



Moving to Navarro County, Texas

Your Local Insider's Guide to Life in One of Texas's Most Welcoming Communities

More than a place to buy a home — a place to belong.

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🏆 A NOTE FROM KATIE

Welcome — You're Going to Love It Here

If you're thinking about moving to Navarro County, I want to be the first to tell you something: **you're going to love it here.**

I'm not saying that because I sell homes here — though I do. I'm saying it because I live here. And every single day, I'm reminded of why this place is different. It's the kind of community where people actually know your name. Where families put down roots and stay for generations. Where the pace of life feels human, and the value — both financial and personal — is real.

Navarro County is about an hour south of Dallas, but it feels like a world away from the noise and traffic and cost of the city. Whether you're relocating for work, looking for more space, dreaming of land, chasing affordability, or simply ready for a slower and more intentional life — this community has something genuine to offer.

This guide is my insider's look at what life in Navarro County is *really* like. Not the marketing version. The real version — from someone who lives here, works here, and genuinely loves it here.

— Katie



 ABOUT THE COUNTY

Welcome to Navarro County

Located in North-Central Texas, approximately 55 miles south of Dallas along Interstate 45, Navarro County is home to roughly **50,000 residents** across Corsicana and beloved smaller communities including Dawson, Kerens, Rice, Blooming Grove, Richland, Angus, and Mildred.



Real Affordability

Homes for real families — prices that are still accessible in ways major metros simply aren't.



Metro Access

Proximity to Dallas–Fort Worth without the traffic, cost, or congestion of city living.



Wide-Open Texas

Land, lakes, pastures, and trees — the natural beauty that makes Texas worth living in.



True Community

A tight-knit, caring community where newcomers are genuinely welcomed from day one.



Schools in Navarro County

Navarro County is served by several independent school districts, each with its own personality and strengths. Katie's advice: *"Drive through the school communities and spend a few minutes there before deciding. Each district has its own culture and feel."*

Corsicana ISD

The largest district in the county. Home to Corsicana High School (Go Tigers!), with a long history of academic and athletic achievement and a full range of K-12 programs.

Dawson ISD

Small and tight-knit — your kids will know every teacher, and the teachers will know your family. A special place for families who value personal attention and deep community involvement.

Kerens ISD

Strong community pride and a family-oriented culture with connections to local families and traditions that run generations deep.

Rice ISD

Popular with DFW commuter families who want more space while remaining connected to the Metroplex. Located near the Ellis County line in north Navarro County.

Blooming Grove ISD

A smaller district south of Corsicana with strong roots, personal attention, and a genuine community feel for families seeking rural school life.

Helpful resources: tea.texas.gov · greatschools.org

Cost of Living: The Real Numbers

One of the most compelling reasons people move to Navarro County is what your money actually buys here.

Housing

3-bedroom, 2-bath homes commonly found in the **\$150,000–\$300,000 range**. Properties with land and acreage remain accessible in ways they simply aren't in major metros. Investment properties and new construction options also available.

Property Taxes

Texas has **no state income tax**. Navarro County effective rates typically range from approximately **1.5–2.5%** of assessed value, varying by city and school district. The Texas Homestead Exemption meaningfully reduces taxable value for primary residences.

Everyday Expenses

Groceries, dining, fuel, and day-to-day expenses are **meaningfully lower** than in major Texas metros. A household budget that would feel tight in Dallas feels comfortable here.

Additional Exemptions Available

Seniors (65+), disabled veterans, and individuals with disabilities may qualify for additional property tax exemptions beyond the standard Homestead Exemption.

Ask me for a personalized breakdown for your target area and school district.



 COMMUNITIES

Where Will You Land? Navarro County's Communities

Corsicana The county hub. Experiencing genuine revitalization — new restaurants, local businesses, and community events around a historic town square. Best for: Families wanting amenities, hospitals, and a small-city feel.	Dawson Small, charming, and deeply community-rooted. Neighbors show up for each other. Friday night football is a community event. Best for: Families seeking the quintessential small-town experience.	Richland Chambers Reservoir One of the largest reservoirs in Texas. Waterfront and water-access properties that feel like a vacation every day. Best for: Retirees, second-home buyers, and outdoor enthusiasts.	Blooming Grove Quiet, rural, and agricultural. If you're dreaming of land, privacy, and genuine peace, Blooming Grove delivers. Best for: Buyers seeking acreage and wide-open Texas landscape.
Rice / North Navarro The northern edge — closer to Ellis County and the DFW Metroplex. Best for: Dallas commuters who want more home, more land, and more peace.			



ESSENTIAL SERVICES

Healthcare & Setting Up Utilities

Healthcare in Navarro County

Navarro Regional Hospital in Corsicana is the county's primary acute-care facility, offering emergency care, surgical services, women's health, diagnostic imaging, and more.

Residents needing advanced specialty care access providers in the DFW Metroplex (~1 hour north) or Waco (~1 hour west), both of which have major medical centers. National pharmacy chains and independent pharmacies are well-covered locally.

Your Utilities Setup Checklist

- ☐ Electric: Deregulated market — compare plans at [PowerToChoose.org](https://www.powertochoose.org)
- ☐ Natural Gas: Atmos Energy — [atmosenergy.com](https://www.atmosenergy.com)
- ☐ Water: Contact city office or local rural water district
- ☐ Internet: Research your specific property address — coverage varies significantly in rural areas
- ☐ Trash: City residents have municipal pickup; rural may need private service
- ☐ Mail forwarding: [USPS.com](https://www.usps.com)

 **My Tip:** "If you're buying a rural property with a private well and septic system, those have their own maintenance considerations. I always walk my buyers through what to expect so there are no surprises after move-in."



 LOCAL LIFE

Shopping, Dining & Things to Do



Shopping & Essentials

HEB, Walmart Supercenter, Dollar General, and local specialty shops serve Corsicana. Home Depot and farm supply stores cover home improvement. Day trips to Waxahachie or southern DFW for larger retail needs.



Local Dining

Old Town Bakery is a beloved local institution. Classic Texas BBQ joints, Mexican restaurants with decades of loyal followings, and new spots opening as downtown Corsicana continues its exciting revitalization.



Outdoor Recreation

Richland Chambers Reservoir and Navarro Mills Lake offer fishing, boating, kayaking, and wildlife watching. Strong hunting and equestrian culture across the county's private lands and riding communities.



Family & Youth Activities

Youth sports leagues, 4-H programs, and FFA (hugely popular in this agricultural community). Pioneer Village brings early Texas frontier history to life. Community theater, local festivals, and Friday Night Lights all year round.



 COMMUNITY SPIRIT

What Makes Navarro County Special

The things that make this community worth choosing can't always be measured — but you feel them.

People Show Up for Each Other

Whether it's a benefit for a family in need, volunteers at a school event, or a neighbor helping fix a fence — community spirit is not a marketing phrase here. It's the way people actually live.

Agricultural Roots Run Deep

Many families have farmed and ranched this land for generations. That heritage shapes the values, work ethic, and character of the community in ways that are genuinely refreshing.

Growing Without Losing Its Soul

Navarro County is attracting new residents discovering what long-timers have always known. Growth here has been thoughtful — it still very much feels like home.

~50K

County Population

A true community — large enough for amenities, small enough to know your neighbors

1846

Year Founded

Rich Texas history and deep agricultural heritage woven into everyday life

~55 mi

To Dallas

Approximately 1 hour to DFW, Love Field, and major medical centers

Made with **GAMMA**



 NEXT STEPS

Ready to Explore Navarro County in Person?

A guide can tell you a lot — but it can't replace the feeling of being here.

If you're seriously considering a move to Navarro County, I'd love to give you a **personalized area tour**. I'll take you through the neighborhoods that fit your lifestyle, share the local knowledge you can only get from someone who actually lives here, and help you understand what your budget will buy in today's market.

 **Call or Text**

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"This is more than a place to buy a home. It's a place to belong."

— Katie Foley | Realtor Serving Navarro & Ellis Counties, Texas

Your Real Estate Consultant For Life