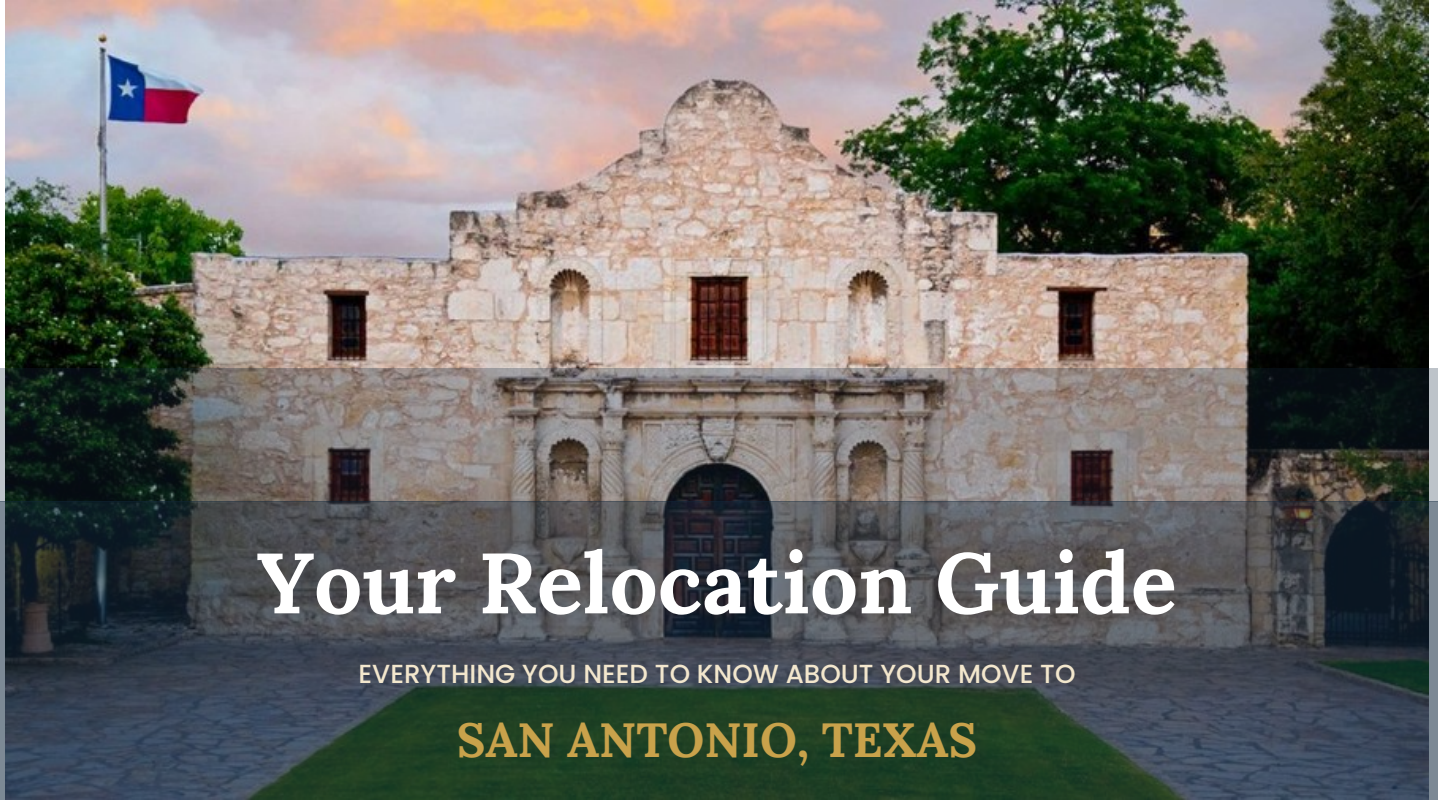
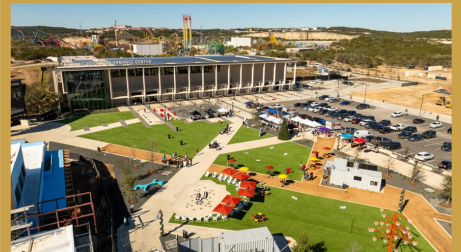
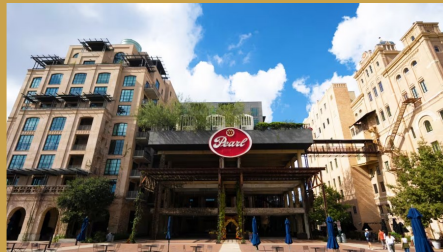




Your Relocation Guide

EVERYTHING YOU NEED TO KNOW ABOUT YOUR MOVE TO

SAN ANTONIO, TEXAS



Chad Sellers, REALTOR® · JBGGoodwin REALTORS®

Your local REALTOR® and 22-year Air Force veteran, welcoming you to Military City, USA®



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🌐 JBGGoodwin REALTORS®

TABLE OF CONTENTS

Tap any topic title below to jump straight to that section. To come back to this page anytime, just select "CONTENTS" in the bottom-left corner of any page.

1	<u>Welcome to San Antonio</u>		9	<u>Choosing the Right Mortgage & Lender</u>	13
	Get to know your new home and community.			Loan types compared and lenders who understand VA financing.	
2	<u>Beyond the Basics</u>		10	<u>Temporary Housing Solutions</u>	15
	What makes this guide different from a generic checklist.			Bridging the gap between arrival and move-in day.	
3	<u>Military City, USA®: What to Know</u>		11	<u>Schools in the Area</u>	16
	Why San Antonio carries this trademarked nickname, and what it means day to day.			Districts, top schools, and college options - all linked.	
4	<u>The Installations at a Glance</u>		12	<u>San Antonio's Economy & Job Market</u>	19
	Quick profiles of Lackland, Randolph, Fort Sam Houston & Camp Bullis.			Defense, healthcare, cybersecurity, and the employers behind them.	
5	<u>Cities & Communities in the Area</u>		13	<u>Outdoor Recreation & Annual Events</u>	20
	Commute times, home prices, taxes, and school districts.			Local favorites, hidden gems, and can't-miss events.	
6	<u>New Home Construction in the Area</u>		14	<u>Buy-and-Rent Strategy</u>	24
	Builders, subdivisions, and the new-build equity trap.			When renting out your previous home can build wealth - and when it can't.	
7	<u>VA Home Loan Eligibility & Benefits</u>		15	<u>About Me</u>	25
	VA loan eligibility, funding fee, and entitlement basics for veterans.			My background, military service, and credentials.	
8	<u>My VA Loan Insider Tips</u>		16	<u>Let's Get Started</u>	27
	Preparation tips for a smooth, competitive VA transaction.			How to reach me and take the next step in your move.	

WELCOME TO SAN ANTONIO, TX

Moving to a new city is more than a change of address — it's a milestone and the start of a new chapter. My goal is to help make that transition smoother, clearer, and a whole lot less stressful.

Whether you're relocating for a new job, retiring here, or just ready for a fresh start, stepping into a new area can feel overwhelming. I'm here to provide guidance, local insight, and boots-on-the-ground support so you can feel confident from day one.

I'm Chad Sellers, and I understand that finding the right home is only part of the picture. Feeling comfortable in your neighborhood, knowing the community, and having trusted recommendations ready when you need them — that's what helps a new city feel like home.

I am uniquely qualified to support you because I have lived a version of this process myself. As a 22-year Air Force retiree who PCSed multiple times, my family and I know how it feels to walk into an unfamiliar city and start over. Our own last move, in fact, was to San Antonio over 6 years ago! The information in the pages that follow is compiled from both my experience as a REALTOR® and my years living in and around Military City, USA®. My hope is that this guide gives you a clear roadmap for your move, whether or not you have any military connection at all. Should I get the privilege of representing you as your real estate agent, I will fight to make sure you find the right home and have as smooth a transition to San Antonio as possible!

MY OBJECTIVE

To stand by you with honesty, clarity, and genuine support throughout your move — you won't face it alone.



Chad Sellers

REALTOR® · JBGGoodwin REALTORS®

DEDICATED TO YOUR MOVE.

Relocating to a new city can be stressful, but you won't face it alone. I'm here to answer your questions, share local insight, and help turn this move into something you can feel confident and even excited about.

YOUR MOVE TO SAN ANTONIO: BEYOND THE BASICS

This guide is designed to go beyond basic checklists and generic relocation advice. Inside, you'll find practical guidance, honest insights, and useful information to help make your move to San Antonio smoother.

THE 5-STEP MOVING JOURNEY

1

Research & Planning

Explore neighborhoods, understand financing options, and outline your relocation plan.

2

Pre-Move Preparation

Schedule appointments, organize paperwork, and prep your household.

3

Travel & Transition

Coordinate movers, manage logistics, prep for moving day.

4

Settle & Adjust

Complete key tasks, unpack, and get familiar with your surroundings.

5

Build Your New Routine

Establish connections, explore the area, create a sense of home.

WHAT IT REALLY FEELS LIKE



Timelines Shift

Paperwork slows down — flexibility becomes important.



Expect Changes

Plans can shift quickly, so staying adaptable helps.



Out of Your Control

Housing, scheduling, and delays are common.



The Adjustment Is Real

Give your family time and grace to settle in.



Lean on Your Support

You do not have to navigate this alone.

MY COMMITMENT TO YOU

My objective is simple: to stand by you with honesty, clarity, and genuine support throughout your move to San Antonio — from your first question to the day you get your keys.



HONESTY



CLARITY



SUPPORT

MILITARY CITY, USA

WHAT EVERY NEW RESIDENT SHOULD KNOW

You do not have to be military-connected to feel San Antonio's military heritage. It shapes the local economy, traffic patterns, community events, and culture in ways worth understanding before you move here.



MILITARY & CIVILIAN JOBS

67,000+

Direct jobs across Joint Base San Antonio's installations



ANNUAL ECONOMIC IMPACT

\$55B+

JBSA's yearly contribution to the Texas economy (Texas Comptroller)



MILITARY HERITAGE

SINCE 1718

San Antonio's military roots trace back over 300 years

A TRADEMARKED NICKNAME

In 2017, the U.S. Patent and Trademark Office granted San Antonio a registered trademark for the nickname "Military City, USA®" — the city traced its first use to a 1950s newspaper ad, though the military presence here dates back to Spain's first presidio in 1718. San Antonio is the only U.S. city with a legal claim to the name.

WHAT IT MEANS FOR YOU AS A NEW RESIDENT

- ✓ Traffic near base gates runs heavier during shift-change windows (roughly 6-9 a.m. and 3-6 p.m.) — useful to know when scouting a commute.
- ✓ Air shows, base open houses, and military appreciation events are open to the public throughout the year.
- ✓ A large veteran and retiree population supports a deep bench of VA-experienced lenders, agents, and service providers.
- ✓ Defense, cybersecurity, and healthcare tied to the military presence are among the region's largest employers — more in the Economy & Job Market section.

CURIOUS HOW A SPECIFIC AREA STACKS UP?

If you are weighing a neighborhood's distance to a particular base, its commute patterns, or its overall military-adjacent flavor, I am happy to walk you through it.



LOCAL INSIGHT



ASK ANYTIME



FIND YOUR FIT

THE INSTALLATIONS AT A GLANCE

Joint Base San Antonio (JBSA) is the Department of Defense's largest joint base, combining three installations plus a training annex under one command.

JBSA-LACKLAND

Southwest San Antonio



Air Force Basic Military Training and technical schools; home of the 37th Training Wing, nicknamed the "Gateway to the Air Force." Roughly 9,600 acres.

JBSA-RANDOLPH

Universal City / NE San Antonio



12th Flying Training Wing, headquarters of Air Education and Training Command (AETC) and 19th Air Force. Home to the landmark "Taj Mahal" water tower. About 2,300 acres.

JBSA-FORT SAM HOUSTON

Northeast / Central San Antonio



Known as the "Home of Army Medicine" — AMEDD Center & School, Brooke Army Medical Center, and headquarters for U.S. Army North and South. A National Historic Landmark district dating to 1876.

JBSA-CAMP BULLIS

About 17 miles NW of downtown



A 28,000+ acre field training annex used for medical field training and Army/Air Force exercises; not open to the public.

MOVING NEAR A SPECIFIC BASE?

If you or someone in your household is affiliated with one of these installations, I also have dedicated relocation guides for JBSA-Lackland, JBSA-Randolph, and JBSA-Fort Sam Houston — just ask.



BASE-SPECIFIC GUIDES



LOCAL EXPERTISE



JUST ASK

CITIES & COMMUNITIES IN THE GREATER SAN ANTONIO AREA

The San Antonio metro is easiest to navigate by sector. Here is a quick reference for commute times, home prices, property tax rates, and school districts for every community shown on my interactive Neighborhoods map, organized by area of the city, starting with the northern half.

NORTHEAST SAN ANTONIO

Universal City COMMUTE: 20-25 min MEDIAN PRICE: \$292K PROP. TAX: ~2.19% SCHOOLS: SCUCISD / Judson ISD	Schertz COMMUTE: 25-30 min MEDIAN PRICE: \$317K PROP. TAX: ~1.5% SCHOOLS: SCUCISD	Cibolo COMMUTE: 28-33 min MEDIAN PRICE: \$310K PROP. TAX: ~1.9% SCHOOLS: SCUCISD	Live Oak COMMUTE: 18-23 min MEDIAN PRICE: \$263K PROP. TAX: ~1.9% SCHOOLS: Judson ISD
Selma COMMUTE: 23-28 min MEDIAN PRICE: \$314K PROP. TAX: ~1.8% SCHOOLS: Judson / Comal ISD	Converse COMMUTE: 18-23 min MEDIAN PRICE: \$269K PROP. TAX: ~1.7% SCHOOLS: Judson ISD	Windcrest COMMUTE: 15-20 min MEDIAN PRICE: \$320K+ PROP. TAX: ~2.2-2.4% SCHOOLS: North East ISD	

NORTH-CENTRAL / ALAMO HEIGHTS AREA

Alamo Heights COMMUTE: 10-15 min MEDIAN PRICE: \$800K+ PROP. TAX: ~2.0-2.2% SCHOOLS: Alamo Heights ISD	Terrell Hills COMMUTE: ~10 min MEDIAN PRICE: \$760-865K PROP. TAX: ~2.0-2.5% SCHOOLS: Alamo Heights ISD	Olmos Park COMMUTE: 8-10 min MEDIAN PRICE: \$972K PROP. TAX: ~2.1-2.3% SCHOOLS: Alamo Heights ISD	Castle Hills COMMUTE: 12-18 min MEDIAN PRICE: \$450-460K PROP. TAX: ~1.9-2.1% SCHOOLS: North East ISD
Balcones Heights COMMUTE: 10-12 min MEDIAN PRICE: \$215-220K PROP. TAX: ~2.0-2.3% SCHOOLS: San Antonio ISD	Northeast/Central COMMUTE: 12-18 min MEDIAN PRICE: ~\$280K PROP. TAX: ~2.1-2.4% SCHOOLS: North East ISD		

Home prices and tax rates above are general-area market snapshots for planning purposes only, based on recent public data, not an appraisal or valuation of any specific property, and they change frequently. Commute times are approximate drive times to downtown San Antonio under normal traffic. I will pull current, property-specific numbers for any home you are considering.

CITIES & COMMUNITIES, CONTINUED: NORTH, SOUTH & CENTRAL SAN ANTONIO

NORTH / STONE OAK & CAMP BULLIS AREA

Stone Oak COMMUTE: 20-25 min MEDIAN PRICE: ~\$385K PROP. TAX: ~2.1-2.4% SCHOOLS: Northside / NEISD	Shavano Park COMMUTE: ~20 min MEDIAN PRICE: \$983K PROP. TAX: ~2.0-2.3% SCHOOLS: Northside ISD	Hollywood Park COMMUTE: 20-25 min MEDIAN PRICE: \$485K PROP. TAX: ~2.0-2.3% SCHOOLS: North East ISD	Hill Country Village COMMUTE: 20-25 min MEDIAN PRICE: \$1M+ PROP. TAX: ~1.7-1.9% SCHOOLS: North East ISD
Fair Oaks Ranch COMMUTE: 35-40 min MEDIAN PRICE: \$650-715K PROP. TAX: ~1.7-2.1% SCHOOLS: Boerne ISD	Grey Forest COMMUTE: 30-35 min MEDIAN PRICE: \$495-515K PROP. TAX: ~1.7-2.0% SCHOOLS: Northside ISD	Helotes COMMUTE: 30-35 min MEDIAN PRICE: \$430-450K PROP. TAX: ~1.8-2.1% SCHOOLS: Northside ISD	Leon Valley COMMUTE: 15-20 min MEDIAN PRICE: ~\$275K PROP. TAX: ~2.0-2.4% SCHOOLS: Northside ISD

SOUTHEAST SAN ANTONIO

St. Hedwig COMMUTE: ~25 min MEDIAN PRICE: \$250-320K PROP. TAX: ~1.9-2.3% SCHOOLS: East Central ISD	Elmendorf COMMUTE: 25-30 min MEDIAN PRICE: \$175K+ PROP. TAX: ~1.7-2.0% SCHOOLS: East Central ISD	China Grove COMMUTE: 25-30 min MEDIAN PRICE: \$300K+ PROP. TAX: ~1.9-2.2% SCHOOLS: East Central ISD	Kirby COMMUTE: ~15 min MEDIAN PRICE: ~\$180K PROP. TAX: ~2.3-2.7% SCHOOLS: Judson ISD
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SOUTHWEST SAN ANTONIO

Von Ormy COMMUTE: 20-25 min MEDIAN PRICE: ~\$284K PROP. TAX: ~1.9-2.6% SCHOOLS: Southwest ISD	Southwest Side COMMUTE: 15-20 min MEDIAN PRICE: ~\$195K PROP. TAX: ~2.2-2.6% SCHOOLS: Southwest / Edgewood ISD	Lytle COMMUTE: 30-35 min MEDIAN PRICE: ~\$207K PROP. TAX: ~1.9-2.4% SCHOOLS: Lytle ISD	Somerset COMMUTE: ~30 min MEDIAN PRICE: \$217K PROP. TAX: ~1.4-1.6% SCHOOLS: Somerset ISD
Sandy Oaks COMMUTE: 20-25 min MEDIAN PRICE: \$120-160K PROP. TAX: ~2.2-2.7% SCHOOLS: Southside ISD			

SAN ANTONIO — GENERAL / DOWNTOWN

San Antonio COMMUTE: Varies by area MEDIAN PRICE: \$150K-\$1M+ PROP. TAX: ~1.9-2.7% SCHOOLS: Multiple districts
--

NEW HOME CONSTRUCTION IN THE AREA

What to Know Before You Buy New in San Antonio

New construction is active in every part of the San Antonio metro. Here is a look at where builders are busiest on the north side of the city, starting with the northeast growth corridor.

NORTHEAST SAN ANTONIO



CIBOLO

BEST KNOWN FOR: *6+ Active Builders*

D.R. Horton, Lennar, Chesmar, Perry, Coventry & Meritage are building in Steele Creek, Turning Stone, The Heights of Cibolo, and Foxbrook.



SCHERTZ

BEST KNOWN FOR: *The Crossvine Community*

David Weekley, Highland, Brightland, Scott Felder & Chesmar are building out The Crossvine, Schertz's largest master-planned community.

NORTHWEST SAN ANTONIO



HELOTES

BEST KNOWN FOR: *Hill Country New Construction*

Multiple builders are active in Helotes' newer subdivisions, offering Hill Country lots and top-rated Northside ISD schools.



BOERNE

BEST KNOWN FOR: *23 Builders, 40+ Communities*

D.R. Horton, Drees, Toll Brothers, Highland, David Weekley & Scott Felder are building across Esperanza, George's Ranch, and Spencer Ranch.

New Braunfels and Marion, in the far northeast corner of the metro, also have active master-planned building underway from builders including Brightland, Coventry, David Weekley, Highland, Perry, Pulte, Drees, and Centex.

NEW HOME CONSTRUCTION, CONTINUED: SOUTH SAN ANTONIO

SOUTHEAST SAN ANTONIO



ELMHURST

BEST KNOWN FOR: *Hickory Ridge Estates*

Hakes Brothers is building Hickory Ridge Estates on spacious estate-sized lots with standard three-car garages.



CONVERSE

BEST KNOWN FOR: *10 Builders, 20+ Communities*

Pulte, M/I Homes, Centex and others are active in Converse, offering easy access to San Antonio via Loop 1604 and I-10.

SOUTHWEST SAN ANTONIO



VON ORMY

BEST KNOWN FOR: *45+ Builders Active*

M/I Homes and dozens of other builders are active along the I-35 South corridor in Von Ormy, with new communities ranging from starter homes to larger estate lots.



LYTLE / NATALIA / DEVINE

BEST KNOWN FOR: *Growing Rural Corridor*

Smaller-scale new construction and larger rural home sites are available along the US-90 corridor as San Antonio's growth continues southwest.

THE NEW-CONSTRUCTION TRAP FOR BUYERS

Builder incentives — rate buydowns, closing-cost credits, free upgrades — are hard to pass up when you're on a moving timeline, and plenty of relocating families take them. The catch: as long as the builder keeps developing nearby lots, they control pricing on new inventory and can price it below what you'd need to sell for a profit.

That built-in competition can suppress appreciation until the neighborhood fully builds out — sometimes for years. If you're considering a new build, plan to stay at least 3 to 5 years before you can expect to sell for a profit. If another move is likely sooner than that, a resale home in an established neighborhood may be the safer financial choice.

VA Home Loan Benefit

A simple guide for Veterans, service members, and eligible survivors

A VA home loan isn't money lent by VA directly — a private lender (bank, mortgage company, or credit union) makes the loan, and VA guarantees part of it. That guaranty lowers the lender's risk, which is why VA loans come with standout terms.

KEY BENEFITS

- **\$0 Down Payment**
No down payment required in most cases — nearly 90% of VA loans close with \$0 down.
- **No Monthly PMI**
Skip the private mortgage insurance most low-down-payment loans require.
- **Reusable Benefit**
See "Using Your Benefit More Than Once" below for the rules.
- **Negotiable Closing Costs**
Sellers may credit up to 4% of the home's value toward your costs.
- **No VA Minimum Credit Score**
VA sets no minimum; individual lenders may still set their own.

WHO'S ELIGIBLE

- **Active Duty**
Generally 90 continuous days of service.
- **Veterans (Gulf War era–present)**
24 continuous months, or full call-up period (min. 90 days), or a qualifying discharge exception.
- **National Guard & Reserve**
90 days of active duty, or 6 creditable years of service.
- **Surviving Spouses**
Certain DIC recipients, or spouses of an MIA/POW service member.
- **Certificate of Eligibility (COE)**
Required for everyone — apply free online at VA.gov or through your lender.

VA Funding Fee — Purchase & Construction Loans

Down Payment	First-Time Use	Subsequent Use
Less than 5%	2.15%	3.30%
5% or more	1.50%	1.50%
10% or more	1.25%	1.25%

Rates effective 4/7/2023, as a % of the loan amount — usually financed into the loan. **Waived** for most Veterans receiving VA disability compensation, Purple Heart recipients on active duty, and surviving spouses receiving DIC. IRRRL, cash-out refinance, and NADL fees are lower and don't vary by down payment.

Using Your Benefit More Than Once

- **Repaid your prior VA loan but kept the home?** You can restore your full entitlement **one time only** to use again.
- **Sold the home and repaid the loan in full** — or had another eligible Veteran assume it and substitute their own entitlement? Your entitlement is restored, with no limit on how many times.
- **Didn't restore your entitlement?** You may still have remaining "bonus entitlement" to buy or refinance another home with no down payment, based on your county's loan limit.

SOURCE: U.S. Department of Veterans Affairs (VA.gov) — Home Loans, Eligibility, Funding Fee & Closing Costs, and Loan Limits & Entitlement pages.

EFFECTIVE DATE OF DATA: Funding fee rates effective April 7, 2023; all other details reflect VA.gov content current as of January 15, 2026.

DISCLAIMER: This fact sheet is for general information only and is not exhaustive. The author is not a licensed mortgage lender or financial advisor. Consult a VA-approved lender or licensed mortgage professional for guidance specific to your situation.

MY VA LOAN INSIDER TIPS

VA loans are powerful, but success often comes down to preparation and strategy. These tips help you avoid delays and navigate the process with confidence.



GET YOUR COE BEFORE HOUSE HUNTING

Your Certificate of Eligibility (COE) confirms your VA loan benefit and shows sellers you're ready to move forward.



WHY SOME SELLERS HESITATE ABOUT VA

Some sellers or agents may misunderstand VA financing. Hesitation often comes from outdated information, not the loan itself.



TERMITE REPORT TIMING MATTERS

Many VA transactions require a wood-destroying organism (WDO) inspection. Scheduling it early keeps your timeline on track.



VA APPRAISAL PROTECTIONS MATTER

VA appraisals help ensure the property is safe, sound, and fairly valued, protecting your investment.



GET FULLY UNDERWRITTEN FIRST

A full underwriting approval (not just a prequalification letter) shows sellers your financing is rock-solid and ready to close.



KEEP YOUR FINANCES STEADY

Avoid new credit, big purchases, job changes, or large unexplained deposits between contract and closing — lenders re-verify before funding.



OFFER FLEXIBILITY ON REPAIRS

If a seller is worried about repair costs or the appraised value, offering to help bridge that gap can make your VA offer stand out.



VA LOANS NOW CLOSE JUST AS FAST

With electronic COE verification and streamlined underwriting, VA loans typically close in about 40-45 days — right in line with conventional financing.

PREPARATION BEATS SURPRISES

Every one of these tips comes from real transactions. I'll walk you through your COE, timeline, and inspections step by step so nothing catches you off guard.



COE READY



ON TIME



PROTECTED

WHICH MORTGAGE LOAN IS RIGHT FOR YOU?

Qualifying for a VA loan is a real benefit — but qualifying doesn't automatically make it your best option, especially if you have money saved for a down payment. Here's an honest, side-by-side look at your three main financing paths.

	VA LOAN	FHA LOAN	CONVENTIONAL
Down Payment	\$0 down	3.5% down	3-5%+ down
Mortgage Insurance	None, ever	Upfront + monthly MIP, often for life of loan	PMI if under 20% down (removable at 20% equity)
Upfront Fee	Funding fee: 1.25%-3.3% of loan (financed)	Upfront MIP: 1.75% (financed)	None
Min. Credit Score	No VA minimum (lenders often 580-620+)	580+ for 3.5% down	Typically 620+
Best For	\$0-down buyers; eligible veterans & service members	Lower credit scores, smaller down payments	Strong credit and/or savings for a down payment

THE EQUITY TRADE-OFF: WHY \$0 DOWN ISN'T FREE

With \$0 down and the VA funding fee rolled into your loan, your loan balance can start at or near the home's full purchase price. That typically means it takes longer to build equity than with FHA or conventional financing where you put money down up front. If you have savings available, it's worth comparing the equity you'd start with against the cash you'd need today before deciding.

There's also a relocation-specific risk to watch for. With \$0 down and the funding fee financed into the loan, a large share of your principal payments in the first one to two years often goes toward that fee rather than paying down your actual loan balance. If you need to move again in three to four years — a common relocation timeframe — you may end up selling having built very little real equity, and repeating the cycle at your next duty station.

LET'S FIND YOUR BEST FIT

Every buyer's situation is different. I'll walk through your VA eligibility, available savings, and goals so we can compare real numbers — not just default to the loan you technically qualify for.

LENDERS WHO UNDERSTAND MILITARY NEEDS

Choosing the right lender can make a major difference in your homebuying experience, especially with military or VA financing. I'm happy to connect you with lending partners experienced in military moves.



VETERANS UNITED HOME LOANS

4801 Northwest Loop 410, Ste. 305, San Antonio, TX 78229
(726) 217-7077 · sanantonio.veteransunited.com

Military & VA financing experience, clear communication, reliable closings.



ABSOLUTE MORTGAGE & LENDING

3512 Paesanos Pkwy, Ste. #103, San Antonio, TX 78231
(210) 477-9460 · absoluteml.com

Strong guidance and personalized service for military financing options.

Ask me about additional preferred lending partners I work with directly – I'm glad to make an introduction based on your situation.

WHY THE RIGHT LENDER MATTERS



Stronger Offers

Sellers trust buyers with strong, verified financing.



Smoother Transactions

Fewer surprises means faster, calmer closings.



Better Overall Results

The right partner protects your bottom line.

TEMPORARY HOUSING SOLUTIONS

Helping You Navigate the Transition With Confidence

During a move to San Antonio, temporary housing often becomes part of the journey. Here are your best options — from extended-stay hotels to short-term furnished rentals while you house-hunt.



HOTELS NEAR YOUR TARGET AREA

BEST FOR: *Immediate Arrival & Flexibility*

Whichever part of the metro you're targeting, from the Randolph/Northeast corridor to Lackland/Southwest or the Hill Country side near Boerne, staying close by helps you get oriented fast.



EXTENDED STAY HOTELS

BEST FOR: *Medium-Term Comfort*

Candlewood Suites and similar extended-stay properties are scattered throughout the San Antonio metro, offering full kitchens and weekly rates — ideal while house-hunting.



SHORT-TERM & CORPORATE RENTALS

BEST FOR: *Longer Stays & Family Space*

Furnished short-term rentals and corporate housing are available in most San Antonio-area suburbs and offer more space than a hotel room for a longer house hunt.



MONTH-TO-MONTH APARTMENTS

BEST FOR: *Flexible Lease Terms*

Apartment communities across the metro, north, south, east, and west, commonly offer short-term or month-to-month leases, a good bridge option if you are not ready to commit to a purchase right away.

WHY TEMPORARY HOUSING MATTERS

Choosing the right temporary housing can reduce stress, support a smoother transition, and help you focus on what matters most — your mission and your family.



COMFORT



FLEXIBILITY



PEACE OF MIND

FAMILY RESOURCES: SCHOOLS IN THE AREA

Every school district referenced in this guide, plus named schools and college options on the following pages, so you can research and choose with confidence.

PUBLIC SCHOOL DISTRICTS

Judson ISD

Converse, Live Oak, Selma & parts of Universal City

Schertz-Cibolo-Universal City ISD

Schertz, Cibolo, Selma & parts of Universal City

Comal ISD

New Braunfels area (Comal County side)

New Braunfels ISD

New Braunfels city core

Marion ISD

Marion & rural Guadalupe County

East Central ISD

St. Hedwig, Elmendorf & southeast Bexar County

Northside ISD

Helotes, Leon Valley & the NW Loop 410 corridor

Boerne ISD

Boerne & northern Kendall County

Southwest ISD

Von Army & southern Bexar County

Medina Valley ISD

Castroville & Medina County

Lytle ISD

Lytle & southern Atascosa/Medina County

Natalia ISD

Natalia & rural Medina County

Devine ISD

Devine & southern Medina County

NOT SURE WHICH DISTRICT YOU'RE IN?

School district boundaries don't always follow city lines. I can pull the exact zoned schools for any address you're considering.

SCHOOLS IN THE AREA, CONTINUED

HIGHLY-RATED / SPECIALTY SCHOOLS



Byron P. Steele II High School

Schertz • Comal ISD

Purple Star military-friendly campus; consistently one of the area's top-rated high schools.



Samuel Clemens High School

Schertz • SCUCISD

Strong academics; highly rated by students and parents district-wide.



O'Connor High School

Helotes area • Northside ISD

Well-regarded comprehensive high school serving the Alamo Ranch/Helotes side of northwest San Antonio.

SCHOOLS IN THE AREA, CONTINUED

PRIVATE & CHARTER OPTIONS



John Paul II Catholic High School

Schertz • Private, Catholic

College-prep high school serving New Braunfels, Schertz & Comal County families.



BASIS San Antonio Northeast

IH-35 N • Public Charter

Rigorous, internationally benchmarked STEM-focused curriculum.



IDEA Judson College Preparatory

Converse area • Public Charter

College-prep charter network serving the Judson ISD area, grades 6-12.



St. Gregory the Great Catholic School

Helotes • Private, Catholic

PK-8 campus known for a nurturing environment and strong reading, science & math scores.

COLLEGE & CONTINUING EDUCATION OPTIONS

Northeast Lakeview College

Universal City — serving the northeast side of the metro.
Part of Alamo Colleges District.

St. Philip's College

Multiple San Antonio campuses; a longtime Air Force
CCAF/GEM partner for military-affiliated students.

Wayland Baptist University

San Antonio Campus — evening and weekend classes
geared toward working adults.

UTSA (University of Texas at San Antonio)

Main & Downtown campuses; bachelor's through doctoral
programs.

Texas A&M University–San Antonio

Four-year regional university with military-friendly transfer
pathways.

University of the Incarnate Word

Private Catholic university at 4301 Broadway, San Antonio
— founded 1881, the largest Catholic university in Texas.

NOT SURE WHICH SCHOOLS FIT YOUR FAMILY?

I can walk you through boundary maps, ratings, and commute times for every school zone in the San Antonio area so you can choose with confidence.

SAN ANTONIO'S ECONOMY & JOB MARKET

Beyond its military roots, San Antonio has built one of the most diversified economies in Texas — a major draw whether you're relocating for a new job, a transfer, or a fresh start.



Defense & Cybersecurity

One of the largest cybersecurity hubs in the country — home to 16th Air Force (Air Forces Cyber), a major NSA Texas presence at Lackland, and defense contractors clustered at Port San Antonio.



Healthcare & Bioscience

The South Texas Medical Center anchors a dense cluster of hospital systems, research institutions, and biotech companies — one of the region's largest employment sectors.



Financial Services & Insurance

USAA, a Fortune 500 financial services company serving military members and their families, is headquartered here with roughly 37,000 employees.



Manufacturing & Energy

Toyota's South Side manufacturing plant has anchored advanced manufacturing in the region for two decades; Valero Energy, one of the world's largest independent refiners, is headquartered here too.



Retail, Grocery & Tourism

H-E-B, one of the country's largest privately held grocery retailers, is headquartered in San Antonio. The Riverwalk, the Alamo, and Fiesta anchor a major tourism and hospitality economy.

RELOCATING FOR WORK?

Whether you already have an offer in hand or you're exploring your options, I can connect you with local resources and help you find a home near your new commute.



LOCAL CONNECTIONS



COMMUTE-SMART



LET'S TALK

OUTDOOR RECREATION YOU CAN'T MISS

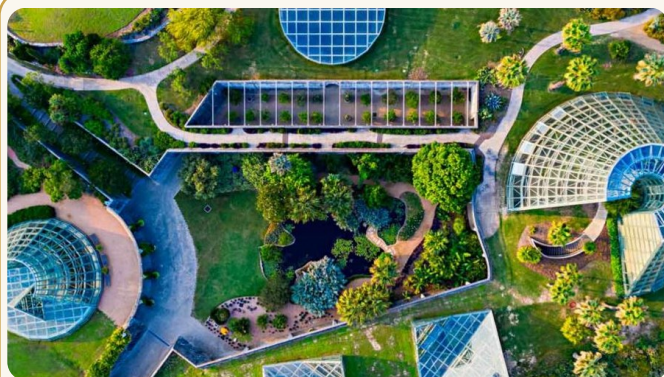
Explore the best of the outdoors. Make memories. Breathe easy. Live well.

FAN FAVORITES



SAN ANTONIO RIVER WALK

Museum Reach + Mission Reach — walk, bike, or kayak along the water.



SAN ANTONIO BOTANICAL GARDEN

Stroller-friendly paths and blooms galore, all year round.



BRACKENRIDGE PARK & SAN ANTONIO ZOO

Classic family day — playgrounds, picnics, and 750+ animal friends.



GOVERNMENT CANYON STATE NATURAL AREA

True Hill Country hiking, dinosaur tracks, and wide-open trails.

MORE OUTDOOR ADVENTURES TO EXPLORE

Beyond the favorites, here are a few more highly-rated spots locals love — some just minutes from town, others worth the drive.

CLOSE TO TOWN



McAllister Park

976 acres of trails, mountain biking, and a dog park — about 15 minutes from downtown San Antonio.



Comanche Lookout Park

Climb to the 4th-highest point in San Antonio on easy-grade paved trails.



Crescent Bend Nature Park

A Cibolo neighborhood favorite (northeast side) for an easy walk or evening trail run.

WORTH THE DRIVE



Natural Bridge Caverns

Texas's largest show cave (northeast side, near New Braunfels), named for the 60-ft limestone bridge at its entrance.



Landa Park & the Guadalupe River

New Braunfels's spring-fed pool, paddle boats, and legendary tubing (northeast side of the metro).



Texas Hill Country

Wineries, dance halls, and small-town charm in Fredericksburg, Gruene, and Wimberley — about an hour from San Antonio.

ASK ME FOR MY WEEKEND LIST

I keep a running list of favorite trails, patios, and family spots around San Antonio. Once you're settled, I'm happy to share my personal picks for your neighborhood.

WHERE I TAKE MY OUT-OF-TOWN GUESTS

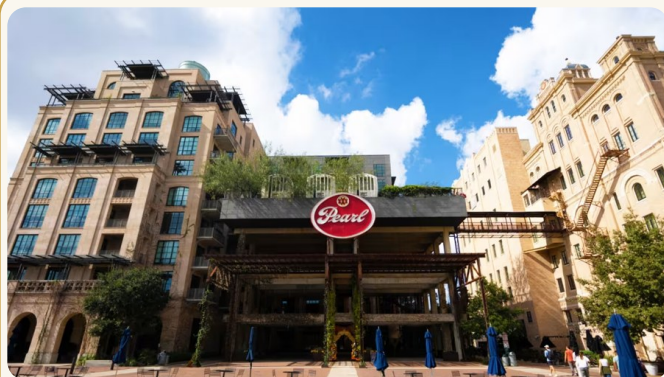
These are the places I always recommend when friends and family come to visit — the spots that capture the local flavor that make this area feel like home.



THE ALAMO

300 Alamo Plaza, San Antonio

History, walkable streets, and small-town charm downtown.



THE PEARL DISTRICT

303 Pearl Pkwy

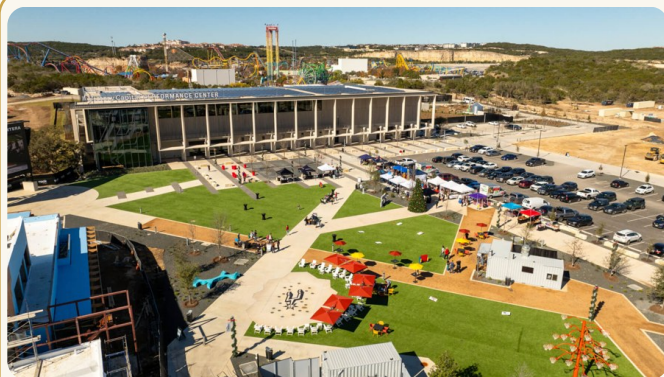
Boutique shopping, restaurants, scenic walking paths, family-friendly splash pad.



THE SAN ANTONIO RIVER WALK

San Antonio, TX

Great coffee, brunch, and a stroll built in — the kind of place where you instantly feel like a local.



THE ROCK AT LA CANTERA

1 Spurs Wy, San Antonio

Live music, movies, sports, and outdoor events for all ages.

"I love bringing guests here — it's the fastest way to show someone why we chose to call San Antonio home."

FAMILY FUN & ANNUAL EVENTS

Discover the events locals look forward to every year — the experiences that help make your community feel like home.

SPRING

- ✓ [Fiesta San Antonio \(April\)](#)
- ✓ [San Antonio Stock Show & Rodeo \(Feb-Mar\)](#)
- ✓ [Crawfish Boil at The Pearl](#)

SUMMER

- ✓ [SeaWorld Summer Spectacular](#)
- ✓ [Six Flags Fiesta Texas summer events](#)
- ✓ [San Antonio Missions Baseball](#)

FALL

- ✓ [Dia de los Muertos](#)
- ✓ [Boo! at the Zoo](#)
- ✓ [San Antonio Beer Festival](#)
- ✓ [Wurstfest \(New Braunfels\)](#)

WINTER

- ✓ [Ford Holiday River Parade & River Walk Lights](#)
- ✓ [Illuminate at the Botanical Garden](#)
- ✓ [MLK March](#)

MARK YOUR CALENDAR

San Antonio's event calendar is packed year-round. I'm happy to point you toward the best family-friendly weekends as they come up after your move.



FESTIVALS



FAMILY FUN



YEAR-ROUND

BUY-AND-RENT STRATEGY

Buying a home with the intent to rent it out later, whether it's a home you leave behind after a future move or an investment property here, can be a powerful wealth-building move or an expensive mistake. Here's a clear-eyed look at when this strategy works.

WHEN IT WORKS

- ✓ Rental income can cover most or all of your mortgage payment — building equity while someone else pays for it
- ✓ VA-eligible buyers get no down payment and no PMI
- ✓ Rental income can offset your next home's costs if you relocate again
- ✓ Depreciation and mortgage interest are tax-deductible

WHEN IT DOESN'T

- ✓ Negative cash flow if rent doesn't cover PITI + fees
- ✓ Ties up VA loan entitlement for veteran buyers
- ✓ Bad tenants or repairs can wipe out a year of cash flow
- ✓ Capital gains tax exposure if sold within 2 years

QUESTIONS WORTH ASKING BEFORE YOU BUY:

Would this home appeal to future renters? Could expected rent cover most ownership costs? Am I comfortable being a landlord or hiring a property manager? If I need to relocate again in a few years, would keeping this home still make financial sense?

LET'S RUN THE NUMBERS TOGETHER

Buy-and-rent isn't right for everyone. I'll help you pencil out the real math for your situation before you decide.



REAL NUMBERS



HONEST ADVICE



YOUR DECISION

ABOUT ME



Hello all! My name is Chad Sellers, and I am a retired military veteran who grew up in the beautiful Carolinas. I developed a deep appreciation for community and the importance of home early in life — values of hard work, integrity, and dedication that I carry into my real estate career today.

I am happily married to my wife, Kelly, and together we are proud parents of four wonderful children. We have lived in the San Antonio area for six years and enjoy discovering this city's many attractions together.

After serving 22 years in the United States Air Force, I bring a unique perspective to real estate. As a C-130 Pilot and Instructor and later an RPA Pilot and Instructor, I honed my skills in leadership, communication, and strategic planning. Retiring as a Major, I learned the importance of teamwork and adaptability — traits invaluable in navigating this dynamic market.

Another unique aspect of a long military career is navigating the home-buying process every 2–4 years, with tight timeframes, short-notice PCS cycles, new cities, and ever-changing BAH rates. I am uniquely qualified to assist any active-duty member or family in this process, as our own family's experience has equipped me well over the years.

MY MILITARY CONNECTION

- ✓ 22 years, United States Air Force — retired Major
- ✓ C-130 Pilot and Instructor
- ✓ RPA Pilot and Instructor

PROFESSIONAL DESIGNATIONS

- ✓ Licensed Texas Real Estate Agent
- ✓ National Association of REALTORS®
- ✓ Texas Association of REALTORS®
- ✓ San Antonio Board of REALTORS®
- ✓ Multiple Listing Service (MLS)

WHY I DO THIS WORK

I know firsthand what it's like to uproot a family, learn a new city in weeks, and trust someone else to get the details right. That's exactly the kind of support I aim to give every family I work with, military-connected or not.



MILITARY-MINDED



FAMILY-FOCUSED



LOCAL EXPERTISE

THE BENEFITS OF WORKING WITH ME

Whether you're relocating from across the country or from overseas, I make it possible to buy a home confidently without being physically present every step of the way.

- 1 Initial Strategy Call**
We'll discuss your moving timeline, budget, priorities, and goals to create a personalized home-buying plan.
- 2 Custom Home Search**
I curate homes that match your needs, lifestyle, commute preferences, and future plans.
- 3 Virtual Tours**
Detailed video walkthroughs and honest feedback on every property, wherever you are relocating from.
- 4 Neighborhood Tours**
I'll show you the surrounding community, schools, amenities, traffic patterns, and local lifestyle.
- 5 Offer & Negotiation**
I help you submit competitive offers and negotiate strategically to protect your interests.
- 6 Inspection Attendance**
I'll attend inspections on your behalf, provide updates, and help you understand any findings.
- 7 Closing Coordination**
From contract to keys, I coordinate timelines, documents, and communication to keep everything moving smoothly.
- 8 Post-Closing Support**
I provide a comprehensive post-closing checklist tailored to your needs — helping with move-in and house set-up, and helping your family fully settle into your new home.

READY TO GET STARTED?

Wherever you are relocating from, I can begin working on your behalf today. Reach out and let's take the first step together.



CALL OR TEXT



EMAIL ME



JBGODWIN REALTORS

READY TO MAKE SAN ANTONIO YOUR NEW HOME?

Thank You for Reading

Whether you're relocating for work, retiring here, or just ready for a change, I hope this guide has helped you feel more confident about your move and your home-buying journey.

Buying a home is a big decision, and you don't have to navigate it alone. I'm here to answer questions, provide local insight, and help you create a plan that fits your family's goals.

LET'S CONNECT

325.514.2297 · chadsellers@jbgoodwin.com · 607 E Sonterra Blvd., Suite 108, San Antonio, TX 78258

HOW I CAN HELP

- ✓ Military & Civilian Relocations
- ✓ Remote Home Buying
- ✓ Relocation Planning Support
- ✓ Local Market Expertise
- ✓ Investment & Rental Strategies
- ✓ Long-Term Real Estate Guidance

DISCLAIMER: I am a licensed real estate agent, not a finance, legal, or tax professional. Veterans should always verify VA loan benefits and entitlements with their lender or installation Finance Office; all buyers should confirm loan terms, tax implications, and closing costs with qualified professionals before making financial decisions.

WELCOME HOME. LET'S GET STARTED.

 EQUAL HOUSING OPPORTUNITY