communities is part of the experience.



EDUCATION, CAREERS & HEALTHCARE

TOP SCHOOLS, COLLEGES & UNIVERSITIES

Greater Houston offers public, private, charter, and higher-education options throughout the region. Because school attendance boundaries can vary by individual property, buyers should always verify zoning directly with the appropriate district.

Major higher-education institutions include:



Rice University



University of Houston



Texas Southern University



University of St. Thomas



Houston Christian University



Lone Star College



Houston Community College



San Jacinto College



MAJOR EMPLOYERS & JOB HUBS

Houston's employment centers are spread throughout the metro rather than concentrated in one downtown district.



Downtown Houston



Texas Medical Center



Energy Corridor



Uptown / Galleria



Westchase



The Woodlands



Greenway Plaza



Port of Houston corridor

THE TEXAS MEDICAL CENTER

As the world's largest medical complex, the Texas Medical Center is a major global hub for healthcare, research, and employment. Nearby areas like **West University, Bellaire, Pearland, Missouri City, and central Houston** offer prime, convenient commutes for TMC professionals.



DISCOVER NEW CONSTRUCTION HOMES

NEW CONSTRUCTION & MASTER-PLANNED LIVING

Greater Houston is one of the country's most active regions for residential development. Buyers can find new construction ranging from entry-level communities to gated neighborhoods, luxury homes, acreage developments, and resort-style master-planned communities.

Many newer communities incorporate amenities such as:

- ✔ Resort-Style Pools & Water Parks
- ✔ State of the Art Fitness Centers
- ✔ Catch & Release Lakes
- ✔ Dedicated Dog Parks
- ✔ Biking Trails
- ✔ Golf Courses
- ✔ On-site or nearby schools
- ✔ Retail and dining districts

BUYER TIP:

Builder representatives work for the builder. Having your own real estate professional can help you compare communities, contracts, incentives, lot premiums, upgrades, and long-term resale considerations.



UNDERSTANDING HOUSTON LIVING

COST OF LIVING & TEXAS TAXES

Houston housing costs vary widely by location—urban core homes command premium prices for shorter commutes, while suburban areas offer larger, newer properties at lower prices.

STATE INCOME TAX

Texas does not impose an individual state income tax.

PROPERTY TAXES

Property tax rates depend on your local city, county, school, and utility districts, with newer developments often taxed differently than older ones.

GROCERY PRICES

Grocery prices in Houston run about **1% to 2% below** the U.S. average. A typical family of four spends roughly \$700 to \$950 per month on groceries, depending on dietary choices and shopping habits.

HOUSING COSTS

Median home price in Houston is **340,000 (July 2026)** with more attainable options in the inner city as well as the fast growing outlying rural areas.

Note: Overall, many residents find the no state-income tax structure offsets higher property tax rates, especially for higher earners.



DISCOVER WHERE YOU BELONG

EXPLORING COMMUNITIES



BELLAIRE

LUXURY URBAN LIVING WITH SMALL TOWN CHARM



Bellaire is a highly sought after, independent city surrounded by Houston, known for its tree lined streets, premium custom homes, and strong community feel. Located just minutes from the Texas Medical Center and Downtown Houston, it offers a tranquil residential with top tier municipal services.

BEST FOR

- ✓ Medical Center Executives & Professionals
- ✓ Families Seeking Public/Private Schools
- ✓ Luxury Custom Home Buyers
- ✓ In Town Commuters

LIFESTYLE

Upscale, peaceful, and suburban within an urban core. Offers rich park systems, community recreation centers, swimming facilities, and quiet residential streets.

KNOWN FOR

Major employment hubs, top-rated schools, large lot sizes, and independent city services including police and fire departments.



POPULATION

17,206



MEDIAN HOME PRICE

\$1,037,500



HOA FEES

\$0 – \$500



SCHOOL

HOUSTON ISD



PUBLIC TRANSIT

METRO BUS

[SEE HOMES IN BELLAIRE >](#)

CLEAR LAKE

SPACE CITY MEETS WATERFRONT LIVING



Clear Lake combines Houston's aerospace heritage with a vibrant coastal lifestyle. Shaped by NASA's Johnson Space Center, local marinas, parks, and waterfront dining, the area offers mix of established neighborhoods, water view properties, townhomes, and modern master planned communities.

BEST FOR

- ✓ Boaters
- ✓ Families
- ✓ Waterfront Buyers
- ✓ Aerospace Professionals

LIFESTYLE

Living a coastal lifestyle means embracing relaxed days filled with outdoor adventures and an undeniable pull toward the ocean.

KNOWN FOR

NASA, Space Center Houston, boating, Clear Lake, marinas, and access to the Bay Area. Perfectly captures this spirit, serving as a vibrant waterfront hub



POPULATION

77,462



MEDIAN HOME PRICE

\$325,000



HOA FEES

\$300 - \$1,200



SCHOOL

CLEAR CREEK
ISD



PUBLIC TRANSIT

METRO
PARK & RIDE

[SEE HOMES IN CLEAR LAKE >](#)

CYPRESS

MASTER-PLANNED LIVING MEETS NORTHWEST HOUSTON



Cypress is a booming Houston suburb defined by modern housing and seamless access to Highway 290 and the Grand Parkway. Master planned communities offer a lifestyle centered around neighborhood lakes, trail networks, local events, and abundant dining and retail options.

BEST FOR

- ✓ New Construction Buyers
- ✓ Move-Up Buyers
- ✓ Families
- ✓ Investors

LIFESTYLE

Cypress works well for buyers who want suburban space without feeling disconnected from Houston's employment and entertainment centers.

KNOWN FOR

Bridgeland, Towne Lake, extensive master planned development, recreation, and continued growth.



POPULATION

221,872



MEDIAN HOME PRICE

\$436,800



HOA FEES

\$700 - \$1,500



SCHOOL

CYPRESS-
FAIRBANKS ISD



PUBLIC TRANSIT

METRO PARK
& RIDE

[SEE HOMES IN CYPRESS >](#)

FULSHEAR

FAST GROWING RESORT STYLE SUBURBAN



Fulshear is one of Texas's fastest growing small cities, blending country roots with modern luxury master planned communities. Located west of Houston in Fort Bend County, it attracts buyers with high end amenities, natural spaces, and top ranked educational facilities.

BEST FOR

- ✓ Master Planned Living Families
- ✓ Executive & Tech Professionals
- ✓ New Custom Home Buyers
- ✓ Active Outdoor Enthusiasts

LIFESTYLE

Family centric and active, features extensive hike and bike trails, resort pools, community farms, local farmers markets, and outdoor recreation.

KNOWN FOR

Rapid growth, resort style communities (e.g., Cross Creek Ranch, Fulbrook Urban Reserve), and top rated public schools.



POPULATION

34,868



MEDIAN HOME PRICE

\$572,700



HOA FEES

\$900 – \$2,500



SCHOOL

KATY ISD /
LAMAR CISD



PUBLIC TRANSIT

FORT BEND
TRANSIT

[SEE HOMES IN FULSHEAR >](#)

GALVESTON

HISTORIC COASTAL LIVING AND ISLAND LIFESTYLE



Galveston is a historic, vibrant, resilient island city on the Gulf Coast offering beachside living, Victorian architecture, and a thriving tourism and maritime economy. It provides diverse housing options ranging from beachfront condos and historic homes to waterfront coastal estates.

BEST FOR

- ✓ Vacation Home Investors
- ✓ Short-Term Rental Investors
- ✓ Coastal Lifestyle Enthusiasts
- ✓ Medical & Marine Professionals

LIFESTYLE

Laid back, coastal, and vibrant, centered around beach activities, boating, fishing, local dining along the Seawall, and historic district strolls.

KNOWN FOR

The Historic Strand District, beaches, Galveston Island Historic Pleasure Pier, Moody Gardens, and UTMB Health system.



POPULATION

53,424



MEDIAN HOME PRICE

\$326,000



HOA FEES

\$0 – \$3,600



SCHOOL

GALVESTON
ISD



PUBLIC TRANSIT

ISLAND
TRANSIT

[SEE HOMES IN GALVESTON >](#)

HOCKLEY

ACREAGE COMMUNITY WITH EXPANDING DEVELOPMENT



Hockley is an unincorporated community in northwestern Harris County offering open spaces, agricultural roots, and rapid residential expansion. It appeals to residents looking for larger acreage lots while maintaining manageable commutes into Cypress and Houston.

BEST FOR

- ✓ Acreage & Space Seekers
- ✓ New Construction Buyers
- ✓ Horse Owners & Equestrians
- ✓ Rural Lifestyle Seekers

LIFESTYLE

Quiet, spacious, and rural-suburban, featuring large backyards, equestrian centers, local farm stands, and easy access to suburban amenities in nearby Cypress.

KNOWN FOR

Grand Parkway access, horse properties, and major new master planned community additions (e.g., Jubilee, Stone Creek Ranch).



POPULATION

25,231



MEDIAN HOME PRICE

\$319,990



HOA FEES

\$400 – \$1,200



SCHOOL

WALLER ISD



PUBLIC TRANSIT

LIMITED

[SEE HOMES IN HOCKLEY >](#)

HOUSTON

ENERGY, CULTURE & ENDLESS VARIETY



Houston offers diverse living options, from historic neighborhoods and luxury high-rises to new suburban builds. It puts top destinations like Downtown, the Galleria, Texas Medical Center, and Memorial Park—plus major sports venues and dining—right at your doorstep.

BEST FOR

- ✓ Urban Lifestyle Seekers
- ✓ Professionals
- ✓ Luxury Buyers
- ✓ Investors

LIFESTYLE

Houston balances fast paced city life with calm residential neighborhoods, offering buyers direct access to top jobs, culture, and entertainment.

KNOWN FOR

Energy Capital of the World, World Largest Medical Complex, and famous as the nation's "Space City".



POPULATION

2,358,253



MEDIAN HOME PRICE

\$340,000



HOA FEES

\$50 - \$500



SCHOOL

HOUSTON ISD



PUBLIC TRANSIT

METRO
BUS & RAIL

[SEE HOMES IN HOUSTON >](#)

HUMBLE

ACCESSIBLE SUBURBAN LIVING



Humble is a historic, bustling, convenient commercial and residential hub in northeastern Harris County, positioned right near George Bush Intercontinental Airport (IAH). It offers accessible housing, rich local history, and extensive growing commercial corridors.

BEST FOR

- ✓ Frequent Travelers
- ✓ Airport Personnel
- ✓ First Time Homebuyers
- ✓ Budget Conscious Families

LIFESTYLE

Convenient and suburban, focused on local shopping, community parks, sports complexes, and easy commutes to Houston or Lake Houston outdoor areas.

KNOWN FOR

Proximity to IAH Airport, Deerbrook Mall, Mercer Botanic Gardens, and deep roots in early Texas oil history.



POPULATION

16,521



MEDIAN HOME PRICE

\$216,400



HOA FEES

\$300 – \$1,000



SCHOOL

HUMBLE ISD



PUBLIC TRANSIT

METRO BUS

[SEE HOMES IN HUMBLE >](#)

IOWA COLONY

MASTER PLANNED GROWTH CORRIDOR



Iowa Colony is a fast-growing, family friendly, modern town in Brazoria County along State Highway 288. Driven by large scale master planned developments, it serves as a primary thriving bedroom community for commuters to the Texas Medical Center and Downtown Houston.

BEST FOR

- ✓ Medical Center Commuters
- ✓ First Time Homebuyers
- ✓ Move Up Homebuyers
- ✓ Young Families

LIFESTYLE

Suburban and family oriented, with modern neighborhood amenities like splash pads, clubhouses, lakes, and neighborhood walking trails.

KNOWN FOR

Rapid population growth, master planned developments (e.g., Meridiana, Sterling Lakes), and commute options down Highway 288.



POPULATION

12,891



MEDIAN HOME PRICE

\$405,700



HOA FEES

\$800 – \$1,800



SCHOOL

ALVIN ISD



PUBLIC TRANSIT

GULF COAST TRANSIT

[SEE HOMES IN IOWA COLONY >](#)

COMMUNITY, CONVENIENCE & CONTINUED GROWTH



Katy is a premier West Houston suburb offering a mix of historic charm in Old Katy and sprawling master-planned communities. Located right along the Energy Corridor, it balances convenient commutes to major employment hubs with access to top-rated parks, and neighborhood amenities.

BEST FOR

- ✓ Families
- ✓ Outdoor Lifestyle Seekers
- ✓ Corporate Relocations
- ✓ New Construction Buyers

LIFESTYLE

Katy offers a comfortable, vibrant suburban rhythm with plenty always happening close to home.

KNOWN FOR

Cinco Ranch, Elyson, Cane Island, Katy Asian Town, extensive shopping, and strong master planned development.



POPULATION
29,700



MEDIAN HOME PRICE
\$358,000



HOA FEES
\$500 - \$1,500



SCHOOL
KATY ISD



PUBLIC TRANSIT
METRO PARK & RIDE

[SEE HOMES IN KATY >](#)

KINGWOOD

THE LIVABLE FOREST COMMUNITY



Kingwood is a renowned 14,000 acre peaceful master planned community in northeast Houston, famed for its dense pine trees and extensive scenic greenbelt trail system. It offers quiet, nature focused living with well-integrated, vibrant commercial districts and strong community appeal

BEST FOR

- ✓ Outdoor & Nature Enthusiasts
- ✓ Established Families
- ✓ Golfers & Recreation Seekers
- ✓ Active Suburbanites

LIFESTYLE

Serene, vibrant, and active, integrated with over 75 miles of greenbelt trails, community parks, prestigious country clubs, lakes, and nature preserves.

KNOWN FOR

Extensive greenbelt hike and bike trails, dense canopy of pine trees, golf courses, and highly rated local schools.



POPULATION

82,000



MEDIAN HOME PRICE

\$378,475



HOA FEES

\$500 – \$1,200



SCHOOL

HUMBLE ISD



PUBLIC TRANSIT

METRO
PARK

[SEE HOMES IN KINGWOOD >](#)

LAKE CONROE

WATERFRONT LIVING NORTH OF HOUSTON



Lake Conroe is a popular north Houston destination defined by lakeside living and resort style relaxation. The area features a mix of waterfront homes, golf communities, and wooded neighborhoods, offering a water oriented lifestyle centered around boating, fishing, marinas, and lakeside dining.

BEST FOR

- ✓ Waterfront Buyers
- ✓ Second Home Buyers
- ✓ Outdoor Enthusiasts
- ✓ Retirees

LIFESTYLE

Relaxed, recreation focused, and especially appealing for buyers who want more nature in their everyday routine.

KNOWN FOR

Lakefront property, boating, golf communities, marinas, and proximity to Conroe and Montgomery.



POPULATION
125,440



MEDIAN HOME PRICE
\$325,000



HOA FEES
\$300 - \$1,500



SCHOOL
MONTGOMERY
ISD / WILLIS ISD



PUBLIC TRANSIT
LIMITED
TRANSIT

[SEE HOMES IN LAKE CONROE >](#)

LEAGUE CITY

WATERFRONT SUBURBAN HAVEN



Located between Houston and Galveston along Clear Lake, League City is a thriving, family friendly suburban community celebrated for waterfront access, top rated schools, and historic charm. It offers a diverse mixture of master planned subdivisions and picturesque historic streets.

BEST FOR

- ✓ Boating Enthusiasts
- ✓ Water Sports Seekers
- ✓ Aerospace & Energy Professionals
- ✓ Growing Families

LIFESTYLE

Active and coastal suburban, centered on boating, waterside dining, public parks, historic oak trees, and youth sports leagues.

KNOWN FOR

Proximity to NASA Johnson Space Center, Clear Lake waterfront access, historic downtown district, and high rank on safest cities lists.



POPULATION

116,215



MEDIAN HOME PRICE

\$360,000



HOA FEES

\$400 – \$1,500



SCHOOL

CLEAR CREEK
ISD



PUBLIC TRANSIT

CONNECT
TRANSIT

[SEE HOMES IN LEAGUE >](#)

MISSOURI CITY

DIVERSE SUBURBAN COMMUNITY



Missouri City offers diverse housing, scenic lakes, prestigious golf course communities, and convenient proximity to major employment hubs in Houston and Sugar Land. It seamlessly combines mature residential neighborhoods with newer, vibrant master-planned enclaves today.

BEST FOR

- ✓ Multi Generational Families
- ✓ Energy Corridor Commuters
- ✓ Medical Center Commuters
- ✓ Golf Course Enthusiasts

LIFESTYLE

Suburban, quiet, and community-focused with extensive municipal park networks, trail systems, public recreation centers, and community events.

KNOWN FOR

Ethnic diversity, historic neighborhoods (e.g., Quail Valley), and proximity to Houston proper.



POPULATION

76,558



MEDIAN HOME PRICE

\$311,400



HOA FEES

\$400 – \$2,000



SCHOOL

FORT BEND
ISD



PUBLIC TRANSIT

FORT BEND
TRANSIT

[SEE HOMES IN MISSOURI >](#)

PEARLAND

CONVENIENT SOUTH HOUSTON LIVING



Pearland offers convenient south Houston living with quick commutes to the Texas Medical Center, Downtown, and Hobby Airport. Its diverse market features a mix of established subdivisions and newer communities paired with accessible parks, dining, and retail options.

BEST FOR

- ✓ Medical Professionals
- ✓ First Time & Move Up Buyers
- ✓ Outdoor Enthusiasts
- ✓ Families

LIFESTYLE

Suburban, practical, and highly accessible, offering strong access to Houston's southern employment corridors.

KNOWN FOR

Convenient Medical Center access, Shadow Creek Ranch, shopping along Broadway, parks, and continued residential growth.



POPULATION

160,400



MEDIAN HOME PRICE

\$400,719



HOA FEES

\$300 - \$1,200



SCHOOL

PEARLAND ISD



PUBLIC TRANSIT

METRO
PARK & RIDE

[SEE HOMES IN PEARLAND](#) ➤

PORTER / NEW CANEY

RAPIDLY GROWING EAST MONTGOMERY COUNTY



Porter / New Caney offer affordable, suburban meets rural living with fast access to Kingwood, Grand Parkway (SH 99), and the I-69 corridor. Homes range from budget friendly new construction in master planned communities to acreage properties and established homes.

BEST FOR

- ✓ Families
- ✓ First Time Homebuyers
- ✓ Acreage Seekers
- ✓ Commuters

LIFESTYLE

Outdoor focused and practical, with access to nature reserves, local parks, and expanding retail paired with a relaxed, low density suburban feel.

KNOWN FOR

Affordable new builds, wooded lots, rapid commercial growth, and seamless access to the Grand Parkway.



POPULATION

46,400



MEDIAN HOME PRICE

\$311,329



HOA FEES

\$300 - \$900



SCHOOL

NEW CANEY
ISD



PUBLIC TRANSIT

METRO BUS
CONNECTIONS

[SEE HOMES IN PORTER / NEW CANEY >](#)

RICHMOND / ROSENBERG

HISTORIC CHARM MEETS WESTERN EXPANSION



Richmond and Rosenberg form a dynamic twin city area in Fort Bend County where historic downtowns meet rapidly growing suburban subdivisions. The region offers everything from historic farmhouses to contemporary master planned neighborhoods.

BEST FOR

- ✓ Value Oriented Buyers
- ✓ New Home Buyers
- ✓ Historic Small Town Seekers
- ✓ Suburban Commuters

LIFESTYLE

Balanced between country heritage and modern suburban living, featuring historic main streets, local antique shops, riverfront parks, and new retail centers.

KNOWN FOR

Historic Fort Bend County Courthouse, Brazos Town Center, antique districts, and affordable construction master planned developments.



POPULATION

57,466



MEDIAN HOME PRICE

\$359,300



HOA FEES

\$500 – \$1,600



SCHOOL

LAMAR CISD



PUBLIC TRANSIT

FORT BEND
TRANSIT

[SEE HOMES IN RICHMOND / ROSENBERG >](#)

SIENNA

RESORT-STYLE MASTER-PLANNED LIVING



Sienna is a top selling Missouri City master planned community built for active living. It features housing ranging from approachable new builds to upscale custom estates, all set within a neighborhood centered on water parks, golf courses, extensive trails, and family events.

BEST FOR

- ✓ Families
- ✓ Move Up Buyers
- ✓ Outdoor Lifestyle Seekers
- ✓ New Construction Buyers

LIFESTYLE

Active and community oriented, with pools, fitness facilities, trails, parks, sports fields, and events creating plenty to do close to home.

KNOWN FOR

Extensive amenities, newer homes, community events, and thoughtful master planning.



POPULATION

30,800



MEDIAN HOME PRICE

\$556,250



HOA FEES

\$900 - \$2,000



SCHOOL

FORT BEND
ISD



PUBLIC TRANSIT

FORT BEND
TRANSIT

[SEE HOMES IN SIENNA >](#)

SPRING

SUBURBAN CONVENIENCE



Spring is a large, thriving, dynamic suburban area in northern Harris and southern Montgomery counties. It offers accessible entry level neighborhoods, charming historic districts, and unbeatable proximity to major corporate campuses like ExxonMobil today, making it a highly appealing place to live.

BEST FOR

- ✓ Energy Sector Employees
- ✓ First Time Homebuyers
- ✓ Move Up Buyers
- ✓ Highway Commuters

LIFESTYLE

Suburban and convenient, centered on family neighborhood amenities, shopping centers, water parks (Hurricane Harbor), and historic Old Town Spring.

KNOWN FOR

Old Town Spring shopping district, proximity to The Woodlands and ExxonMobil campus, and easy access to I-45 and Grand Parkway.



POPULATION

68,580



MEDIAN HOME PRICE

\$231,500



HOA FEES

\$300 – \$1,200



SCHOOL

SPRING ISD



PUBLIC TRANSIT

METRO BUS

[SEE HOMES IN SPRING >](#)

SUGAR LAND

ESTABLISHED, POLISHED & CONNECTED



Sugar Land is a refined southwest Houston suburb combining established master planned communities, strong corporate hubs, and high end public spaces. It offers diverse housing options, convenient city access via US 59/I-69, and vibrant local hubs like Sugar Land Town Square.

BEST FOR

- ✓ Families
- ✓ Professionals
- ✓ Luxury Buyers
- ✓ Relocating Executives

LIFESTYLE

Expect neighborhood parks, community events, shopping destinations, dining, golf, and established residential areas.

KNOWN FOR

Sugar Land Town Square, First Colony, Smart Financial Centre, mature neighborhoods, and a strong sense of community identity.



POPULATION

110,016



MEDIAN HOME PRICE

\$477,916



HOA FEES

\$300 - \$1,200



SCHOOL

FORT BEND
ISD



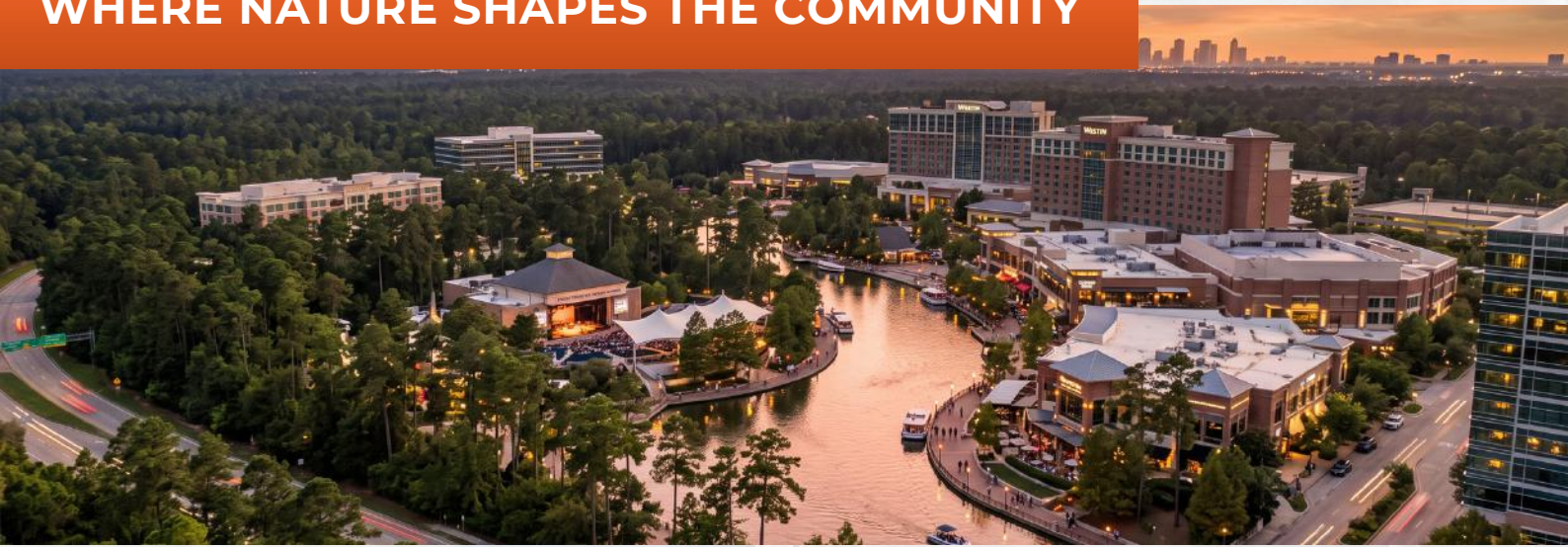
PUBLIC TRANSIT

FORT BEND
TRANSIT

[SEE HOMES IN SUGAR LAND >](#)

THE WOODLANDS

WHERE NATURE SHAPES THE COMMUNITY



The Woodlands is a premier north Houston community famed for its tree canopied landscape, village style design, and thriving corporate hubs. It offers a blend of established shaded homes and modern luxury estates alongside miles of connected trails, high end retail, and major entertainment venues.

BEST FOR

- ✓ Families
- ✓ Outdoor Lifestyle Seekers
- ✓ Luxury Buyers
- ✓ Executives

LIFESTYLE

Residents enjoy a balance of nature and convenience, with parks, pathways, lakes, golf, restaurants, entertainment, and workplaces integrated throughout the community.

KNOWN FOR

The Woodlands Waterway, Market Street, Hughes Landing, Cynthia Woods Mitchell Pavilion, golf, and miles of trails.



POPULATION
122,240



MEDIAN HOME PRICE
\$640,000



HOA FEES
\$500 - \$2,000



SCHOOL
CONROE ISD /
TOMBALL ISD



PUBLIC TRANSIT
THE WOODLANDS
EXPRESS

[SEE HOMES IN THE WOODLANDS >](#)

WEST UNIVERSITY

PREMIER LUXURY ENCLAVE NEAR DOWNTOWN



West University Place (West U) is an independent, highly affluent city enclave adjacent to Rice University, the Texas Medical Center, and vibrant Upper Kirby. It features tree lined streets named after authors and luxurious, custom built architectural estates in a coveted neighborhood setting.

BEST FOR

- ✓ Medical & Academic Executives
- ✓ High Net Worth Families
- ✓ In Town Luxury Buyers
- ✓ Walkability Seekers

LIFESTYLE

Upscale, walk friendly, and serene. Residents enjoy boutique neighborhood parks, private pool clubs, local libraries, and high walkability to Rice Village shopping.

KNOWN FOR

Top tier municipal services, high land values, top ranking public school, and proximity to Rice University and the Med Center.



POPULATION

15,192



MEDIAN HOME PRICE

\$2.1MIL



HOA FEES

\$0 – \$300



SCHOOL

HOUSTON ISD



PUBLIC TRANSIT

METRO BUS

[SEE HOMES IN WEST UNIVERSITY >](#)

WILLIS

LAKEFRONT LIVING AND NORTHERN GROWTH



Willis is located north of Conroe in Montgomery County along the booming I-45 corridor. Known for its proximity to Lake Conroe, it is rapidly evolving from a rural lumber town into a prime, highly desirable destination for luxurious lakeside real estate and modern master planned homes.

BEST FOR

- ✓ Lake & Boating Enthusiasts
- ✓ Value Seekers
- ✓ Retirees & Active Adults
- ✓ Outdoor Enthusiasts

LIFESTYLE

Relaxed, outdoors focused, and suburban rural. Centered around Lake Conroe water activities, fishing, golfing, and natural piney woods environments.

KNOWN FOR

Lake Conroe access, Sam Houston National Forest proximity, and easy North I-45 access.



POPULATION
6,878



MEDIAN HOME PRICE
\$124,300



HOA FEES
\$400 – \$1,500



SCHOOL
WILLIS ISD



PUBLIC TRANSIT
LIMITED
TRANSIT

[SEE HOMES IN WILLIS >](#)

LOCAL SHOPPING

TOP 5 HOUSTON SHOPPING CENTERS



THE GALLERIA

UPTOWN / GALLERIA

Luxury shopping, ice-skating rink, high-end designer boutiques.



RICE VILLAGE

WEST UNIVERSITY / RICE UNIVERSITY AREA

Walkable, open-air district with boutique shopping and local dining.



HIGHLAND VILLAGE

RIVER OAKS / UPPER KIRBY AREA

Upscale outdoor center featuring flagship retailers and patio dining.



CITY CENTRE

MEMORIAL / WEST HOUSTON

Suburban lifestyle hub with retail, dining, green space, and entertainment.



SUGAR LAND TOWN SQUARE

SUGAR LAND

Vibrant suburban center with community events, dining, and shops.



Whether you are looking for high-end designer labels at *The Galleria*, open-air boutique dining at *Rice Village* and *Highland Village*, or family-friendly outdoor events at *CITY CENTRE* and *Sugar Land Town Square*, Houston offers a shopping experience tailored to every style.

LOCAL RESTAURANTS

TOP 5 BRUNCH & DINING SPOTS



GRACE'S

3111 Kirby Dr. Houston, TX 77098

OSSO & KRISTALLA

1515 Texas Ave. Houston, TX 77002

TINY BOXWOODS

3614 W. Alabama St. Houston, TX 77027

DISH SOCIETY

5740 San Felipe St. #100, Houston, TX 77057

LUCILLE'S

5512 La Branch St. Houston, TX 77004

TOP 3 HOUSTON SUSHI BARS



TOP 5 HOUSTON COFFEE SHOPS



CAFEZA

1720 Houston Ave. Houston, TX 77007

MADEMOISELLE LOUISE

1725 Main St. Ste.1, Houston, TX 77002

THE CUPPO COFFEE & TEA

8805 Jones Rd. Ste A-110 Jersey Village, TX 77065

AGORA

1712 Westheimer Rd. Houston, TX 77098

ANTIDOTE COFFEE

729 Studewood St. Houston, TX 77007

SOTO

224 Westheimer Rd, Houston, TX 77006

KATA ROBATA

3600 Kirby Dr suite h, Houston, TX 77098

SUSHI KING

3401 Kirby Dr, Houston, TX 77098

ANNUAL EVENTS & LOCAL ACTIVITIES

TOP 5 ANNUAL EVENTS



HOUSTON LIVESTOCK SHOW AND RODEO

Houston's signature annual event, with concerts, rodeo events, food, shopping, livestock shows, and family entertainment.

HOUSTON ART CAR PARADE

One of Houston's most unique cultural events and recognized as the largest celebration of art cars in the world.

BAYOU CITY ART FESTIVAL

A major outdoor fine arts event that showcases artists, local culture, and Houston's creative scene.

HOUSTON PRIDE FESTIVAL & PARADE

A major annual celebration in Houston that highlights the city's diversity, culture, and community energy.

H-E-B THANKSGIVING DAY PARADE

A long-running downtown Houston holiday tradition and one of the city's major annual family friendly events

TOP 5 LOCAL ACTIVITIES



EXPLORE BUFFALO BAYOU PARK

Great for walking, biking, skyline views, kayaking, and outdoor photos near Downtown Houston.

VISIT THE MUSEUM DISTRICT

Includes major cultural stops like the Houston Museum of Natural Science, Museum of Fine Arts Houston, Children's Museum Houston, and nearby Hermann Park.

EXPERIENCE THE HOUSTON FOOD SCENE

From Tex-Mex and BBQ to seafood, brunch, fine dining, and international restaurants, Houston's food culture is one of the city's biggest lifestyle draws.

CATCH A GAME OR CONCERT

Houston offers year-round entertainment through the Astros, Rockets, Texans, Dynamo, major concerts, and live events.

SPEND A DAY IN THE WOODLANDS, KEMAH, OR GALVESTON

(Waterfront, Getaways)

LOCAL HOUSTON HEALTHCARE

TOP 5 LOCAL HEALTHCARE ANCHORS



TEXAS MEDICAL CENTER

The major healthcare hub in Houston and one of the city's strongest relocation draws for medical professionals, patients, researchers, and healthcare families.

HOUSTON METHODIST HOSPITAL

A flagship hospital in the Texas Medical Center and one of Houston's most recognized healthcare systems, with locations across Greater Houston.

MD ANDERSON CANCER CENTER

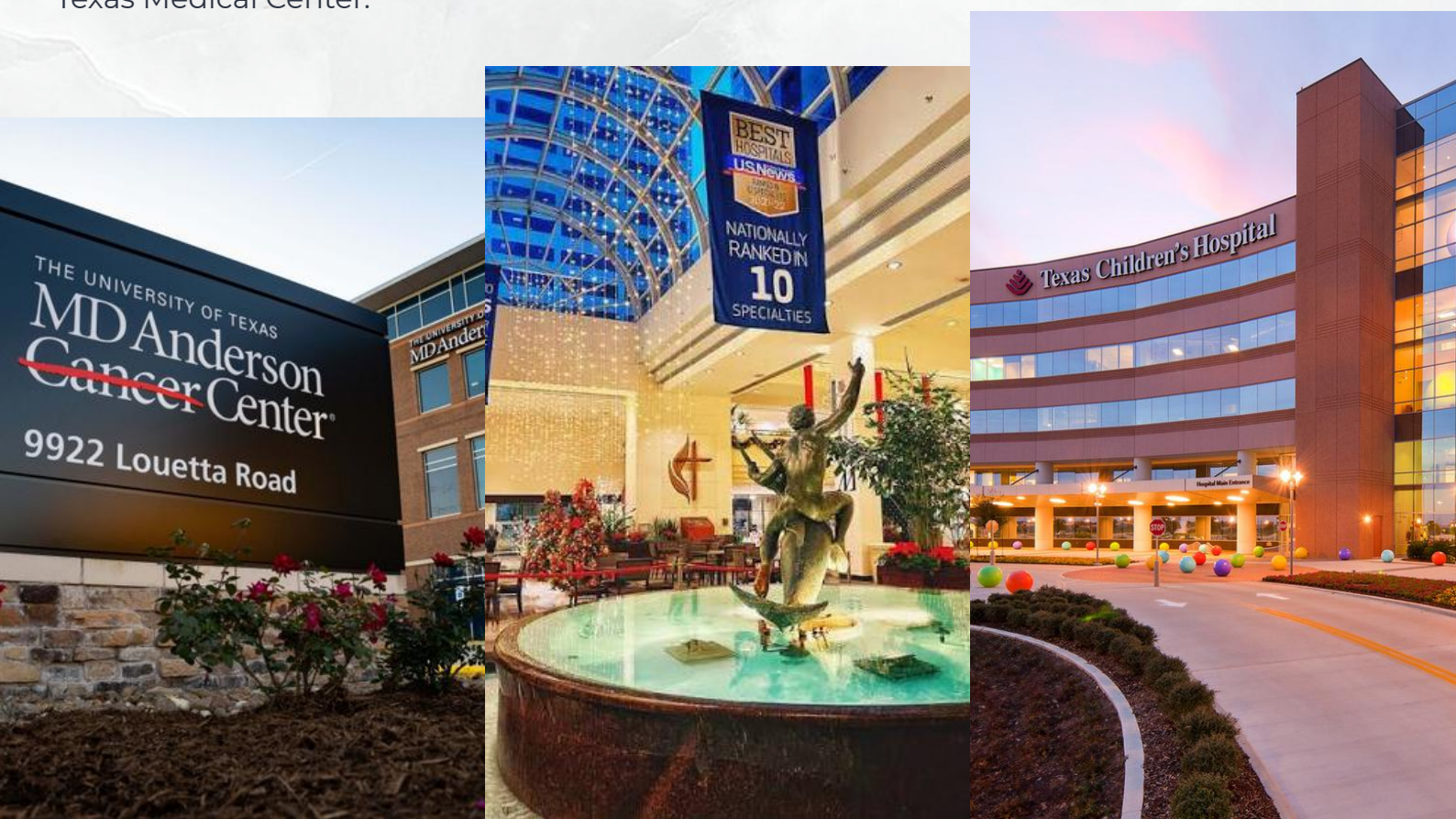
A nationally known cancer care and research institution located in the Texas Medical Center.

MEMORIAL HERMANN HEALTH SYSTEM

A major Houston healthcare system, with Memorial Hermann-Texas Medical Center serving as a teaching hospital for McGovern Medical School at UTHealth Houston.

TEXAS CHILDREN'S HOSPITAL

A major pediatric healthcare institution and one of the key medical anchors within the Texas Medical Center.





HOUSTON TEXAS

LIVING TEAM



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www.houstontxlivingteam.com

real

YOUR HOUSTON STORY STARTS HERE

From city living and luxury enclaves to master-planned communities, acreage, lakefront homes, and the Gulf Coast, Greater Houston gives buyers more than one way to call Texas home.

Royce Isaac and the **Houston Texas Living Team** are here to help you understand the communities, compare your options, and move forward with confidence.



FREQUENTLY ASKED QUESTIONS

FAQS

IS THE GREATER HOUSTON AREA A GOOD PLACE TO RELOCATE?

Yes. Greater Houston is a top relocation choice offering a strong job market (driven by energy, healthcare, tech, and aerospace), an affordable cost of living compared to other major metro areas, world class dining, and diverse neighborhoods.

WHAT SHOULD I KNOW BEFORE BUYING A HOME IN GREATER HOUSTON?

Buyers should carefully consider flood zones and drainage history, high property taxes, local school districts, heat/humidity factors for energy efficiency, and overall commute distance to key work hubs.

HOW CAN HOUSTON TEXAS LIVING HELP?

Houston Texas Living helps buyers navigate the vast Houston market, evaluate specific neighborhood nuances, analyze flood risks, plan property visits, and secure the ideal home tailored to your lifestyle and budget.





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