

# The North Houston Relocation Toolkit

FREE DOWNLOAD — NORTH HOUSTON REAL ESTATE

Everything You Need to Move to North Houston from Out of State

State tax comparisons, school district breakdowns, cost of living data, and a 90-day move-in timeline. Prepared by Christine O'Brien, Licensed REALTOR®.

## Why Families Are Relocating to North Houston

The math is compelling and the lifestyle is real. Here's why North Houston keeps appearing at the top of relocation lists for families from California, New York, Illinois, and beyond.

Factor	North Houston TX	California	New York	Illinois
State Income Tax	NONE	Up to 13.3%	Up to 10.9%	Up to 4.95%
Median Home Price (metro)	\$385K	\$800K+	\$650K+	\$310K
Property Tax Rate	2.0–2.6%	0.7–1.1%	1.4–2.2%	1.8–2.5%
\$200K Income — State Tax Bill	\$0	\$14,000–18,000	\$12,000–16,000	\$7,500–9,000
What \$500K Buys	3,200+ sqft, master-planned	1,200 sqft condo/townhome	2BR in commuter town	3BR suburban home

**Christine's Tip:** Texas property taxes are higher than California — but the income tax savings for a household earning \$200K total \$14,000–\$18,000 per year. Most families come out significantly ahead on total tax burden.

## School District Breakdown

Cypress-Fairbanks ISD (CFISD) — Cypress TX

One of the largest school districts in Texas with 90,000+ students. Nationally recognized for academic excellence, arts, and athletics.

Campus	Level	TEA Rating	Notes
Bridgeland High School	High School	A	Newest campus — opened 2020, modern facilities
Cy-Fair High School	High School	A	Strong AP and IB programs, competitive athletics
Cy-Ranch High School	High School	A	Large campus, extensive extracurriculars
Cy-Woods High School	High School	A	Strong fine arts and performing arts programs

### Conroe ISD — Conroe TX and The Woodlands TX

Serves both Conroe and The Woodlands. Multiple nationally ranked campuses. Conroe ISD is the third-largest district in Texas.

Campus	Level	TEA Rating	Notes
The Woodlands High School	High School	A	Consistently top-10 in Texas — 3,000+ students
College Park High School	High School	A	Strong STEM and athletics, The Woodlands area
Oak Ridge High School	High School	A	The Woodlands corridor, strong academics
Conroe High School	High School	B+	Conroe proper — improving trajectory

### Magnolia ISD — Magnolia TX

A smaller, community-oriented district serving Magnolia. Solid academics, strong community investment, and improving facilities.

- Magnolia West High School: Largest campus, A-rated, active fine arts and athletics
- Magnolia High School: Smaller campus, tight-knit community culture
- District enrollment: ~12,000 students — significantly smaller than CFISD or Conroe ISD

## Cost of Living Comparison

Category	North Houston	San Francisco Bay Area	New York Metro	Seattle
Housing (3BR, 2BA)	\$320K–\$480K	\$1.1M–\$1.8M	\$650K–\$1.1M	\$700K–\$1.1M
Groceries Index	95 (US avg = 100)	118	115	112
Utilities (monthly)	\$180–\$280	\$150–\$220	\$140–\$200	\$160–\$240
Dining Out (per meal)	\$12–\$22	\$18–\$35	\$18–\$38	\$16–\$30
Childcare (monthly)	\$900–\$1,500	\$2,000–\$3,500	\$2,200–\$4,000	\$1,800–\$3,200

## Major Employers in the North Houston Corridor

Employer	Location	Industry	Approx. Employees
Hewlett Packard Enterprise	The Woodlands	Technology	5,000+
Aon	The Woodlands	Insurance/Financial	2,000+
Chevron Phillips Chemical	The Woodlands	Energy/Petrochemical	2,500+
CB&I; / McDermott	The Woodlands	Engineering/Construction	3,000+
ExxonMobil	Spring (near Woodlands)	Energy	10,000+
Amazon Distribution	Conroe	Logistics	1,500+
St. Luke's Health	Multiple N. Houston	Healthcare	3,000+

## 90-Day Relocation Timeline

Timeframe	Action Items
90 Days Out	Contact Christine for virtual consultation. Define budget, school priorities, commute tolerance. Begin mortgage pre-approval process.
75 Days Out	Review virtual neighborhood tours Christine provides. Narrow to 2–3 communities. Research schools using GreatSchools.org and TEA ratings.

Timeframe	Action Items
60 Days Out	Book visit trip (1–2 days). Christine prepares curated showing schedule. Tour 8–12 homes across shortlisted communities.
45 Days Out	Submit offer on chosen home. Complete Texas option period. Schedule independent inspection.
30 Days Out	Finalize mortgage. Book moving company (peak season: book 6+ weeks early). Arrange temporary housing if needed.
14 Days Out	Confirm closing date. Set up utilities: Centerpoint Energy (gas/electric), city water, internet (Xfinity, AT&T;, Spectrum available).
Closing Day	Attend closing (can be done remotely with POA if needed). Receive keys. Change locks immediately.
Week 1 Post-Move	File for Texas homestead exemption. Update driver's license (90 days to do so after establishing TX residency). Register vehicles in Texas.
Month 1	Enroll children in school. Connect with HOA. Explore neighborhood amenities. Christine provides referral list for local services.

**Christine's Tip:** Christine has helped families relocate from California, New York, Georgia, Colorado, and internationally. She can manage the entire process while you're still out of state — from virtual tours through closing day.

**Ready to Find Your North Houston Home?**

Book a free consultation with Christine O'Brien — Licensed REALTOR® serving Cypress, Conroe, The Woodlands & Magnolia TX.

soldbythechristineobrien.com · obrien.christine.b@gmail.com