



Relocation Services Guide

A client-facing brochure for individuals, families, and professionals moving to North Texas

Relocation Journey



Los Angeles

Dallas, TX



Clear guidance. Local insight. A smoother move into DFW.

McKinney | Frisco | Allen | Plano | Prosper | Celina | Fairview and surrounding North Texas communities

Welcome to Your North Texas Move

404 Realty helps relocating clients move with more confidence, less guesswork, and a plan built around real-life priorities.

Who this guide is for

This guide is designed for buyers and households moving into or within the Dallas-Fort Worth area. Whether you are relocating for work, family, lifestyle, retirement, or a fresh start, the goal is the same: make informed decisions without feeling rushed or overwhelmed.

What you can expect

You receive organized support from first conversation through move-in. That includes local market interpretation, neighborhood guidance, financing clarity, virtual or in-person tour planning, trusted vendor introductions, and consistent communication at every major step.

Why clients choose 404 Realty

- North Texas-focused guidance tailored to how you actually live, work, commute, and plan for the future.
- A structured relocation process that keeps next steps clear and reduces decision fatigue.
- Responsive communication, timely follow-up, and practical recommendations rather than generic sales talk.
- Support for resale homes, new construction, virtual tours, and timing decisions tied to your move.

Who we serve

Inbound family relocation

Guidance for households comparing schools, commute patterns, lot sizes, neighborhood feel, and daily lifestyle fit. The search stays focused on what will actually work once the boxes are unpacked.

Executive and professional moves

A streamlined approach for busy clients who need efficient planning, faster decision support, virtual options, and concise market interpretation without wasting time.

Military and veteran clients

Structured communication, quick response times, financing awareness, and practical planning support for moves that often come with tighter timelines and more moving parts.

Primary service area

McKinney, Frisco, Allen, Plano, Prosper, Celina, Fairview, and surrounding North Texas communities, with flexible support in adjacent areas when the fit is right.

Move types supported

Purchase, lease-first strategy, resale guidance, new construction exploration, and coordinated transitions for clients balancing timing, travel, and move logistics.

What matters most during a relocation

- Finding the right area, not just the right house.
- Balancing commute, schools, home style, and monthly cost.
- Making smart decisions quickly when timelines are compressed.
- Working with a local advisor who can simplify the process.

What 404 Realty provides

Relocation consultation	A discovery conversation focused on move timing, work location, budget, financing status, lifestyle priorities, and decision criteria.
Area guides and community comparisons	Side-by-side help comparing North Texas cities, neighborhoods, housing styles, HOA expectations, and day-to-day rhythm.
School and commute framework	A fact-based planning conversation around district options, daily drive tolerance, airport access, and household routines.
Virtual and in-person home tours	Tour strategy for out-of-town clients, preview support, and targeted showings designed to save time and sharpen decisions.
New construction vs. resale guidance	Clear pros and tradeoffs on builder incentives, timelines, lot position, maturity of neighborhoods, inspection needs, and resale value.
Trusted vendor network	Introductions to lenders, inspectors, movers, contractors, storage options, insurance contacts, and other relocation resources.

Support that stays practical

- Written follow-up after key conversations so next steps stay clear.
- Recommendations based on your priorities instead of one-size-fits-all area tours.
- Organized contract-to-close guidance once you are under agreement.

How the relocation process works

1. Discovery

Discuss your move reason, target timeline, budget, work location, school considerations, and what has to be true for the move to feel successful.

2. Strategy

Review best-fit areas, compare likely neighborhoods, and outline the search plan, financing path, and tour strategy.

3. Search

Narrow the options, schedule virtual or in-person showings, and refine the short list using your feedback.

4. Offer and contract

Move forward with pricing strategy, negotiation guidance, inspections, and milestone tracking.

5. Move-in support

Coordinate final details, share vendor resources, and help smooth the transition after closing.

Designed to reduce friction

- Clear milestones so you always know what happens next.
- Efficient tours and focused recommendations when time is limited.
- Consistent communication that helps you make decisions with less stress.

North Texas guidance that goes beyond listings

Commute mapping

Recommendations shaped by where you work, how often you travel, your drive tolerance, and how much time you want to spend in the car every day.

School and family planning

A careful, fact-based discussion around school options, family priorities, extracurricular needs, and overall lifestyle balance.

New construction guidance

Builder timelines, lot and location tradeoffs, incentives, inspection expectations, and how new-build decisions compare to resale opportunities.

Neighborhood fit

Context on housing stock, lot size, walkability, HOA style, community feel, and what day-to-day life often looks like in each area.

Financing clarity

Plain-language help around affordability, monthly payment planning, down payment strategy, and how financing choices affect the move.

Decision support

A structured way to compare options when several homes or neighborhoods seem promising but the right next move is not obvious yet.

Virtual support for out-of-town clients

If you are not in town yet, tours can be organized around travel windows or handled virtually with clear notes, video walkthroughs, and market context that helps you evaluate properties from a distance.

A more informed search

The goal is not simply to show homes. It is to help you understand why one neighborhood, one builder, or one timing strategy may serve you better than another.

The partnership network behind the move

Resources you may need

Depending on your situation, introductions can be made to lenders, inspectors, title partners, movers, storage providers, contractors, insurance contacts, and other trusted local resources.

Why that matters

Relocation is rarely just a home search. The strongest moves are supported by good planning, clean communication, and reliable people around the transaction.

Service standards clients can count on

Fast response	Timely first contact and clear scheduling when you are trying to get oriented quickly.
Consistent follow-up	Written next steps after consultations and major milestones so details do not get lost.
Structured process	A defined flow from discovery to move-in support, tailored to your timeline and priorities.
Calm communication	Straightforward updates and decision-ready guidance without pressure, clutter, or confusion.

Ready to Plan Your Move?

404 Realty offers relocation guidance designed to bring clarity to one of life's biggest transitions.

Schedule a relocation consultation

Discuss your timeline, target areas, and decision priorities

Build a search strategy that fits the way you live and move

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Serving North Texas with a relocation-focused, client-first approach.

404 Realty is a real estate sales brand affiliated with Keller Williams McKinney.