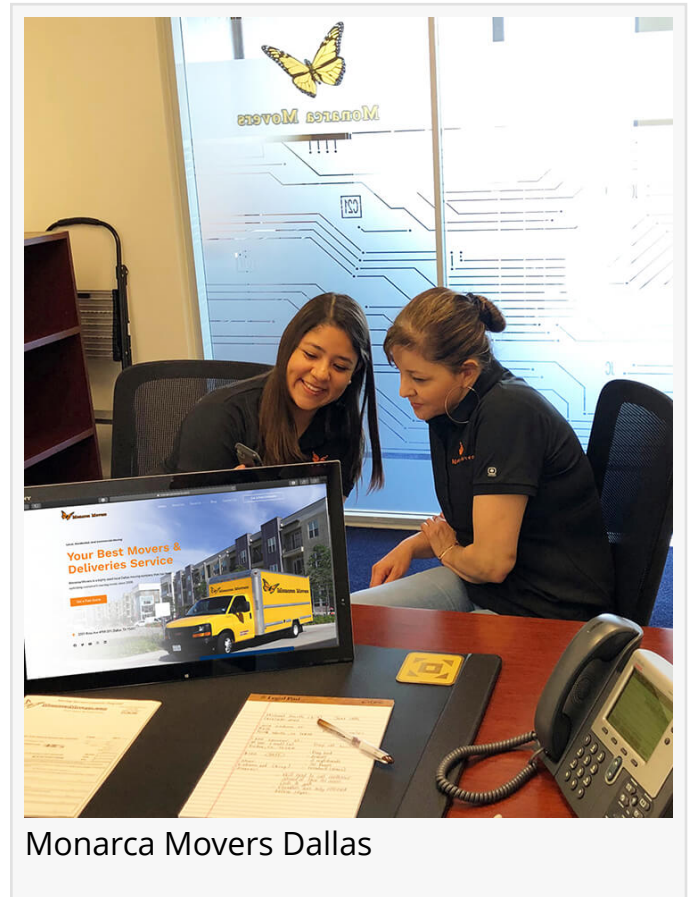


The 'Big D Migration Map': Three Hot Zones Reshaping Where Dallas Moves Next

New data and migration statistics show Dallas residents trading high-rise living for booming North / East suburbs, as out-of-state movers pour into North Texas.

DALLAS, TX, UNITED STATES, April 27, 2026 /EINPresswire.com/ -- Dallas-Fort Worth added an estimated 177,922 residents between July 2023 and July 2024, making it the third-fastest growing U.S. metro by sheer numbers and adding roughly 487 new residents per day. Since 2020, the region has gained hundreds of thousands of people and is widely projected to overtake Chicago's population in the coming decades.

To understand where those people actually land, [Monarca Movers](#), a locally owned leader among [dallas movers](#), is releasing its inaugural "Big D Migration Map", a data-driven look at the corridors attracting the most movers and the neighborhoods seeing the most out-migration.



Monarca Movers Dallas

"Everyone talks about people 'moving to Dallas,' but our crews see where Dallas residents really end up," said Audiel Estrada, Owner of Monarca Movers. "Our Big D Migration Map shows three clear Hot Zones and a steady shift from high-rise density to suburban space."

The California-to-North-Texas pipeline

According to the 2024 Texas Relocation Report, about 102,000 Californians moved to Texas in 2022, the largest single state-to-state migration flow in the country, giving Texas a net gain of roughly 60,000 residents from California alone. In 2023, around 94,000 Californians moved to Texas, helping produce a net in-migration of about 133,000 residents from all states combined.

A separate metro-to-metro analysis found that Dallas-Fort Worth gained an average of 39,378 residents per year from other U.S. metros before the pandemic, with Los Angeles ranking as a

leading out-of-state feeder. Monarca Movers reports a steady stream of interstate customers from California, New York, and Illinois choosing North Texas for more space and lower housing costs.

Hot Zone #1: North Dallas Growth Arc

The first Hot Zone in the Big D Migration Map is the North Dallas Growth Arc, Collin County communities such as Frisco, Prosper, McKinney, Celina, and Princeton.

New Census estimates show Collin County's population grew by 46,694 people between July 2023 and July 2024, reaching about 1.25 million residents and ranking among the top counties in the nation for numeric growth. A subsequent release indicates another 42,966-person gain, pushing the county close to 1.3 million.

Within that arc, Princeton grew by over 30 percent in a single year, making it the fastest-growing city in the U.S. by that measure and more than doubling its population since 2020. Celina's population climbed from roughly 17,800 in 2020 to about 68,500 by 2026, an increase of around 285 percent.

"We're constantly [moving families from Uptown](#) and East Dallas into new-build neighborhoods in Celina, Prosper, and Princeton," Estrada said. "They want space, schools, and long-term value."

Hot Zone #2: Eastward Affordability Corridor

The Eastward Affordability Corridor, especially Kaufman County and suburbs along I-20 and U.S. 80 is another key destination.

Census estimates show Kaufman County's population grew about 6 percent between July 2023 and July 2024, making it the second-fastest-growing county in the United States during that period. Since 2020, Kaufman County has added more than 50,000 residents, increasing its population by more than one-third, the fastest growth of any Texas county over those four years.

Monarca Movers is handling rising volumes of moves from East Dallas, Mesquite, and parts of Garland into Forney, Terrell, and surrounding communities, as first-time buyers trade shorter commutes for larger homes and lower payments.

Hot Zone #3: Western Work-Life Corridor

The third Hot Zone is a Western Work-Life Corridor stretching through Grand Prairie, Arlington, and the I-820 loop between Dallas and Fort Worth.

Multifamily market data show strong leasing and new construction along I-30 and I-820, and in northern suburbs such as Frisco, Plano, Lewisville, Prosper, Denton, and McKinney, reflecting deep demand beyond the urban core. Monarca's crews are frequently moving renters and

homeowners from central Dallas into this corridor for better access to jobs in both cities and entertainment anchors in Arlington.

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