

Relocating from Illinois to Texas

A Luxury Relocation Guide by CGP Custom Homes

Relocating from Illinois to Texas

A Luxury Guide for Homeowners Seeking More Space, Lower Taxes, and a Better Lifestyle



Presented by
CGP Custom Homes

Custom Luxury Living in Texas



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Executive Summary

Across Illinois—especially in **Chicago and its surrounding suburbs**—homeowners are increasingly **relocating to Texas**.

The reasons are clear.

Illinois residents face some of the **highest property taxes in the United States**, rising living costs, and long winters that limit outdoor living.

Texas offers something different.

More space.

Lower taxes.

A pro-business environment.

And a lifestyle built around sunshine, land, and modern luxury homes.

Many Illinois homeowners discover that when they relocate to Texas, they can:

- Own **significantly larger homes**
- Purchase **more land and privacy**
- Pay **no state income tax**
- Enjoy **year-round outdoor living**

For buyers seeking something truly exceptional, many choose to **build a fully custom home tailored to their lifestyle**.

This guide explores why so many Illinois residents are relocating—and how building a custom home in Texas can unlock an entirely new way of living.



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Why Illinois Residents Are Relocating

Illinois has experienced significant out-migration over the past decade.

Several key factors are driving the move to Texas:

1. Property Taxes

Illinois property taxes are among the **highest in the nation**.

Many homeowners relocating to Texas dramatically reduce their annual tax burden.

2. Cost of Living

Chicago and its suburbs carry high costs for housing, insurance, and daily living.

Texas often offers **more home for the money**.

3. Climate and Lifestyle

Illinois winters can be long and restrictive.

Texas offers a climate that supports **outdoor living nearly year-round**.

4. Business and Career Growth

Texas has become one of the **fastest-growing economies in the United States**, attracting companies and entrepreneurs from across the country.

5. Space and Privacy

Many Illinois homeowners relocate specifically to gain **more land, larger homes, and greater privacy**.



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Texas Lifestyle vs. Illinois Living

Life in Texas offers a different pace and lifestyle compared with Illinois.

Homeowners relocating often highlight several lifestyle improvements.

Outdoor Living

Texas homes frequently feature:

- Resort-style pools
- Outdoor kitchens
- Covered patios
- Large backyards and acreage

Space and Privacy

Instead of compact suburban lots, Texas often offers:

- Large estate homesites
- Gated communities
- Private acreage properties

Modern Luxury Homes

New construction in Texas emphasizes:

- Open floor plans
- Large windows and natural light
- High ceilings
- Luxury finishes and modern design

For many relocating families, building a custom home becomes the ideal way to take advantage of these lifestyle differences.



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Financial Comparison: Illinois vs. Texas

One of the biggest motivators for relocation is the **financial advantage Texas offers.**

State Income Tax

Illinois

Flat state income tax of **4.95%**

Texas

No state income tax

Property Taxes (Example)

Illinois

Typical property tax rate: **2.0% – 2.5%**

Texas

Typical property tax rate: **1.6% – 2.0%**

However, because **home values are often significantly lower**, many buyers still come out ahead financially.



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Cost of Living Comparison

Example Scenario

A Chicago suburban homeowner selling a **\$950,000 home** may discover they can build:

- A **larger luxury home**
- On a **larger lot**
- With **custom features**

for a similar or even lower total investment in Texas.

This is one reason so many Illinois buyers choose **new custom homes rather than resale homes** when relocating.



The Advantage of Building a Custom Home

Relocating buyers often face an important decision:

Buy an existing home

or

Build something designed specifically for their lifestyle.

Custom homes allow homeowners to design exactly what they want.

Benefits include:

- Personalized floor plans
- Modern architectural design
- Energy-efficient construction
- Luxury kitchens and spa bathrooms
- Integrated indoor/outdoor living

For many Illinois buyers, building a custom home becomes the **best way to fully upgrade their lifestyle when relocating.**



What Luxury Buyers Want When Relocating

Many Illinois homeowners relocating to Texas are seeking homes with features that maximize comfort and lifestyle.

Some of the most requested features include:

- Large chef's kitchens
- Wine rooms and bars
- Private home offices
- Gym or wellness rooms
- Resort-style outdoor living areas
- Multi-car garages
- Guest casitas

A custom home allows these features to be designed seamlessly into the home from the beginning.



Texas Communities Popular with Relocating Buyers

Many relocating homeowners look for communities that offer:

- Strong schools
- Master-planned communities
- Large homesites
- Easy access to major cities

Popular Texas relocation areas include communities around:

Parker County
Weatherford
Aledo
Springtown

Each offers a unique mix of lifestyle, business opportunities, and housing options.



Why Work with CGP Custom Homes

Building a custom home while relocating requires the right builder.

At CGP Custom Homes, we specialize in helping relocating buyers design and build homes that fit their lifestyle.

Our process is designed to make relocation seamless.

We assist with:

- Custom home design
- Homesite selection
- Transparent building process
- High-end finishes and craftsmanship
- Remote communication during the build

Our goal is simple:

Create homes that exceed expectations.



Designing Your Texas Lifestyle

One of the greatest advantages of building a custom home is the ability to design a home around how you truly live.

Many relocating homeowners choose to include:

- Indoor-outdoor living spaces
- Expansive windows and natural light
- Private primary suites
- Large entertainment areas
- Outdoor kitchens and pools

The result is a home designed around comfort, luxury, and lifestyle.



The CGP Custom Homes Building Process

CGP provides a **transparent and streamlined building experience.**

Typical process:

1. Consultation
2. Lot selection
3. Home design
4. Material selections
5. Construction
6. Final walkthrough
7. Move-in

The goal is to make the transition from California **as seamless as possible.**

With proper communication and transparency, many relocating homeowners find the process surprisingly smooth.



Is Texas the Right Move for You?

Relocating is a major life decision.

But for many Illinois homeowners, the move to Texas delivers several key benefits:

- Lower taxes
- Larger homes
- More land and privacy
- A stronger housing investment
- A lifestyle centered around outdoor living

For those seeking something exceptional, building a custom home can make the transition even more rewarding.

Illinois Relocation Checklist

Moving Checklist for Financial and Practical Steps

- Research and select moving company.
 - Schedule inspections and appraisals.
 - Notify employers and arrange work transitions.
 - Transfer and set up utilities.
 - Update insurance policies (home, auto, health).
 - Register vehicles and obtain Texas driver's license.
 - Keep receipts for tax purposes.
 - Pack essentials box.
 - Meet with CGP Custom Homes design team.
 - Set up new utility accounts and monitor bills.
 - Review property tax and insurance statements.
 - Update mailing address with all relevant parties.
 - Explore local community and amenities.
 - Connect with neighbors and local groups.
-



Before the Move

- Assess home equity
- Compare moving companies
- Research Texas schools
- Plan temporary housing
- Create a moving budget
- Schedule home inspections

During the Move

- Transfer utilities
- Update insurance policies
- Register vehicles in Texas
- Confirm moving logistics
- Keep receipts for tax records
- Pack essentials box

After Arrival

- Explore the community
- Meet CGP design team
- Set up utilities
- Review property tax statements
- Update mailing address
- Connect with neighbors



Your Texas Home Awaits!

Relocating from Illinois to Texas offers an opportunity to upgrade your lifestyle, expand your living space, and build a home designed specifically for your family.

CGP Custom Homes specializes in helping relocating homeowners design and build **luxury homes that combine craftsmanship, efficiency, and timeless design.**

If you are considering a move from California to Texas, our team would be honored to guide you through the process.



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Schedule a Relocation Consultation Today!