

# DFW Relocation Guide

## Moving to North Texas with Confidence

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### Welcome

Moving to a new area is exciting — and it can also feel overwhelming. Whether you're relocating from another state, another part of Texas, or even from Hawaii (like I did), this guide is designed to give you clear, practical information so you can make confident decisions.

I've helped people navigate big moves for years. My goal is simple: make your transition to North Texas as smooth as possible.

If you'd like personal guidance as you plan your move, feel free to call or text me at 808-729-0963. I'm happy to help.

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### Why North Texas?

North Texas continues to attract families and professionals because of:

- Strong job growth and economic opportunity
- Excellent schools in many communities
- A wide range of housing options (new construction and established neighborhoods)
- No state income tax
- A growing, family-friendly lifestyle with parks, trails, and community events

Areas like Prosper, McKinney, Aubrey, Little Elm, Plano, and Frisco offer different lifestyles while still giving you access to the greater Dallas-Fort Worth metroplex.

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## Choosing the Right Area

Here's a simple way to think about some of the most popular North Texas communities:

- **Prosper** – Master-planned communities, strong schools, and a more suburban/luxury feel
- **McKinney** – Historic downtown charm mixed with newer neighborhoods
- **Aubrey** – Growing area with more space and newer developments
- **Little Elm** – Lake lifestyle with a mix of new construction
- **Plano** – Established, convenient, with excellent amenities and schools
- **Frisco** – Fast-growing, sports and entertainment options, strong schools

The best area depends on your priorities: schools, commute, budget, new construction vs. established homes, and lifestyle.

Ready to talk through which area might be the best fit for you?

Call or text me at 808-729-0963 — I'm here to help.

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## Cost of Living Snapshot

When budgeting for your move, remember to factor in more than just the house payment:

- Property taxes (these can be significant in Texas)
- Homeowners insurance
- HOA fees (common in many newer communities)
- Utilities
- Commute costs

I'll help you look at the full monthly picture (including taxes and insurance) so there are no surprises.

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## Schools & Education

Many families move to North Texas specifically for the schools. Each city has different districts and campuses, and ratings can vary even within the same city.

During our search, we'll look at the specific schools that matter to you and help you understand the options.

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## What to Expect When Moving to Texas

A few things that often surprise people relocating here:

- **Property taxes** are higher than in many states (but there is no state income tax)
- **HOAs** are common in newer developments
- The **option period** in Texas contracts gives buyers time for inspections
- Summers are hot — good air conditioning is not optional
- Growth is rapid, so new construction is a big part of the market

I'll walk you through each of these so you feel prepared.

Have questions about moving to North Texas?

Call or text Alan at 808-729-0963.

I'd be glad to help you get started.

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## Suggested Relocation Timeline

### 3–6 months before moving

- Get clear on your must-haves and budget
- Get pre-approved
- Start researching areas

### 1–3 months before

- Begin seriously touring homes
- Make an offer when you find the right property
- Complete inspections and due diligence

### Final 30 days

- Finalize lending and closing details
  - Plan the physical move
  - Set up utilities and address changes
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## How I Can Help

Relocating is more than just finding a house. I can help with:

- Understanding different neighborhoods

- Connecting you with trusted local lenders, inspectors, and service providers
- Navigating Texas contracts and timelines
- Strong negotiation
- Support that continues after you close

My approach is simple: clear communication, no pressure, and a focus on long-term relationships.

You don't have to figure this out alone.

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## **Ready for the Next Step?**

If you're planning a move to North Texas, I'd be glad to help you get oriented.

### **Schedule a no-pressure consultation**

Text or call Alan at **808-729-0963**

or email **[texas@koenigre.com](mailto:texas@koenigre.com)**

Looking forward to helping you feel at home in North Texas.

### **Alan Koenig**

BlankKo Realty Team | DHS Realty

Licensed Broker in Hawaii | Active Realtor in Texas