

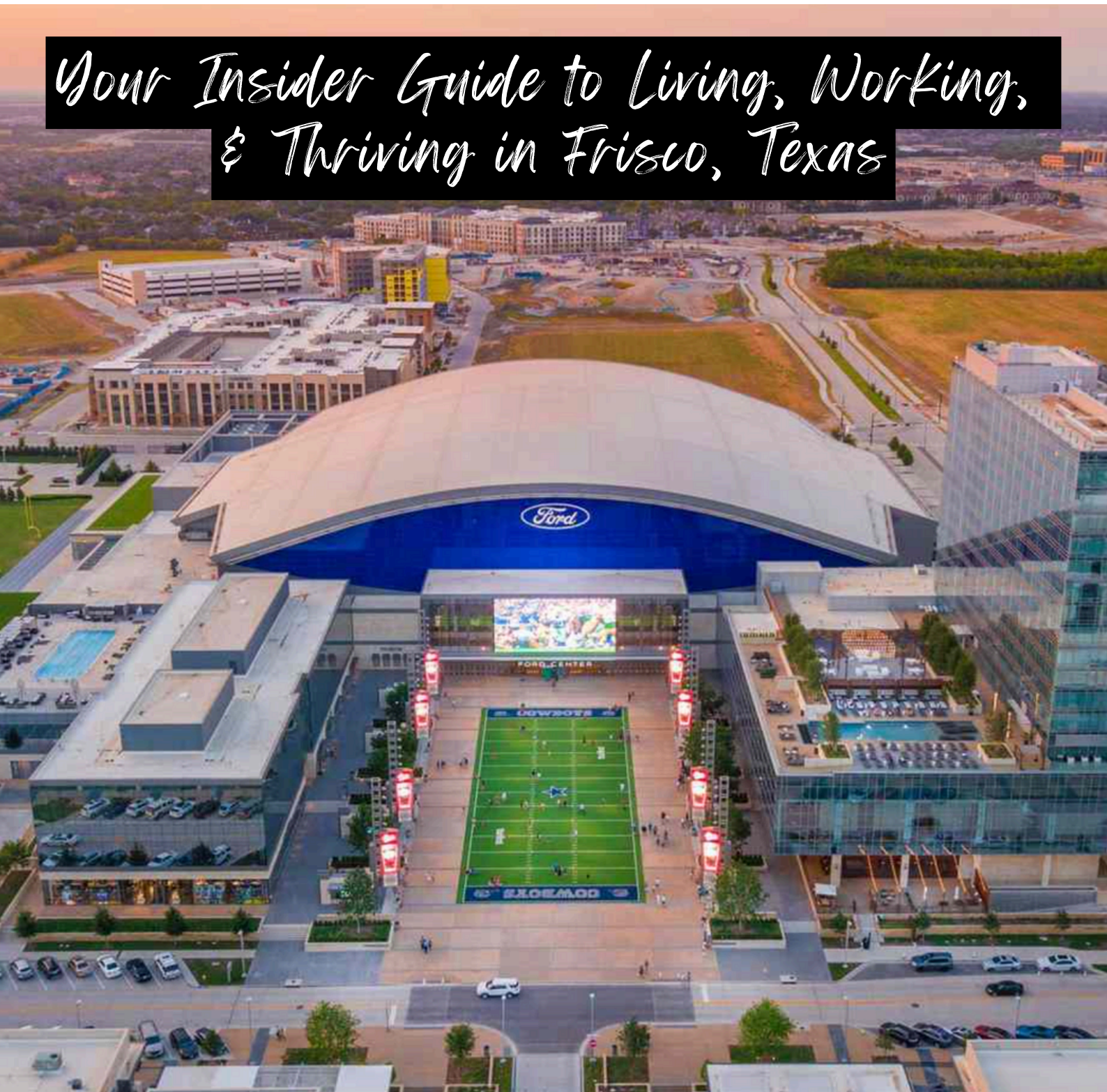
# FRISCO

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## RELOCATION & NEWCOMER GUIDE

[www.LivingFriscoTexas.com](http://www.LivingFriscoTexas.com)

*Your Insider Guide to Living, Working,  
& Thriving in Frisco, Texas*





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01

## Welcome to Frisco

If you're considering a move to Frisco, Texas, you're not alone—and you're not making a mistake. This once-sleepy suburb just north of Dallas has transformed into one of the most dynamic, desirable, and fastest-growing cities in America. With top-ranked schools, meticulously planned communities, and a lifestyle that blends small-town comfort with big-city access, Frisco is no longer a best-kept secret—it's a destination.

But beyond the headlines and real estate stats is a city that lives well. Frisco is where neighbors know each other by name, where school drop-offs lead to lifelong friendships, and where weekend soccer games are played in world-class stadiums. This guide is your personal welcome letter, relocation planner, and insider handbook all in one. Whether you're moving across the country or just across town, you'll find everything you need here to confidently transition into your new life in Frisco. Check out more in depth resources at <https://livingfriscotexas.com/new-resident-resources>

# 02 Mapping Frisco

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Frisco sits roughly 30 miles north of downtown Dallas and is part of the larger Dallas-Fort Worth metroplex. It's bordered by Plano to the south, Little Elm to the west, McKinney to the east, and Prosper to the north. The city's boundaries are constantly evolving as new developments emerge and infrastructure grows to meet demand.

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Frisco is divided into several distinct zones, each offering a slightly different flavor of lifestyle. West Frisco is known for luxury master-planned communities like Starwood, Phillips Creek Ranch, and Edgestone, with proximity to the Dallas North Tollway and premier shopping. Northwest Frisco is undergoing rapid transformation, anchored by the Fields development—home to the PGA of America headquarters and future site of luxury retail and dining. Central and East Frisco feature more established neighborhoods with mature landscaping and strong resale value. Wherever you land, expect well-maintained roads, abundant parks, and easy access to top-tier amenities. Find a list of all Frisco parks [here](#).

# 03

## The Neighborhoods



Choosing where to live in Frisco often comes down to lifestyle. Families may gravitate toward neighborhoods with walkable elementary schools, community pools, and large green spaces. Professionals might prioritize easy highway access, townhome living, or proximity to entertainment hubs. Retirees often seek quiet streets, lower-maintenance homes, and social amenities.

- **The Grove Frisco** is ideal for buyers who value lifestyle programming. It includes a resident café, fitness center, resort-style pool, and planned events throughout the year. Homes range from \$650K to over \$1.2M.
- **Phillips Creek Ranch** offers scenic views, miles of trails, and highly rated Frisco ISD schools. With over 3,000 homes planned at completion, it's one of the largest master-planned communities in Frisco.

# 03

## The Neighborhoods

- **Fields West**, the most anticipated luxury development in Frisco, includes estates, gated enclaves, and custom builds with price points starting at \$1M and climbing to \$5M+. It's also home to future retail and the Omni PGA Resort.
- **Starwood** is one of Frisco's original luxury gated communities, with security, tennis courts, and a rich canopy of trees not found in newer neighborhoods.
- **Hollyhock** attracts families and first-time Frisco buyers who want strong resale potential, proximity to Fields, and community amenities without a luxury price tag.

Every neighborhood has its pros and trade-offs. A knowledgeable real estate advisor can help you compare lot sizes, builders, tax rates, and long-term value to find the best match.



# 04

## Major New Developments



Frisco's skyline—and its future—are changing fast. Over the next decade, three major developments will redefine the city's landscape and appeal to both residents and visitors alike.

Fields West is not just another luxury neighborhood. It's the heart of a billion-dollar master plan that includes the PGA of America's headquarters, the Omni PGA Resort, upscale shopping, fine dining, entertainment venues, and walkable green space. This area is becoming the new benchmark for luxury living in North Texas.

# 04

## Major New Developments

**Firefly Park** is another transformational project in the works. Located in northeast Frisco, Firefly Park is being envisioned as a high-density urban-style development with a European village feel. With plans for boutique hotels, restaurants, lakes, boardwalks, and residential lofts, it will offer a fresh contrast to the traditional suburban feel of most Frisco neighborhoods.

**Universal Kids Resort** is making headlines across the country as Universal Studios brings its first theme park concept tailored specifically for families with younger children—right here to Frisco. Located near Panther Creek and Preston Road, it's expected to include hotels, themed retail, and immersive entertainment experiences, drawing national attention to the city.

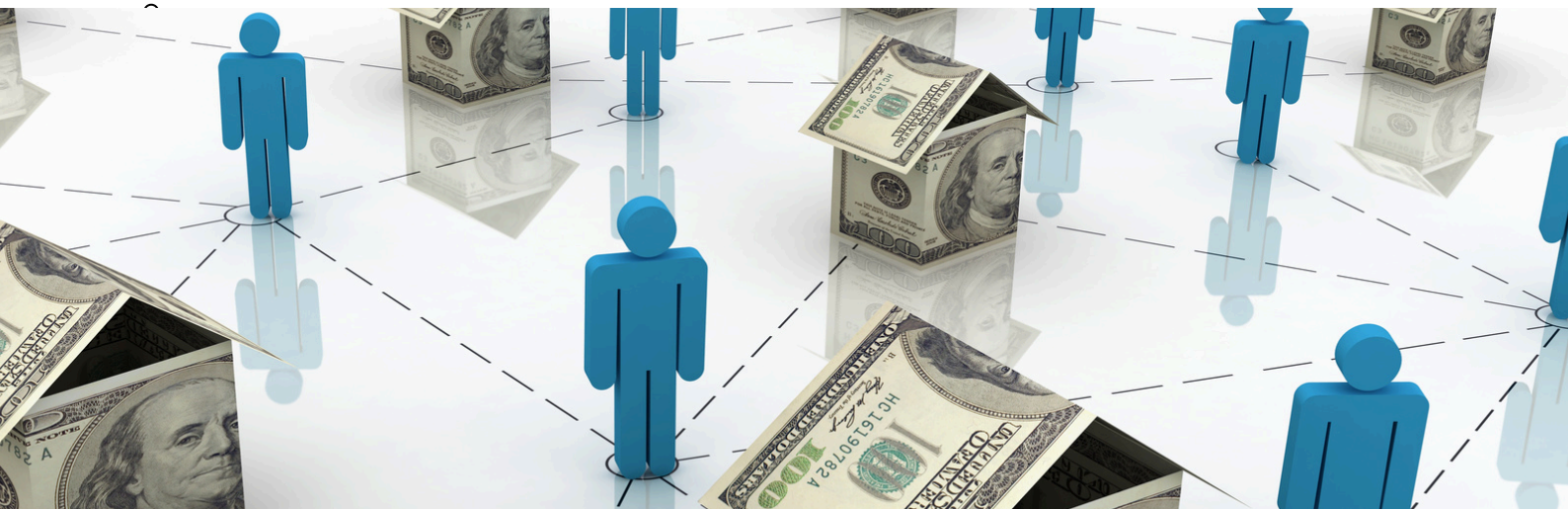


# 05 Understanding the Market

The Frisco real estate market is competitive, but not impossible. As of early 2025, the median home price is approximately \$675,000, but you'll find active listings ranging from the mid-\$400Ks for townhomes and smaller homes to \$3M+ for luxury estates. Price per square foot hovers around \$250–\$280 depending on location and finishes.

Frisco does not have a city income tax, but property taxes typically range from 2.1% to 2.3%. Many neighborhoods have HOA fees that cover front yard maintenance, community centers, security patrols, or events—expect to pay between \$500–\$1,500 annually.

Utility costs are another consideration. Texas summers can drive electric bills sky-high, especially in larger homes. Ask for a 12-month history of utility costs when purchasing a resale property. New builds often come with energy efficiency features like spray foam insulation, smart thermostats, and tankless water heaters.





## Utilities & Services

Setting up utilities in Frisco is simple but varies depending on your neighborhood and utility providers. Electricity is deregulated in Texas, which means you can shop for competitive rates at providers like TXU, Reliant, and Gexa Energy. Water, sewer, and trash services are managed by the City of Frisco Utility Billing Division, and natural gas is typically serviced by Atmos Energy.

Internet providers in Frisco include AT&T Fiber, Frontier, Spectrum, and T-Mobile Home Internet. Most neighborhoods offer multiple options for high-speed connectivity.

To set up city services, visit [FriscoTexas.gov](http://FriscoTexas.gov), where you can start and stop services online, pay bills, and find tips on conservation. For recycling, bulk pickup, and hazardous waste disposal, the Environmental Services Division provides regular updates and seasonal collection events.

New residents should also register their vehicles and update their driver's license at the nearest Denton County or Collin County Tax Office, depending on your home's location within Frisco city limits.

Pet owners must register dogs and cats with the City of Frisco. Registration helps track vaccinations and ensures your pet can be returned safely if lost.



# 07

## Schools and Education

Frisco is served by more than just Frisco ISD. While Frisco ISD covers the majority of the city and is known for its academic excellence, smaller high school sizes, and strong community involvement, parts of the city also fall under Lewisville ISD, Prosper ISD, and Little Elm ISD. Each district has its own zoning and school boundaries, so be sure to confirm the district for any home you're considering.

Frisco ISD continues to receive statewide and national recognition, thanks to innovative curriculum models, state-of-the-art campuses, and high college readiness scores. Students in the district benefit from well-funded extracurricular programs including robotics, athletics, and fine arts. Find additional school information [here](#).



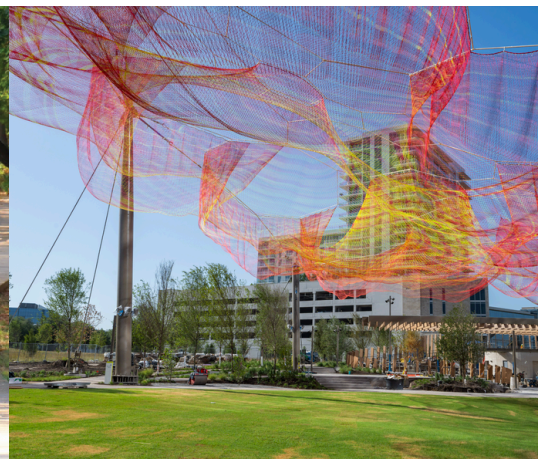
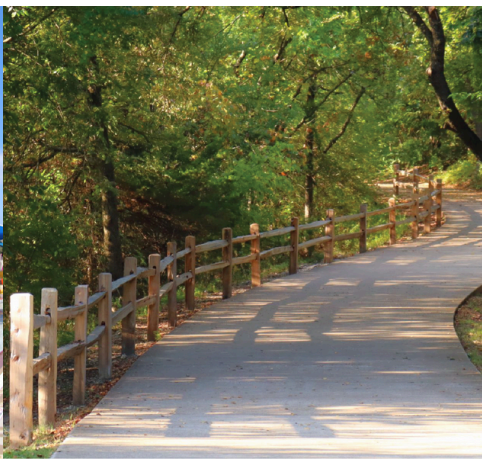
## Parks, Trails & Recreation

Frisco is a city designed for outdoor living and active families. With over 50 parks, 90 miles of hike and bike trails, and expansive open green spaces, Frisco places a high priority on recreation.

Some of the city's most notable parks include:

- Frisco Commons Park – Community favorite with a fishing pond, splash pad, amphitheater, and Hope Park (a fully inclusive playground).
- Warren Sports Complex – Athletic fields, paved trails, and picnic areas.
- Northeast Community Park – Skate park, sports fields, shaded playgrounds, and food truck spaces.
- Harold Bacchus Community Park – Includes disc golf, trails, and open recreational fields.

The **Frisco Athletic Center**, a 100,000-square-foot facility, offers residents access to indoor basketball courts, an aquatic center, fitness classes, weights, and cardio equipment. It's family-friendly and membership-based, with discounts for Frisco residents.





## Parks, Trails & Recreation

The city also provides seasonal programs and youth sports through the Frisco Parks & Recreation Department, as well as adult leagues, fitness challenges, senior programs, and holiday events.

If you're a dog owner, you'll love Ruff Range Dog Park, located inside B.F. Phillips Community Park. It includes large and small dog areas, water stations, and agility elements.

For more information on parks, pet registration, and upcoming events, visit [New Frisco Resident Resources](#).

# 09

## Lifestyle & Entertainment

Living in Frisco means access to a lifestyle that rivals most mid-sized cities. You'll find professional sports, world-class golf, luxury shopping, and a growing culinary scene—all within city limits.

The city is home to:

- **The Star** – Dallas Cowboys HQ, restaurants, events, and the Omni Hotel
- **PGA Frisco** – Two 18-hole championship golf courses, Omni resort, and a golf entertainment district
- **Toyota Stadium** – FC Dallas Major League Soccer
- **Frisco Square** – City hall, library, local events, and farmers markets
- **Legacy West & Grandscape** – High-end shopping, dining, and entertainment just minutes away

For families, there's no shortage of fun. Spend the day at KidZania, the Sci-Tech Discovery Center, or the Frisco Athletic Center. Enjoy weekend brunch, boutique fitness, or local wine bars. Frisco's lifestyle fits everyone—from young professionals to growing families to active retirees.

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# 10

## Healthcare & Daily Living

Frisco is known for its access to high-quality healthcare. Top hospital systems like Baylor Scott & White, Texas Health, and Children's Medical Center have locations within the city. You'll also find countless family practices, dental offices, urgent care centers, and specialists throughout the area.

For daily errands, Frisco offers every major grocery store chain including H-E-B, Whole Foods, Trader Joe's, Kroger, and Market Street. There are dozens of gyms, salons, pet groomers, dry cleaners, and service providers—many of whom are family-owned and part of the local fabric.



## Making the Move

Relocating can be overwhelming, but it doesn't have to be. Start with a local real estate expert who understands not just the homes, but the community dynamics, builders, school zones, and long-term growth areas. Before your move, line up financing, research neighborhoods, and if possible, visit in person. Virtual tours and relocation consultations are also available if you're moving from out of state.

Once you arrive, give yourself time to settle in. Attend a neighborhood event, check out the city's parks, and start building your local network. Many communities have private Facebook groups and social apps like Nextdoor where new residents can find everything from babysitters to taco recommendations.

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TIME TO  
MOVE?

# 12

## Final Thoughts

Frisco is more than a place to live—it's a place to thrive. It offers space to grow, connections to build, and opportunities to enjoy the lifestyle you've been working toward. Whether you're buying your first home, upsizing for your family, or seeking a fresh start in a vibrant, well-managed city, Frisco is ready to welcome you.

We would love to be your guide as you make this move. Let's find not just a house—but your next chapter.

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*Stephanie & Tatyana*

Your Frisco Real Estate Experts

**Call or Text (972) 900-3753**

[www.LivingFriscoTexas.com](http://www.LivingFriscoTexas.com)

[Stephanie@LivingFriscoTexas.com](mailto:Stephanie@LivingFriscoTexas.com)

