
HOUSTON HOME BUYER GUIDE

Memorial: before you buy

Compare Memorial homes and the Memorial Villages, including local rules, school assignments, property costs, and routes to work.

Compare the properties

Compare lot sizes, home condition, and renovation options. Confirm village rules, property costs, and routes to your regular destinations.

Luxury single-family homes, estates, older ranch homes, custom new construction, and select townhome or lock-and-leave options near corridors.

A few communities to compare

Memorial Villages, Memorial Close-In, Memorial West. Compare the current homes and documents for each address; community names alone do not establish costs, school assignments, or what can be built.

Try the route you will use

Routes to compare include I-10, Memorial Drive, Beltway 8, and Loop 610. Test the drive from the specific home to your regular destination, including its entrance or parking garage, at the hours you expect to travel. Traffic and roadwork can change the result.

Bring these local questions

1. Which city or village jurisdiction applies, if any?
2. What school zone applies to the exact address?
3. What does the flood and drainage history show near Buffalo Bayou?
4. What changes do the deed restrictions or architectural rules permit?
5. Is this a renovation candidate, teardown, or finished luxury home?

BEFORE YOU MAKE AN OFFER

Check the exact address

Costs and comparable sales

Review recent sales, the proposed loan terms, current taxes, insurance quotes, HOA dues, and any MUD or other district charges. Keep repairs and cash reserves in the budget.

School assignments

If relevant to your search, confirm the district and assigned campuses directly with the district for the exact address. Use txschools.gov for district and campus information. Ask about boundary changes and enrollment; contact private schools separately.

Flood history and condition

Check current FEMA and local flood maps, available disclosures and claim history, and property-specific insurance quotes. A mapped zone does not rule out flooding. Arrange inspections and ask qualified specialists about issues outside a general inspection.

Restrictions, permits, and utilities

Review recorded restrictions, the survey, easements, HOA documents, and the applicable municipality. Confirm utility service, permits, and any restrictions affecting rentals, additions, or a future build.

Contract dates and financing

Review the written showing or representation agreement before proceeding. A pre-approval letter is not a guaranteed loan. Any option period is negotiated; confirm the fee, payment deadline, and termination-notice deadline in the contract.

Talk it through with CGP

Bring your destinations, timing, shortlist and unanswered questions to a conversation with CGP.

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Current city guide: <https://cgprealtygroup.com/houston/memorial/guide>

Area details: <https://cgprealtygroup.com/areas/memorial>

[Texas school information](#) | [FEMA flood maps](#) | [TREC written-agreement guidance](#)