



REAL ESTATE
BY DESIGN

THE *Houston* EDIT

RELOCATION EDITION

A considered guide to finding home, community
and your place in Houston.

KAY MITCHELL | BROKER

Southern Hospitality. Elevated Real Estate Service.



Welcome to Houston

Your Houston relocation begins with a clear, informed strategy.

Relocating to Houston involves more than selecting a property. It requires a thoughtful evaluation of location, commute, lifestyle, housing preferences and long-term financial goals. In a metropolitan area as expansive as Houston, a well-defined strategy is essential.

My role is to provide the local insight and structure needed to move forward with confidence. Together, we will identify appropriate areas, compare resale and new-construction opportunities, evaluate total ownership costs and coordinate each step of the purchase process - even while you are planning from another city or state.

With nearly two decades of real estate experience, I offer attentive representation, clear communication and sound guidance from consultation through closing. I look forward to helping you make a well-informed transition and find a Houston home that supports your next chapter.

Kay Mitchell

BROKER | REAL ESTATE BY DESIGN

At a Glance

A global city defined by opportunity, culture and scale.

Houston brings together world-class medicine, energy, aerospace, arts and dining within one of the nation's most dynamic metropolitan regions. Its distinctive neighborhoods and employment centers create an exceptional range of possibilities for both lifestyle and long-term investment.

04

LARGEST U.S. CITY
BY POPULATION

7.8M+

GREATER HOUSTON
RESIDENTS

145+

LANGUAGES SPOKEN
ACROSS THE REGION

0%

TEXAS INDIVIDUAL
STATE INCOME TAX

Population figures are approximate and subject to change.

Where Houston Fits Your Life

Begin with geography. Refine by lifestyle.

Houston is not one market, but a collection of distinct communities connected by employment centers, major corridors and everyday priorities. A focused search begins with the places you need to reach, then considers the home and lifestyle you want.

CENTRAL + INNER LOOP

Urban living near Downtown, the Medical Center, Uptown and cultural districts, with condos, townhomes and established neighborhoods.

NORTH

Spring, Klein, The Woodlands, Conroe and Magnolia balance suburban convenience, wooded communities, acreage options and regional employment access.

SOUTH + SOUTHWEST

Sugar Land, Missouri City, Pearland, Manvel and Rosharon combine mature communities with growing residential development and access to major job centers.

WEST + NORTHWEST

Cypress, Katy, Tomball and the Energy Corridor offer master-planned communities, established subdivisions and expanding new-construction corridors.

NORTHEAST + EAST

Kingwood, Humble and Atascocita connect residents to IAH, Lake Houston and east-side employment centers.

A Clear Path to Houston

From initial strategy to a confident closing.

A well-managed relocation should feel structured, transparent and personal. Each stage is designed to keep your priorities, timeline and financial goals at the center.

STRATEGY + CONSULTATION

Define your timing, financing, employment locations, home requirements and lifestyle priorities.

AREA DISCOVERY

Compare commute patterns, community styles and resale or new-construction opportunities.

OFFER + DUE DILIGENCE

Structure the offer, coordinate inspections and evaluate title, appraisal, insurance and property-specific considerations.

01

02

FINANCING PREPARATION

Secure a strong pre-approval and establish a clear plan for monthly payment, closing costs and reserves.

03

04

FOCUSED HOME SEARCH

Review curated properties through virtual previews, in-person tours and candid local guidance.

05

06

CLOSING + ARRIVAL

Coordinate financing, final walkthrough and closing, followed by practical support for your Houston transition.

Beyond the Purchase Price

A confident move begins with the complete financial picture.



PLAN FOR THE PAYMENT — AND THE LIFE AROUND IT

A monthly payment is more than principal and interest. In Greater Houston, two similarly priced homes can carry meaningfully different ownership costs, making an address-specific comparison essential.

PRINCIPAL + INTEREST

Principal reduces the loan balance; interest is the cost of borrowing. The loan amount, rate, term, down payment and mortgage insurance all influence the monthly payment.

HOMEOWNERS INSURANCE + FLOOD COVERAGE

Homeowners insurance protects against covered losses and often includes liability protection. Most policies exclude flood damage, so obtain property-specific homeowners and flood quotes early.

CASH TO CLOSE + RESERVES

Plan for the down payment, lender and title charges, prepaid taxes and insurance, moving expenses and a comfortable reserve for repairs or unexpected costs after closing.

PROPERTY TAXES

Texas has no state property tax. Counties, cities, school districts and special-purpose districts set local rates. Confirm the combined rate and available exemptions for each property.

COMMUNITY + DISTRICT COSTS

A Homeowners Association (HOA) may charge dues. A Municipal Utility District (MUD) provides designated utility services and may levy taxes. A Public Improvement District (PID) funds enhanced infrastructure or services through assessments.

UTILITIES + MAINTENANCE

Compare electricity, water and sewer, lawn or pool care, commuting and routine maintenance. The age of the roof, heating and cooling systems, and major appliances can also shape future costs.

Two Paths to Home

Each offers a different kind of opportunity



THE RIGHT CHOICE BEGINS WITH YOUR PRIORITIES

NEW CONSTRUCTION

New construction offers the opportunity to shape how a home lives, from the homesite and floor plan to structural selections and finishes. Builder incentives may add value, but rate buydowns, closing assistance, upgrade allowances, lot premiums, property taxes and community fees should be evaluated together. Because schedules can shift, contract review, milestone communication, independent inspections and a detailed final walkthrough remain essential.

RESALE

A resale home allows you to evaluate the setting, mature landscaping, completed amenities and existing condition before making a decision. Review the roof, heating and cooling systems, foundation, drainage, prior improvements and seller disclosures. Negotiations may address price, repairs, closing costs and timing. A completed home can offer a clearer move-in window, although inspection, appraisal, title and financing still shape the transaction.

REPRESENTATION MATTERS IN EITHER DIRECTION

From builder contracts and incentives to resale negotiations and inspections, I help you compare the complete opportunity, anticipate the details and move forward with clarity.

Houston, Before You Arrive

Thoughtful guidance keeps every mile connected.



A REMOTE MOVE CAN STILL FEEL PERSONAL

Relocating should not mean making important decisions with an incomplete picture. I organize the search around your timing, priorities and total monthly investment, then provide the context needed to compare each property with confidence.

01 A FOCUSED SEARCH

We clarify your preferred features, property type, budget, timing and commute considerations before tours begin.

02 A CLOSER LOOK

Live video walkthroughs reveal layout, natural light, street setting, visible condition and details photographs may not show.

03 LOCAL COORDINATION

I help coordinate inspections, appraisal access, title milestones, lender communication, builder updates and transaction deadlines.

04 A PREPARED ARRIVAL

Final walkthrough, closing logistics, utility timing and possession are organized so your Houston arrival feels well managed.

YOUR EYES, EARS AND ADVOCATE IN HOUSTON

From the first virtual consultation through closing, you receive clear communication, local perspective and a process designed around the realities of relocating.



PREPARING FOR HOUSTON

The Move, Thoughtfully Planned

A clear timeline turns transition into arrival.

4-6 WEEKS

BUILD THE FOUNDATION

Confirm the expected closing and possession dates with your real estate, lending and title teams before booking nonrefundable travel or movers. Compare insured moving companies, request written estimates, gather school, medical and veterinary records, and decide what should be moved, stored, donated or sold.

2-3 WEEKS

CONNECT THE DETAILS

Schedule electricity, water, gas, internet and other essential services for the possession date. Submit address changes, confirm when homeowners and flood coverage become effective, measure important furniture, refill prescriptions and review any Homeowners Association (HOA) move-in, gate or delivery requirements.

FINAL WEEK

PROTECT THE ESSENTIALS

Reconfirm the movers, travel schedule, final walkthrough and closing appointment. Verify funds-transfer instructions through a trusted contact, and keep identification, medication, valuables, closing documents, chargers, pet supplies and first-night necessities with you instead of on the moving truck.

ARRIVAL DAY

STEP IN WITH CONFIDENCE

Complete the final walkthrough and receive all keys, remotes and access information. Verify utilities, locate the main water shutoff and electrical panel, photograph the home at move-in, test smoke and carbon monoxide alarms, and update exterior locks, garage codes and security access.

Make Houston Yours

Settling in is where relocation becomes belonging.



YOUR FIRST 30 DAYS

The first month is about more than unpacking. It is the time to establish the systems, routines and local connections that allow a new city to begin feeling like home.

ESTABLISH YOUR HOME BASE

Confirm utility accounts and recurring services, update locks and access codes, organize warranties and service records, replace air filters, and locate the main water shutoff, electrical panel and emergency contacts.

CONNECT WITH THE CITY

Explore parks, trails, museums, dining districts and community events. Consider faith communities, professional organizations and volunteer opportunities that reflect your interests and make meaningful connection easier.

CREATE YOUR EVERYDAY RHYTHM

Test commute routes at the times you will actually travel. Identify nearby healthcare, pharmacy, grocery, veterinary, childcare or school resources, then build a short list of dependable household services.

STAY HOUSTON READY

Enroll in local emergency alerts, create a household weather plan, review homeowners and flood coverage, assemble practical supplies, and learn the trusted sources for road, rainfall and storm information.

NEW TO TEXAS?

New residents generally have 30 days to register a vehicle in Texas and may drive with a valid, unexpired out-of-state license for up to 90 days. Emissions testing still applies in many Houston-area counties. Confirm current requirements with the Texas Department of Motor Vehicles and Department of Public Safety.

Representation, Refined

The Kay Mitchell Difference

Relocation requires more than a property search. It calls for local interpretation, disciplined coordination and an advocate who understands the financial and personal weight of the move.

18+ YEARS OF HOUSTON EXPERIENCE

Hundreds of clients guided with one standard of care.

LOCAL KNOWLEDGE

I help you understand how location, commute patterns, property taxes, insurance, community fees, construction and resale conditions can shape both daily life and long-term ownership.

STRATEGY BUILT AROUND YOU

Your search is organized around your budget, timing, lifestyle, property needs and long-term plans. Every recommendation is considered through the lens of what matters most to you.

BROKER-LEVEL ADVOCACY

From builder terms and resale negotiations to inspections, appraisal and title milestones, I help evaluate the complete opportunity and keep the transaction moving with purpose.

COMMUNICATION THAT TRAVELS

Whether you are across Houston or across the country, you receive clear updates, practical context and defined next steps. Support continues through final walkthrough, possession and arrival.

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LET'S STAY *Connected*

Planning a move to Houston should feel informed, personal and well supported.

Stay connected for local guidance and a trusted resource throughout your move.

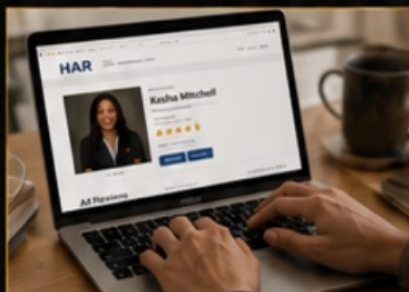
GUIDANCE THAT CONTINUES
BEYOND THE CLOSING TABLE.



GOOGLE REVIEWS

See what clients are saying.

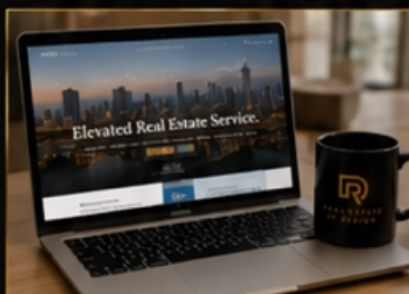
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KAYGOTKEYS.COM

Explore homes, get valuable resources, and connect with Kay.

[VISIT MY WEBSITE](#)

YOUR HOUSTON CHAPTER *Starts Here.*

Whether you are relocating, purchasing from a distance or simply exploring what is possible, I am honored to help you move forward with clarity, confidence and care.

Kay Mitchell
Broker • REALTOR®
REAL ESTATE BY DESIGN

✉ kay@rebydesignco.com
☎ (281) 305-8580
🌐 KayGotKeys.com
📍 8708 Technology Forest Place #175
The Woodlands, TX 77381

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