RELOCATION KIT

Relocating employees to The Woodlands, Texas

A two-page brief to share with candidates and transferees: what the area offers, what it costs, and how Tami Courtney helps your people land well. Every resource listed is free.

No	**20–30 min**	**84**	**220 mi**
state income tax in Texas	to Bush Intercontinental (IAH)	major employers, 40,358 jobs (2026 EDP report)	of hike-and-bike pathways

Why candidates say yes

- **Take-home pay goes further.** Texas has no state income tax, a real raise for anyone coming from California, New York, Illinois or Colorado.
- **A planned community, not sprawl.** Villages with their own parks, pools and neighborhood schools, wrapped in forest, plus Lake Woodlands and a walkable Town Center.
- **Schools built into the plan.** Most villages are zoned to Conroe ISD; Creekside Park is Tomball ISD, and part of Sterling Ridge is Magnolia ISD.
- **Easy travel.** IAH is usually 20 to 30 minutes away; downtown Houston is about 35 to 45 minutes off-peak.

Where your people would work

- **ExxonMobil** headquarters: a 385-acre campus in Springwoods Village, just south of The Woodlands.
- **Hewlett Packard Enterprise** global headquarters in Spring (CityPlace), opened 2022.
- **Health care**, the largest local sector: Houston Methodist The Woodlands (3,108), Memorial Hermann The Woodlands (2,936), St. Luke's Health (2,400), Texas Children's (1,649).
- **Energy and corporate:** Occidental (1,101), Entergy Texas (1,093), plus offices for Chevron Phillips Chemical, Huntsman and Woodforest National Bank.

What it costs

The Woodlands' median sale price ran about **$600,000 to $650,000** in mid-2026 reports, with nearby Spring, Conroe and Magnolia often lower. Property taxes run about **1.7% to 2.4%** of value a year depending on the village and the MUD (utility district) a home sits in, which partly offsets the missing income tax. Candidates can see their own numbers in the free relocation calculator.

The villages at a glance

Village	School district	2025 tax rate*	Known for
Grogan's Mill	Conroe ISD	1.70%–1.84%	The original village, mature trees, The Woodlands Resort
Panther Creek	Conroe ISD	1.72%–1.79%	Lake Woodlands shoreline, Northshore Park
Cochran's Crossing	Conroe ISD	1.77%–1.82%	"The happy village"; country club, rec center, YMCA
Indian Springs	Conroe ISD	1.79%	Rolling, wooded lots; small and private
Alden Bridge	Conroe ISD	1.80%–1.84%	One of the largest villages; sports park
College Park	Conroe ISD	1.73%–1.91%	Colleges, hospitals, Harper's Landing
Sterling Ridge	Conroe ISD (May Valley: Magnolia ISD)	1.84% (May Valley 1.88%–2.14%)	West side, golf, surrounds Carlton Woods
Creekside Park	Tomball ISD	2.43%	Newest village, nature preserve, Rob Fleming Park
Town Center / East Shore	Conroe ISD	1.85%–1.86% (plus Town Center fee)	Walkable downtown, The Waterway, Hughes Landing

*Per $100 of value, rates payable in 2025 (Howard Hughes published table). The exact rate depends on the MUD for each street.

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HOW TAMI HELPS YOUR TEAM

A local guide for every candidate and transferee

Tami Courtney is a REALTOR® with Compass who specializes in relocation to The Woodlands and North Houston. Many of her clients arrive through employer relocation, and she works within your relocation program and its requirements.

- **Candidate area tours.** In person or by live video, on the candidate's schedule, focused on the villages that fit their commute, schools and budget. Useful before an offer is accepted, not just after.
- **Village matching.** A short call to narrow the villages and surrounding towns down to the two or three worth touring.
- **Selling the home they're leaving.** Through Compass's nationwide referral network, Tami connects transferees with a vetted agent in their current city, so both sides of the move stay on one timeline.
- **Welcome and lunch-and-learn sessions.** A 30-minute overview of neighborhoods, schools, taxes and the buying process for new hires or a cohort.
- **Fast, personal responses.** Candidates get Tami directly, usually the same day.

Free resources to send candidates

Free relocation guide A step-by-step plan for the move	movetothewoodlandstx.com/your-relocation-guide.html
Relocation calculator What their home sale buys here, with taxes and payment	movetothewoodlandstx.com/what-will-my-home-buy-in-the-woodlands.html
Village guide Compare all the villages side by side	movetothewoodlandstx.com/villages.html
Live homes for sale Newest listings first, by village	movetothewoodlandstx.com/homes-for-sale-in-the-woodlands.html
Relocating for ExxonMobil Commute, villages and schools near campus	movetothewoodlandstx.com/relocating-to-the-woodlands-for-exxonmobil.html
Relocating for HPE Living near the Spring headquarters	movetothewoodlandstx.com/relocating-for-hpe-spring-tx.html
Health care careers Hospitals and medical employers here	movetothewoodlandstx.com/relocating-for-healthcare-jobs-the-woodlands.html
Choosing a Houston area The Woodlands vs. Katy, Cypress, Sugar Land and more	movetothewoodlandstx.com/compare-houston-areas.html

★★★★★ "Before we moved to Houston, my husband's employer connected us with a realtor as part of our relocation package. When our first match didn't work out, we were introduced to Tami and instantly knew she was the perfect fit for us."
Tai A., Google review · Tami is rated 5.0 on Google

Set up a call or a candidate tour

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Sources: The Woodlands Area Economic Development Partnership 2026 Major Employers Report (via Community Impact and Hello Woodlands); ExxonMobil and HPE campus details from public filings and local news; home prices from mid-2026 market reports; tax rates from Howard Hughes' 2025 table; drive times are typical and vary with traffic. Figures change; verify for any specific home. Information is believed reliable but not guaranteed.