



WRIGHT HOME
SELLING TEAM

YOUR HOME BUYER GUIDE

RELOCATING TO
FORT CAVAZOS



Tim & Megan Wright



FATHOM
REALTY





WELCOME TO YOUR HOME BUYER GUIDE

Relocating and purchasing a home is a significant milestone. Whether you're a first-time homebuyer, seasoned investor, or moving to a military town, Central Texas offers a range of vibrant communities suited to diverse lifestyles. This guide provides the information you need to make your home-buying journey as smooth as possible.

Megan & Tim Wright



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WRIGHT HOME SELLING TEAM

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ABOUT

FORT CAVAZOS



Fort Cavazos, located in Central Texas, spans 340 square miles of Coryell and Bell Counties. Established as Camp Hood in 1942 for World War II tank destroyer training, it became a permanent Army installation in 1951 and now houses III Corps, the 1st Cavalry Division, and numerous tenant units. Situated about 60 miles from both Waco and Austin, Fort Cavazos offers easy access to Waco's Baylor University and the HGTV hit *Fixer Upper*, as well as Austin's vibrant music, tech, and festival scenes, including SXSW.

The area's idyllic hill and lake country, warm winters, and ample outdoor activities—hiking, swimming, horseback riding, and more—make it a popular spot for military families, including retirees. On-base amenities include two commissaries, MWR facilities, and housing, but most of the population lives off-base, with many buying homes for long-term settlement. Interstate 14 runs through the area, providing convenient access to Fort Cavazos via several gates.



KEY CONTACTS

FORT CAVAZOS FAMILY HOUSING

18010 T.J. Mills Blvd.
Ste. B209
Fort Cavazos, TX 76544
PH: (254) 220-4799

ARMY COMMUNITY SERVICE

Bldg. 36000, Darnall
Loop
2nd Floor
PH: (254) 287-4227

SCHOOL SUPPORT SERVICES

Bldg. 36000,
Darnall Loop
1st Floor, Left
Corridor
Rm. 101
PH: (254) 288-7946

Most installation services operate Monday through Friday, 9:00 a.m. to 4:00 p.m. It's recommended to call ahead to confirm hours and service availability.

Helpful tip:

Reach out early in the week during the morning for the best assistance.



- 1 1st CAV Division HQ
- 2 III Corps HQ
- 3 Hood Army Airfield
- Commissary
- Post Exchange
- Clear Creek Gate
- TJ Mills Gate
- WS Young Gate



COMMUTE CHART

**Impact of Peak Hours (6:00AM - 9:00AM / 4:00PM - 7:00PM)*

| Area / Neighborhood | Drive Time to Gate | |
|----------------------|---------------------|------------------|
| | TIME | GATE |
| Copperas Cove | 12 MINS 22 MINS* | Clear Creek Gate |
| Killeen | 8 MINS 20 MINS* | TJ Mills Gate |
| Nolanville | 12 MINS 20 MINS* | TJ Mills Gate |
| Belton | 30 MINS 40 MINS* | TJ Mills Gate |
| Salado | 30 MINS 35 MINS* | TJ Mills Gate |





The county seat of Bell County is the picturesque city of Belton. With a history that dates back to the mid-1800s, Belton is full of historical treasures and long-running family names. The quirky downtown pays homage to its pioneer roots, with a few historic stores still owned and operated by the founding families. Fantastic restaurants, a wine bar, a day spa, and more are at “The Landing,” a famous riverfront shopping center and event venue. Farmers’ markets buzz with young families buying local foods and wares. Community events like the 4th of July Parade and rodeos foster a hospitable and family-friendly atmosphere. Nolan Creek and Belton Lake also provide opportunities for watersports and “lake living.” Name-brand retail shopping is plentiful.

NEIGHBORS



Retirees love living in Belton, and the gated communities by the lake offer a mix of military families. You'll also find more civilian professionals and their families here compared to areas closer to the military base. Home prices tend to be slightly higher in Belton.

NEIGHBORHOOD FEEL



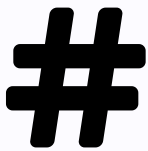
Homes in Belton are much larger than in the communities closer to Fort Cavazos. Brick is typical, most have fireplaces, and some have pools (or lake access if you can afford it). Big, fenced-in yards with sprinkler systems help to keep the lawns looking pristine. Mature, shady oaks help with the unrelenting Texas heat. Traffic is light, and neighborhoods are family-friendly. Downtown has some inventory that doesn't see as much turnover but is still a unique place to consider. The funky historic district has colorful bungalows and stately Victorians—all within walking distance of a lively downtown.

NEIGHBORHOOD INFO



POINT OF INTEREST

- [Bell County Museum](#)
 - [Grand Avenue Theater](#)
 - [Belton Lake](#)
 - [Stillhouse Hollow Lake](#)
 - [Summer Fun Waterpark](#)
 - [University of Mary Hardin-Baylor](#)
-



BY THE NUMBERS

- Population: 23,054
 - Household Income: \$46,539
 - Median Home Value: Home values change rapidly in this market, so ask your real estate agent for local market analysis.
-



HIGHLIGHTED AREAS

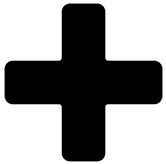
- Dawson Ranch
 - Regatta Oaks
 - Red Rock
 - The Cliffs at Nolan Creek
 - The Bluff at Dunn's Hollow
-



SCHOOL SCOOP

- Public schools in Belton belong mainly to Belton Independent School District (BISD). One of the highest-rated schools in Sparta Elementary School.
- Many spouses recommend Belton ISD, and families residing in other towns are often willing to pay tuition for their child to attend schools in this district. They also received a nod from our families with special needs children as one of the most accommodating districts.
- Many families recommend Belton ISD, and those residing in other towns are often willing to pay tuition for their child to attend schools in this district. They also received a nod from families with special needs children as one of the most accommodating districts.

NEIGHBORHOOD INFO



BIG PLUS

- Belton Lake provides various outdoor activities like camping, fishing, paddle boarding, swimming, and boating.
- Many families choose Belton if they consider Fort Cavazos their last duty station. The schools are terrific, and the cost of living makes retiring in Belton appealing.
- There is a lot of space in Belton for big homes and spacious yards. There are several lakefront communities to choose from as well.
- The public schools in Belton are among the highest-rated in the area. So much so that families are willing to pay tuition to send their children to Belton schools from other towns.
- There is a less military population here than in the towns closer to Fort Cavazos. So if you want to avoid uniforms in your neighborhood, this may be your place.
- Belton is about 40 miles south of Waco and 60 miles north of Austin, and Interstate 35 runs through town. Interstate 14 connects to I-35 in the city's center and can take you to Fort Cavazos.



THINGS TO CONSIDER

- Houses in Belton tend to be larger than in surrounding areas and can be pricier.
- The commute to post is a little more difficult from Belton. From the highway, it only takes around 20 minutes to get to the gate. However, if you live farther back in the community, you're looking at more like 40 minutes. Learn the back roads to save time during rush hour!
- Central Texas gets hot. We're talking sweltering hot. Transplants from anywhere except the southeastern U.S. report experiencing climate shock. This semi-arid region has warm winters and hot, humid summers. Look for homes with big, shady oak trees to save on cooling expenses. Irrigation systems are also a huge money and time saver if you plan to keep up a yard. Also, be aware that this is part of Tornado Alley.

ABOUT COPPERAS COVE



Copperas Cove lies just west of Fort Cavazos among the rolling hills and beautiful expanses of Central Texas. This quiet community dates back to the late 1800s and provides a rural respite, affordable housing, and wide-open spaces to its roughly 30,000 residents.

Named for the mineral taste of the local spring water, Copperas Cove got a population boost with the railroad's arrival in the late 1880s. In 1879, a small ranching and farming community settled in the "Five Hills" region of Central Texas. In 1942, Camp Hood (which later became Fort Hood and now Fort Cavazos) put Copperas Cove on the map and supported the community's economy.

ABOUT COPPERAS COVE



Wildflowers, shady oak trees, mesquite sage, and cacti make up the local flora, and wildlife sightings of armadillos, wild turkeys, deer, and roadrunners are common. While the area is primarily residential, you are very close to the “country” in Copperas Cove, and there are miles and miles of scenic biking and running trails that you can use to get outside.

Easy access to the back gate and West Fort Cavazos makes Copperas Cove ideal for commuting to the ranges and Clear Creek. There are fewer shopping options in Cove, so you may find yourself traveling into Killeen for anything beyond the basics.

NEIGHBORS



Copperas Cove's population consists of many military families and a healthy retiree population, so it's a little less transient than communities south of Highway 190. The proximity to Fort Cavazos and the availability of affordable "starter homes" are appealing to many junior enlisted families and young couples.

NEIGHBORHOOD FEEL



Most of Copperas Cove was founded just after World War II, and the homes resemble the mid-century community planning of the era. Single-family bungalows from the 1950s and small brick ranchers from the '60s are the norm. Newer, "cookie-cutter" homes are sprawling westward on tracts of subdivided farmland. Apartments are closer to the heart of town.

NEIGHBORHOOD INFO



POINT OF INTEREST

- [Topsey Exotic Ranch & Drive-Thru Safari](#)
- [Cinergy Cinemas and Entertainment](#)
- [Copperas Hill Estates Park](#)
- [Hills of Cove Golf Course](#)



BY THE NUMBERS

- Population: 36,670
- Household Income: \$52,284
- Median Home Value: Home values change rapidly in this market, so ask your real estate agent for local market analysis.



HIGHLIGHTED AREAS

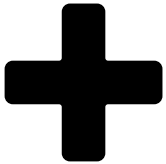
- Thousand Oaks



SCHOOL SCOOP

- Public schools in Copperas Cove belong to Copperas Cove Independent School District (CCISD). One of the highest-rated schools in CCISD is Martin Walker Elementary School.
- CCISD offers a full-day 3-year-old preschool program to children of military members residing in the attendance zone of the on-post school they will attend. A full-day 4-year-old preschool program is available to children of military members, those who speak a language other than English at home, those eligible for free/reduced lunch, and unhoused and foster children.
- Out-of-district transfers in CCISD are based on attendance, discipline, and space. Families that utilize these transfers typically incur tuition fees, but military families are exempt.

NEIGHBORHOOD INFO



BIG PLUS

- The cost of living in Copperas Cove is very low
- The Cove is a quiet, rural community with lots of breathing room.
- Copperas Cove draws outdoorsy types to this region for the running trails, biking opportunities, green spaces, and parks.
- The Cove is very convenient to West Fort Cavazos and the ranges, so if you or your spouse will be commuting to those areas, you should consider living here.



THINGS TO CONSIDER

- There is a Walmart and an H-E-B in town. Residents looking for bigger stores and name-brand shopping travel to Killeen or Harker Heights. Some see the 15- to 20-minute drive for shopping as an acceptable sacrifice for savings in housing costs.
- Copperas Cove is one of the older communities surrounding Fort Cavazos and is considered by many to be “pretty far out there.” If that’s your thing, you’ll thrive. But, if you’re of the “I-have-to-be-near-a-Target” mindset, you may want to shift your sights to the southeast side of post.
- Central Texas gets hot. We’re talking sweltering hot. Transplants from anywhere except the southeastern U.S. report experiencing climate shock. This semi-arid region has warm winters and hot, humid summers. Look for homes with big, shady oak trees to save on cooling expenses. Irrigation systems are also a huge money and time saver if you plan to keep up a yard. Also, be aware that this is part of Tornado Alley.



Two hog farmers once owned the land now known as Harker Heights. However, when Fort Cavazos gained permanent status and encroached on their land, the farmers started subdividing their property and selling lots. One of the farmers, Pinckney Cox, became the mayor of the new town and named it after his colleague, Harley Kern, who didn't live to see the incorporation.

Harker Heights lies on Interstate 14 between Killeen and Nolanville in Central Texas. The shopping is excellent in "Heights," and "everyone's favorite Target" is located here. The schools are some of the most desirable in the region, and the commute to post is reasonable. The family-friendly neighborhoods, large homes, and mature landscaping are all draws for those looking for a home.

NEIGHBORS



Harker Heights is home to a substantial military population. Families flock to the area for the highly rated schools, proximity to post, and tight-knit neighborhoods. There is a lot of turnover, so you'll always see "For Rent/Sale" signs as your neighbors come and go each PCS season.

NEIGHBORHOOD FEEL



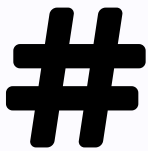
Harker Heights subdivisions boast large, shady oak trees and big homes with spacious yards. Most houses are two-story or ranch brick homes from the late 1990s to the mid-2000s. Though built in similar styles, you can find larger homes and sometimes a pool. There's limited traffic on neighborhood streets and well-lit sidewalks for evening strolls.

NEIGHBORHOOD INFO



POINT OF INTEREST

- [Market Heights](#)
- [Purser Family Park](#)
- [Central Texas Athletic Club](#)
- [Summit Soccer Complex](#)
- [Stillhouse Hollow Lake](#)



BY THE NUMBERS

- Population: 33,097
- Household Income: \$74,839
- Median Home Value: Home values change rapidly in this market, so ask your real estate agent for local market analysis.



HIGHLIGHTED AREAS

- Skipcha Mountain
- Stagecoach Final
- Tuscany Meadows
- Evergreen Estates
- White Rock
- Country Trails



SCHOOL SCOOP

- Public schools in Harker Heights belong to Killeen Independent School District (KISD). KISD serves the Central Texas communities of Killeen, Fort Cavazos, Harker Heights, and Nolanville. Two of the most highly rated schools are Skipcha Elementary and Mountain View Elementary.
- KISD offers a full-day 3-year-old preschool program to children of military members residing in the attendance zone of the on-post school they will attend. A full-day 4-year-old preschool program is available to children of military members, those who speak a language other than English at home, those eligible for free/reduced lunch, and unhoused and foster children.

NEIGHBORHOOD INFO



BIG PLUS

- One thing that stands out about Harker Heights is the shopping. There's a Target, Walmart, kids' stores, Barnes and Noble, Chick-fil-A, etc. In the same shopping center,
- there is also an off-post clinic for dependents, so you can kill time shopping while you wait on a prescription!
- The elementary schools and the high school in Harker Heights come highly recommended by local spouses. Mountain View Elementary School, Skipcha Elementary
- School, Union Grove Middle School, and Harker Heights High School were all mentioned as schools to look into.
- Harker Heights has a city pool, Carl Levin Outdoor Pool, with very reasonable membership rates.
- The commute is still reasonable to Fort Cavazos, but you're also closer to cities like Belton, Salado, and Austin for work or play.



THINGS TO CONSIDER

- Harker Heights has higher property taxes than Killeen, which can pay an additional \$200 monthly for rental rates or a mortgage. Your money won't go quite as far here as it will in Killeen, but some are more than willing to make that sacrifice.
- Central Texas gets hot. We're talking sweltering hot. Transplants from anywhere except the southeastern U.S. report experiencing climate shock. This semi-arid region has warm winters and hot, humid summers. Look for homes with big, shady oak trees to save on cooling expenses. Irrigation systems are also a huge money and time saver if you plan to keep up a yard. Also, be aware that this is part of Tornado
- Alley.



Killeen was a small farming community that grew dramatically during the early 1940s. Families were asked to give up their homesteads to support the war effort by making space for Camp Hood. After World War II, Camp Hood became Fort Hood, solidifying Killeen's identity as a military town. In 2023, the name was changed to Fort Cavazos to honor Richard E. Cavazos, a Korean War general.

Today, Killeen is the quintessential military town. It is located just beyond Fort Cavazos' main gate and has a population of over 140,000. "K-Town" is one of the largest communities supporting Fort Cavazos, and most residents are affiliated with the military in some way. Nearly all of your name-brand shopping is available in the city, along with a mall and many car dealerships. A variety of smaller, independently owned stores and restaurants also represent the community's diversity. Plus, there are parks, a city pool, and a splash pad to provide relief during the hot Texas summers.

NEIGHBORS



If your neighbors aren't currently serving in the military, they probably just retired or had parents who retired and settled here. The community is working class and highly service-oriented. The residents who aren't in the military own, operate, or work in businesses or organizations that support Fort Cavazos. There aren't many "born-and-bred" locals. The population is primarily transient families.



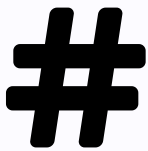
You can find a little bit of everything in Killeen. The homes vary in style from mobile to mansions, typically all within a couple of miles of each other. Areas close to the post and within the Stan Schlueter Loop (a highway that circles the center of town) tend to be older, smaller, and sometimes run-down. Prices rise a bit in east Killeen, but you'll still see a variety of nice to not-so-nice properties. In the northwest, you'll find small ranch-style homes built in the 2000s. The southeast is where you'll find the newer homes with a bit more space, although they're still pretty standard in style (we've heard the term "cookie cutter" more than once).

NEIGHBORHOOD INFO



POINT OF INTEREST

- [The Lions Club Aquatics Park](#)
- [Killeen Mall](#)
- [Long Branch Park](#)
- [Central Texas College](#)
- [Texas A&M University-Central Texas](#)
- [Stonetree Golf Club](#)



BY THE NUMBERS

- Population: 153,095
- Household Income: \$48,622
- Median Home Value: Home values change rapidly in this market, so ask your real estate agent for local market analysis.



HIGHLIGHTED AREAS

- Dawson Ranch
- Regatta Oaks
- Red Rock
- The Cliffs at Nolan Creek
- The Bluff at Dunn's Hollow



SCHOOL SCOOP

- The public schools in Killeen are part of the Killeen Independent School District (KISD), which serves the Central Texas communities of Killeen, Fort Cavazos, Harker Heights, and Nolanville.
- KISD offers a full-day 3-year-old preschool program to children of military members residing in the attendance zone of the on-post school they will attend. A full-day 4-year-old preschool program is available to children of military members, those who speak a language other than English at home, those eligible for free/reduced lunch, and unhoused and foster children.

NEIGHBORHOOD INFO



SCHOOL SCOOP

- KISD offers interdistrict transfers, especially if your student is interested in taking advantage of special programs. An attractive alternative may include Killeen High School's International Baccalaureate program, the orchestra at Harker Heights High School, leadership courses at Ellison High School, or engineering and robotics courses at Shoemaker High School. Transfers can be granted for several reasons, as outlined by the KISD board of trustees. Transportation is not provided to students attending a school outside their zone.
- Killeen Independent School District and the school-run media outlet KISD-TV Channel 17 work with Fort Cavazos to broadcast graduation ceremonies to deployed military family members.



BIG PLUS

- Killeen has lower property taxes than its neighbor, Harker Heights, which can result in lower rental or mortgage rates.
- There is an off-post clinic in Killeen for dependents that spouses highly recommend.
- You'll find just about all the shopping you need in Killeen, from groceries to a mall.
- Killeen's population is richly diverse and extremely military friendly.
- Killeen is convenient to Fort Cavazos, and the commute is ideal. You're also closer to Harker Heights (where everyone's favorite Target is) and other towns along Interstate 14.
- Killeen is the most "bang-for-your-buck" community.

NEIGHBORHOOD INFO



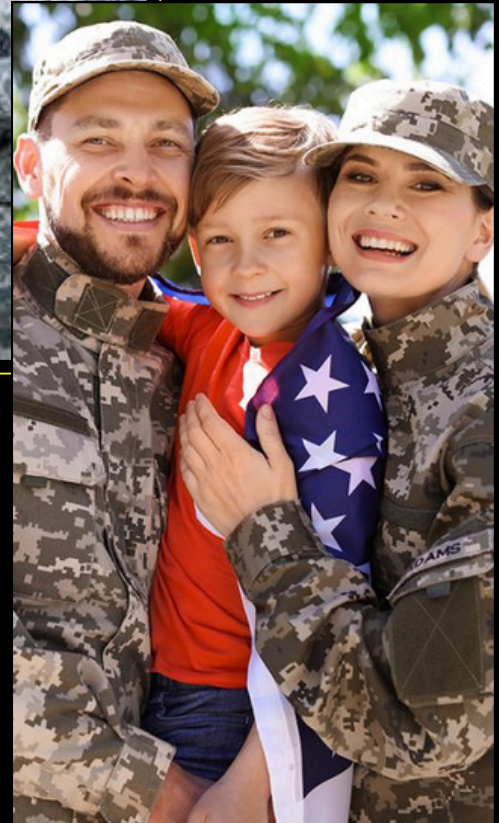
THINGS TO CONSIDER

- The neighborhoods vary widely from street to street, and you'll often find a mobile home park two miles from a gated community. It is recommended not to rent or buy sight unseen here and to have someone check out the area first. Most of the spouses we spoke with recommended living south of Interstate 14 and Stan Schlueter.
- While proximity to the gate is excellent for commuting, the "right-outside-the-gate" establishments also tend to cluster near an Army base. You can find fantastic eateries, "sew shops," tattoo parlors, some hit-or-miss neighborhoods, and apartment complexes.
- Central Texas gets hot. We're talking sweltering hot. Transplants from anywhere except the southeastern U.S. report experiencing climate shock. This semi-arid region has warm winters and hot, humid summers. Look for homes with big, shady oak trees to save on cooling expenses. Irrigation systems are also a huge money and time saver if you plan to keep up a yard. Also, be aware that this is part of Tornado Alley.



Nolanville is a small blip on the map around Fort Cavazos, but it is worth mentioning for a few reasons. Primarily a residential community with roughly 5,000 residents, it's quiet, affordable, and has a small-town vibe. Shopping is scarce in Nolanville, but it's conveniently located near Harker Heights, which should satisfy your retail needs. There are some great gated communities along this stretch of Interstate 14, and it's only a 10-minute drive to two of the area's beautiful lakes: Belton Lake and Stillhouse Hollow Lake.

NEIGHBORS



There are a handful of military residents in Nolanville, primarily families or retirees. The quiet pace of life and rural setting don't typically excite the young and single crowd.

NEIGHBORHOOD FEEL



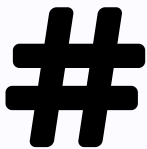
Nolanville is generally nondescript, but a great new development called Bella Charca is attracting many families. Bella Charca is a gorgeous, master-planned community with large homes, spacious yards, and modern amenities.

NEIGHBORHOOD INFO



- [J.W. Sims Community Center](#)

POINT OF INTEREST



BY THE NUMBERS

- Population: 5,917
 - Household Income: \$52,463
 - Median Home Value: Home values change rapidly in this market, so ask your real estate agent for local market analysis.
-



- Bella Charca

HIGHLIGHTED AREAS



SCHOOL SCOOP

- Public schools in Nolanville belong to the Killeen Independent School District (KISD), which has an overall rating of 6, according to GreatSchools.org. KISD serves the Central Texas communities of Killeen, Fort Cavazos, Harker Heights, and Nolanville. One of the highest-rated schools is Richard E Cavazos Elementary School rated 8.
- KISD offers a full-day 3-year-old preschool program to children of military members residing in the attendance zone of the on-post school they will attend. A full-day 4-year-old preschool program is available to children of military members, those who speak a language other than English at home, those eligible for free/reduced lunch, and unhoused and foster children.

NEIGHBORHOOD INFO



SCHOOL SCOOP

- KISD offers a full-day 3-year-old preschool program to children of military members residing in the attendance zone of the on-post school they will attend. A full-day 4-year-old preschool program is available to children of military members, those who speak a language other than English at home, those eligible for free/reduced lunch, and unhoused and foster children.



BIG PLUS

- Nolanville is a quiet, rural refuge with a small-town attitude.
- This area provides easy access to Interstate 14 and is
- convenient to Harker Heights and Belton.
- There is an opportunity to find a home with all the bells and whistles you can imagine with the new, custom-built homes in Bella Charca.



THINGS TO CONSIDER

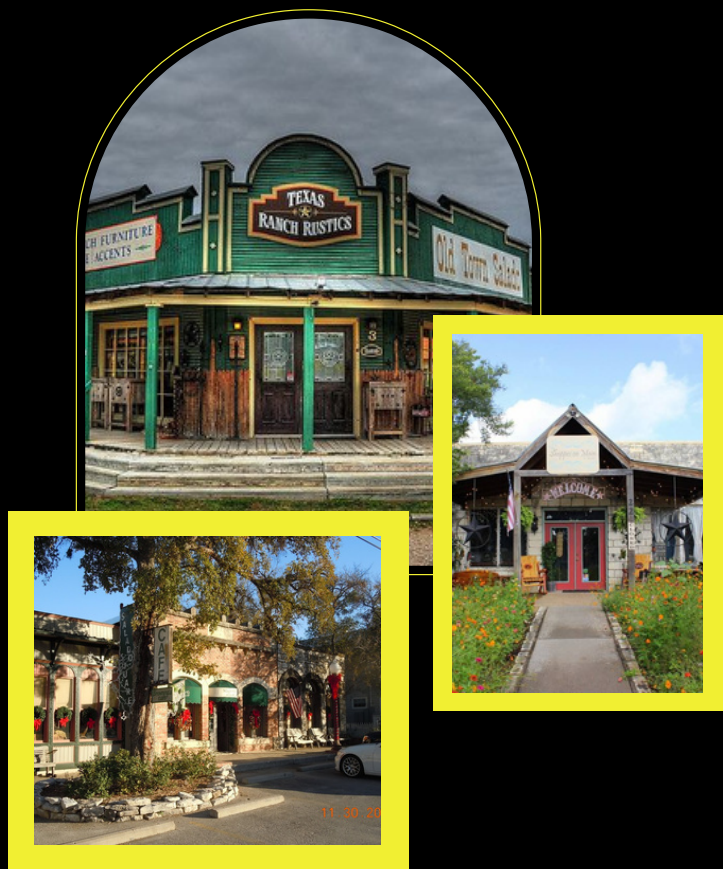
- There is a distinct lack of shopping and dining in Nolanville. It is primarily residential, occupying only about two exits, roughly four square miles off the highway. They have a Dollar General but no grocery store. Public services are available throughout the city, and two elementary schools.
- Central Texas gets hot. We're talking sweltering hot. Transplants from anywhere except the southeastern U.S. report experiencing climate shock. This semi-arid region has warm winters and hot, humid summers. Look for homes with big, shady oak trees to save on cooling expenses. Irrigation systems are also a huge money and time saver if you plan to keep up a yard. Also, be aware that this is part of Tornado Alley.

ABOUT SALADO



Salado is a small creek-side village that has become a booming tourist destination in southern Bell County. It lies approximately halfway between Waco and Austin on Interstate 35 and is known for its artistic flare. Home to several distilleries, bed and breakfasts, festivals, galleries, and wineries, Salado is an artistic haven. Foodies have no complaints about the variety of cuisines in this quaint village! Think farmhouse destination weddings and glass-blowing or pottery classes. Most of the shopping and (divine) restaurants are independently owned, so if you need big brands like Target and Old Navy, you'll be looking elsewhere.

NEIGHBORS



Intellectually curious, artistically leaning connoisseurs of locally roasted coffee and macarons flock to Salado. Okay, maybe that's not fair. The home prices are considered to be pricey for the area. The residents are primarily civilian and commonly dual-income. This is a great spot to consider if you or your spouse will be pursuing employment in nearby Georgetown! Young couples also love Salado for the music, restaurants, and general freedom to enjoy a sophisticated lifestyle unencumbered by children.

NEIGHBORHOOD FEEL



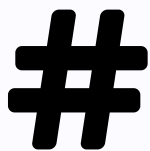
Neighborhoods in Salado have a definite small-town vibe. Mills Creek offers custom builds in a variety of styles from traditional to vintage farmhouse with shiplap—yes, we’re in Joanna Gaines country. The landscape is serene, with towering trees, plenty of green spaces, and Salado Creek. Wildlife sightings are common and add to the charm.

NEIGHBORHOOD INFO



POINT OF INTEREST

- [The Shoppes on Main Street](#)
- [Salado Creek Vineyard & Winery](#)
- [Pace Park](#)
- [Salado Sculpture Garden](#)
- [Salado Youth Soccer Fields](#)
- [Shady Villa Hotel](#)



BY THE NUMBERS

- Population: 2,394
- Household Income: \$77,500
- Median Home Value: Home values change rapidly in this market, so ask your real estate agent for local market analysis.



HIGHLIGHTED AREAS

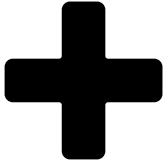
- Mill Creek Community
- Ranger's Promise



SCHOOL SCOOP

- Public schools in Salado belong to Salado Independent School District (SISD). One of the highest-rated schools is Salado Junior High School.
- Salado ISD offers a full-day 3-year-old preschool program to children of military members residing in the attendance zone of the on-post school they will attend. A full-day 4-year-old preschool program is available to children of military members, those who speak a language other than English at home, those eligible for free/reduced lunch, and unhoused and foster children.
- In 2013, Salado High School was ranked in the top 5% of high schools in the nation by Newsweek, according to the Superintendent of SISD.

NEIGHBORHOOD INFO



BIG PLUS

- Salado is a charming, artistic community with a robust local retail and restaurant scene. Sophisticated culture with a side of Texas hospitality abounds. Want to do a pub tour with custom-made mason jars? How about an edgy art walk after a round of golf or afternoon wine tasting?
 - Career-minded spouses will love the proximity to larger cities like Georgetown, Austin, and Waco!
-



THINGS TO CONSIDER

- Homes in Salado are pricey, and the commute is long.
- Central Texas gets hot. We're talking sweltering hot. Transplants from anywhere except the southeastern U.S. report experiencing climate shock. This semi-arid region has warm winters and hot, humid summers. Look for homes with big, shady oak trees to save on cooling expenses. Irrigation systems are also a huge money and time saver if you plan to keep up a yard. Also, be aware that this is part of Tornado Alley.

7 REASONS YOU SHOULD CONSIDER BUYING A HOME

PART 1

TAX ADVANTAGES

To encourage homeownership, the IRS has provided many tax breaks for owning a home. Credits may be available for specific home improvements, such as using clean energy or for qualified first-time home buyers. The way most homeowners see those advantages is through income tax itemization and deductions like mortgage interest and real estate taxes.

PART 2

STABILIZE MONTHLY HOME COSTS

Owning your own house is one of the safest bets on stabilizing your monthly home costs. There's no worry of rent getting increased significantly after each year of living in someone else's home. Additionally, when you answer to yourself, there is no worry of landlord changes or unexpected lease termination.

PART 3

HOUSE HACKING

Generally speaking, house hacking is a smart strategy that involves renting out a portion of your primary residence as a means of generating income to offset your own living expenses. Think turning your finished basement or mother-in-law quarters into an AirBnB! Or consider purchasing a multi-unit duplex or triplex: live on one side and rent out the other! If your home making money while you're living in it doesn't sound like your thing, there's always renting it out after you PCS as an income generating investment property.

PART 4

INCREASED PRIVACY

Generally speaking, house hacking is a smart strategy that involves renting out a portion of your primary residence as a means of generating income to offset your own living expenses. Think turning your finished basement or mother-in-law quarters into an AirBnB! Or consider purchasing a multi-unit duplex or triplex: live on one side and rent out the other! If your home making money while you're living in it doesn't sound like your thing, there's always renting it out after you PCS as an income generating investment property.

PART 5

PETS ARE WELCOME!

For those who choose to rent instead of buying, it can be extremely difficult to find rentals who allow for your four-legged, furry friends. Landlords often require hefty pet deposits or place heavy restrictions on the number of pets and breeds they allow—if they will even allow pets. When considering quality of life, including beloved pets and the indoor and outdoor space available to them matters. Having the flexibility to include ALL members of your family as a homeowner is priceless!

PART
7

SAFE AND STABLE LONG TERM INVESTMENT + FORCED SAVINGS

Owning a home has historically been one of the safest, lowest risk financial investments that tends to have long-term stability and success. As your home value appreciates and your mortgage balance decreases, what's left is growing equity with an eventual paid off home. Making a monthly house payment is akin to setting aside a specific amount each month into a savings account—it's a little difficult to access in the moment, but over time it can build into something significant in the form of equity.

CONSIDER THESE FIVE RESOURCES TO HELP YOU IN THE PROCESS

MOVING COMPANIES

Sure, the military offers transportation and relocation services, but many service members decide to coordinate the transfer of household goods themselves. Not only can you often earn money on the difference between moving costs and weight allowances, but you can be assured that you have more control over your belongings.

Services that moving companies offer can range from delivery of boxes and pods for the “you-pack” model all the way to full-service logistics companies that will do all of the packing, loading, driving, and unpacking for you.



STORAGE

Whether you need to store your household goods for a few weeks until you close on your home or you decide that you have more stuff than square footage, storage companies abound. Sizes, conditions, and contracts vary widely so be sure to do your homework before you commit. Particularly in climates with extreme cold,

heat, or humidity, it is important to consider using only climate-controlled storage to ensure the protection of your furniture and temporarily unused items.



TEMPORARY HOUSING

It is not uncommon for there to be a short gap of time during a military move between when you arrive at your new duty station and your new home being available to inhabit. No longer are hotels the only option for sticking out a few days or weeks during the wait. Vacation Rentals by Owner

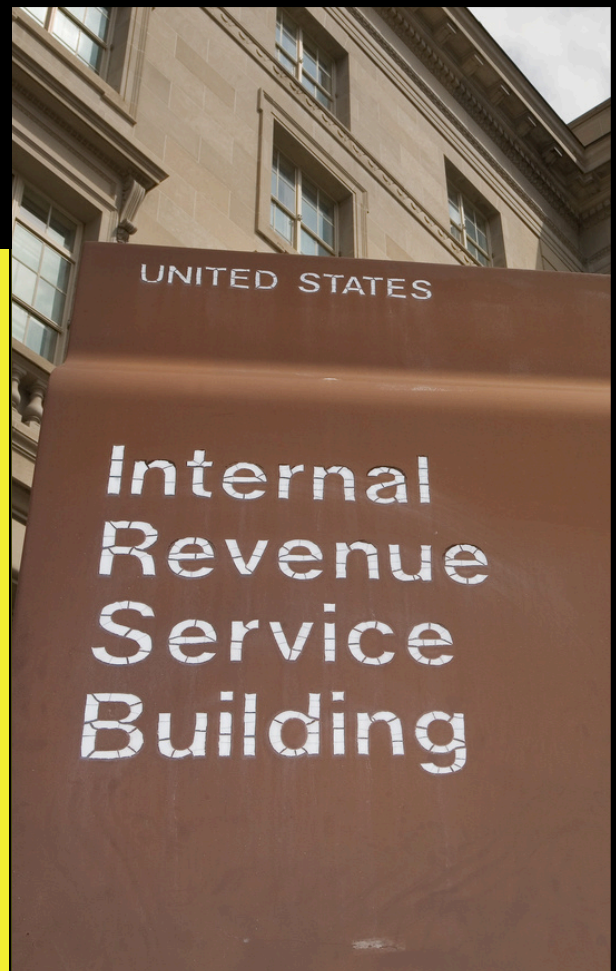
(VRBO) and Airbnb are great options to make you feel more at home while you wait for your home. In fact, why not take advantage of seeing your new city through the eyes of a tourist? Find a location near new local attractions and dining and enjoy a few days of getting to know the lay of the land.



USPS/IRS

Once you get settled in at your new home, it's important that you alert agencies that will make sure your current and up-to-date address is on file. The United States Postal Service (USPS) and the Internal Revenue Service (IRS) are two of the most important and by doing so, any important mail or

documents in your name should be forwarded or sent along to your new address. It's also a good idea to notify banks, credit card companies, and other debt collectors of a change of address. These days nearly all of these transactions can be handled online.



DISCARD & DONATE SERVICES

No matter how much you purge, toss, organize, minimize, or donate before you pack up the moving truck, it never fails that after you get unpacked on the other side there seems to be more stuff to declutter. Discard and donate services can help with this. Many are a phone call away and will happily

come to your residence for a pickup. Others are structured where you simply drop off at a store. A lot of these services are charitable organizations and will offer you documentation for your own taxes based on your donation. It's a win-win: you downsize by donating, and someone else benefits from your use of your items.



WHO WE ARE

We are the Wright Home Selling Team-a husband and wife Real Estate team who values good family values and pouring those same values into our business and the people we help. We like to think of it as our family helping your family. I am a 24 year Army retired Veteran and my wife a Veteran spouse. We believing in helping everyone but specialize in helping Active duty, Veterans and their spouses with all of their real estate needs. We believe in relationships that go beyond clients, and extend to family and friends.



WRIGHT HOME
SELLING TEAM 

 **FATHOM**
REALTY

Tim & Megan Wright

FATHOM REALTY

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