CENTURY 21

HOUSTON

METRO AREA

RELOCATION GUIDE

A refined guide to finding your place in Houston.



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RELOCATION SPECIALIST

CENTURY 21 REALTY PARTNERS

SMART • SIMPLE • SOPHISTICATED

THE MOVE STARTS HERE

WELCOME TO HOUSTON

Houston is a large, multi-centered metro area. The right home search begins with understanding how your work location, commute, lifestyle and household needs fit together.

01

DISCOVER

Your job, timeline, budget and priorities.

02

NARROW

Communities that fit your daily life.

03

TOUR

Homes and neighborhoods in person.

04

MOVE

A clear path from search to closing.

“Find the community that supports the life you are moving to Houston to build.”

A QUICK GEOGRAPHIC GUIDE

UNDERSTANDING THE METRO



NORTH
The Woodlands • Spring • Tomball • Conroe

NORTHWEST
Cypress • Fairfield • Bridgeland

CENTRAL
Downtown • Heights • Montrose • Uptown

WEST
Katy • Fulshear • Richmond

NORTHEAST
Kingwood • Humble • Baytown-area

SOUTHWEST
Sugar Land • Missouri City • Stafford

SOUTHEAST
Clear Lake • League City • Kemah

SOUTH
Pearland • Manvel • Friendswood

START WITH LOCATION. THEN CHOOSE THE HOME.

Broad geographic groupings only. Individual neighborhoods can differ substantially.

BUILD YOUR SEARCH AROUND YOUR LIFE

WHAT MATTERS TO YOU?

WORK

Office location • work schedule • commute

HOME

New construction • established • condo • townhome • acreage

DAILY LIFE

Dining • shopping • parks • recreation • faith/community

HOUSEHOLD

Bedrooms • home office • guests • pets • yard

BUDGET

Payment comfort • taxes • insurance • HOA/fees

TRAVEL

IAH • HOU • frequency of business travel

RELOCATION TIP

Tell us where you work before we start choosing homes. Houston’s size makes commute planning part of the home search.

MAJOR EMPLOYMENT & ACTIVITY CENTERS

WHERE HOUSTON WORKS

DOWNTOWN

Business • government • entertainment

TEXAS MEDICAL CENTER

Medicine • research • education

UPTOWN / GALLERIA

Business • retail • hotels

ENERGY CORRIDOR

West Houston employment

WESTCHASE

Business district • West Houston

CLEAR LAKE / NASA

Aerospace • NASA • southeast

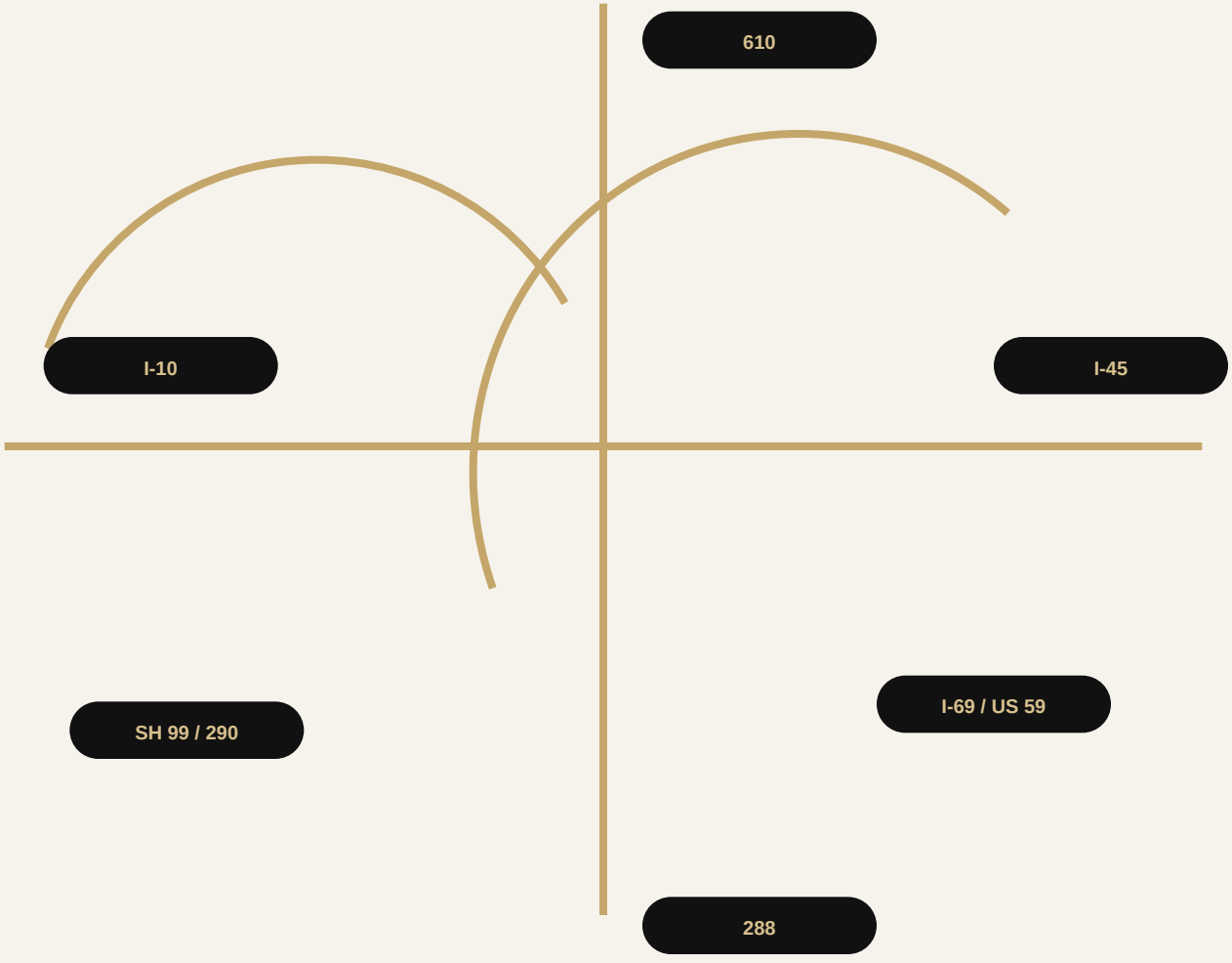
NORTH HOUSTON

Northside employment • IAH access

Your workplace is often the first location we should map.

ROADS • RAIL • PARK & RIDE

THE HOUSTON COMMUTE



COMMUTE CHECK

Test the commute from the actual property—not just the community name. Consider work hours, toll roads, school/childcare routes and airport travel.

IAH • HOU • EFD

AIRPORT ACCESS

IAH

George Bush Intercontinental

North of Downtown • major international gateway

HOU

William P. Hobby

South of Downtown • major passenger airport

EFD

Ellington / Houston Spaceport

South of Downtown • aviation / NASA / spaceport

TRAVEL FREQUENCY MATTERS

If you travel often for work, airport access should be part of your community search. Ask which airport you expect to use most often and how frequently.

LOOK BEYOND THE LIST PRICE

THE TRUE COST OF HOMEOWNERSHIP

MORTGAGE

Principal + interest

PROPERTY TAXES

Verify current taxes; future taxes can change

INSURANCE

Get a property-specific quote early

FLOOD / WATER

Review maps, drainage and insurance considerations

HOA / FEES

Confirm association and transfer fees

MAINTENANCE

Plan for systems, repairs and upkeep

Houston-specific reminder: a mapped flood zone is not the only factor to consider.

THE DETAILS THAT MAKE A HOUSE FEEL LIKE HOME

YOUR EVERYDAY LIFE

SCHOOLS

Verify current district, attendance boundary and program information.

HEALTHCARE

Consider proximity to your preferred doctors, hospitals and urgent care.

RECREATION

Parks, trails, sports, pools and community amenities.

ERRANDS

Groceries, pharmacies, shopping and everyday services.

COMMUNITY

Faith communities, social connections and activities.

PETS / SPACE

Yard, pet needs, guests and home-office requirements.

VERIFY CURRENT INFORMATION DIRECTLY WITH THE APPLICABLE PROVIDER.

ONE STEP AT A TIME

YOUR RELOCATION CHECKLIST

- [ ] Confirm employment start date + work location
- [ ] Set target move date
- [ ] Determine temporary housing needs
- [ ] Review financing / pre-approval
- [ ] Set monthly housing budget
- [ ] Estimate taxes + insurance + fees
- [ ] Identify commute limit
- [ ] Choose communities to explore
- [ ] Schedule tours
- [ ] Review disclosures + inspections
- [ ] Confirm insurance availability
- [ ] Coordinate movers / storage / utilities
- [ ] Plan closing + possession
- [ ] Prepare for move-in

THE GOAL: LESS CHAOS. MORE CLARITY.

HOW I HELP

YOUR HOUSTON RELOCATION PLAN

01 CONSULTATION

Move, employment location, household needs, budget and timeline.

02 COMMUNITY SEARCH

Narrow the metro to areas that fit your priorities.

03 HOME SEARCH

Review homes that match your criteria and budget.

04 TOURS

Organize tours around your schedule.

05 OFFER + CONTRACT

Work through the offer and contract process.

06 DUE DILIGENCE

Inspections, insurance and property documents.

07 CLOSING + MOVE

Stay focused on the timeline through closing.



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JENI GONZALEZ

RELOCATION SPECIALIST

Relocating to Houston is more than choosing a house. It is choosing how your work, home and everyday life will fit together.

CONTACT

PHONE: _____

EMAIL: _____

WEBSITE: _____

CENTURY 21 REALTY PARTNERS

Each office is independently owned and operated.

General relocation resource; verify current property-specific information.

CURRENT INFORMATION USED IN THIS GUIDE

RESOURCE NOTES

CENTURY 21 BRAND

Century 21 brand guidelines emphasize smart, simple, sophisticated design and use of the approved wordmark/brand elements.

CITY OF HOUSTON

Houston planning resources describe a multi-centered city with major employment/activity centers.

METRO

Current RideMETRO resources cover local transit, METRORail and Park & Ride service.

HOUSTON AIRPORTS

Current airport resources cover IAH, HOU and EFD.

FEMA / FLOOD RESOURCES

Use current flood-map and property-specific resources when evaluating flood and water risk.

NOTE

This guide is a general relocation resource and is not legal, tax, lending, insurance, school-advisory or flood-risk advice. Verify current information with the appropriate official source or professional.