

# NAS Kingsville Housing Guide

NAS Kingsville has one of the strongest BAH-to-market ratios in the Navy and most families arriving here are genuinely surprised by how far their housing allowance stretches.

Understanding your options between Hunter's Cove and the broader Kingsville market before you land takes the pressure off the first few weeks.

[Contact us today!](#)



## **What Makes Housing at NAS Kingsville Different**

NAS Kingsville is a naval flight training installation, which means a large portion of the population cycles through on shorter pipelines. That shapes the local rental market in your favor. Landlords here understand military tenants, PCS timelines, and short-term flexibility in ways that permanent party markets rarely do.

The base does not have traditional government family housing. Hunter's Cove privatized housing sits adjacent to the installation and serves as the primary on-base option. The city of Kingsville handles the rest of the off-base market, with Corpus Christi as the main alternative for families willing to commute roughly 45 minutes for more city access.

Kingsville has a population of about 25,000 and a cost of living that makes most other Navy markets feel expensive by comparison.

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### **On-Base Housing at NAS Kingsville**

Family housing at NAS Kingsville is provided through Hunter's Cove, a privatized housing community located immediately adjacent to the installation. This is the closest thing to traditional on-base housing available here, and it fills quickly given the limited number of units.

**Is it available?** Yes, but availability is limited. Hunter's Cove has a finite number of family homes and demand consistently outpaces supply, particularly for families arriving during summer PCS season.

**Who manages it?** Hunter's Cove is managed through the privatized housing program. Contact the NAS Kingsville Housing Office for current availability, application procedures, and waitlist status.

**What you need to apply:** PCS orders and DD Form 1746. Submit your application through the housing office as early as possible after orders are confirmed.

**What to ask before applying:** Ask about current wait times for your bedroom entitlement, what utilities are included, whether pets are permitted and under what restrictions, and which Kingsville ISD schools serve the community address.

Unsure whether Hunter's Cove or a Kingsville off-base rental makes more sense for your family?

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## **Where Military Families Live Near NAS Kingsville**

The off-base housing market near NAS Kingsville is compact but functional. Here is how families typically approach the decision.








**Best for shortest commute:** Kingsville city neighborhoods closest to the base perimeter deliver the most practical daily experience for

families prioritizing a short drive. Central and north Kingsville keep most commutes under 15 minutes, rents are genuinely affordable, and the community is well-acquainted with military families given the installation's decades-long presence.

**Best for families wanting more space:** West Kingsville tends to offer larger homes and more lot size per dollar than central city areas. The trade-off is minimal since commute times remain short throughout Kingsville regardless of neighborhood.

**Best for buyers:** Kingsville home prices sit among the lowest of any Navy installation market in the country. Median prices for family-appropriate homes run between \$130,000 and \$200,000, which makes VA loan purchasing genuinely accessible even for junior pay grades. Families planning to hold the property as a rental after PCS benefit from steady demand driven by the student aviator population cycling through the installation.

**The Corpus Christi option:** Families willing to commute approximately 45 minutes gain access to a full metro area with broader school options, more spouse employment opportunities, beach access, and significantly more housing variety. Corpus Christi is a real choice for some families, particularly those with specific career or school requirements, but the daily drive is a genuine commitment that needs honest assessment before choosing it.

| <h2 style="text-align: center;">Where Should Your Family Live Near NAS Kingsville?</h2> <p style="text-align: center;">Compare your options by what matters most to your family.</p> |   |   |   |  |   |   |  |
|--|---|---|---|--|---|---|--|
| AREA   |  COMMUTE |  SCHOOLS |  AFFORDABILITY |  BUYING POTENTIAL |  LONG-TERM VALUE |  COMMUNITY |  BEST FOR |
| <b>HUNTERS COVE</b><br><small>On-Base Adjacent</small>   | ●●●●●   | ●●●○○   | ●●●○○   | ●●○○○  | ●●○○○   | ●●●●●   | On-Base Community Feel   |
| <b>CENTRAL KINGSVILLE</b><br><small>Closest to Gate</small>  | ●●●●●   | ●●●○○   | ●●●●●   | ●●●●○  | ●●●○○   | ●●●●○   | Short Commute Budget Renters   |
| <b>WEST KINGSVILLE</b><br><small>More Space Per Dollar</small>   | ●●●●○   | ●●●○○   | ●●●●●   | ●●●●●  | ●●●●○   | ●●●○○   | VA Loan Buyers   |
| <b>NORTH KINGSVILLE</b><br><small>Quiet Residential</small>  | ●●●●○   | ●●●○○   | ●●●●○   | ●●●●○  | ●●●○○   | ●●●○○   | Families Wanting Space   |
| <b>CORPUS CHRISTI</b><br><small>Worth Considering</small>  | ●○○○○   | ●●●●●   | ●●○○○   | ●●●○○  | ●●●○○   | ●●●○○   | Spouse Career Access   |

## Should You Rent or Buy Near NAS Kingsville?

| Situation                            | Better Option                    |
|--------------------------------------|----------------------------------|
| Student aviator pipeline assignment  | Rent                             |
| Short or uncertain tour length       | Rent                             |
| Permanent party with 2 or more years | Consider buying                  |
| Strong VA loan purchasing power      | Buying is highly accessible here |

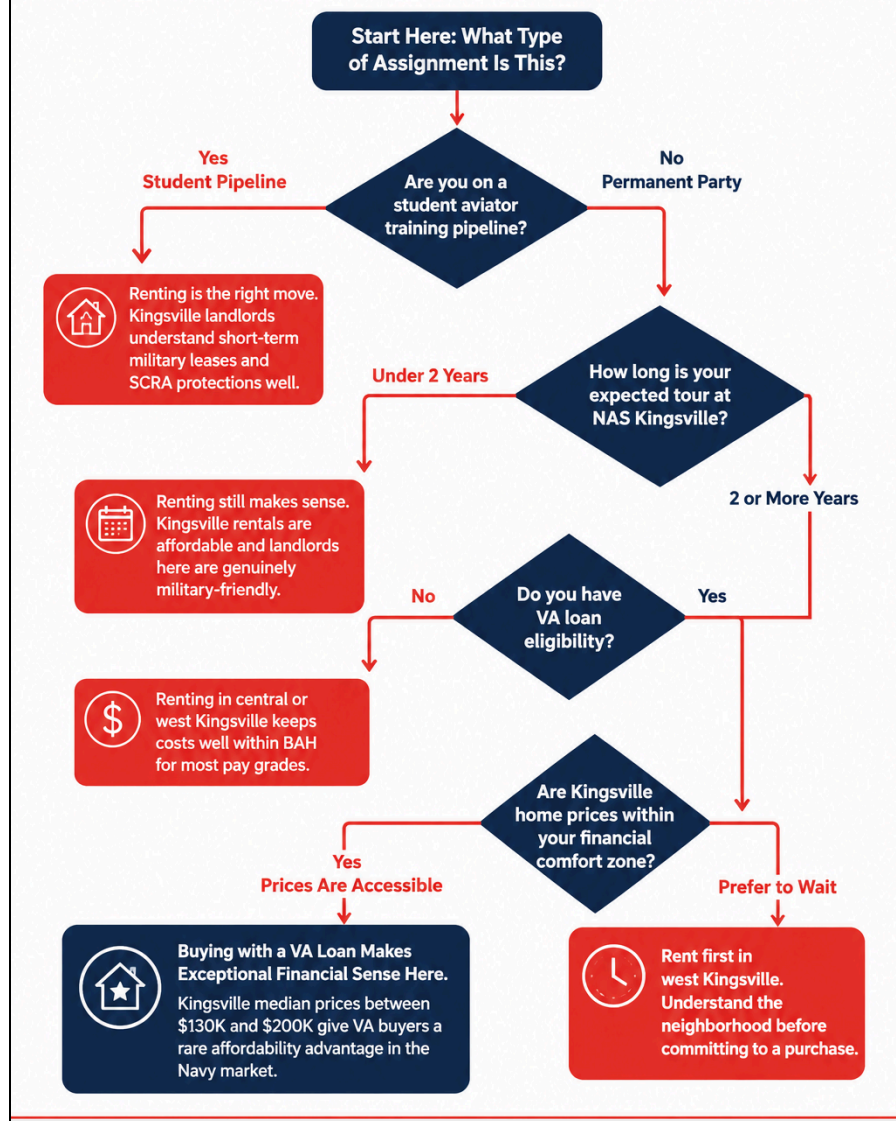
|                                      |                                       |
|--------------------------------------|---------------------------------------|
| Planning to keep as rental after PCS | Buying works well given steady demand |
| First time in South Texas            | Either works given low overall costs  |

The affordability of the Kingsville market is unusual by Navy standards. Buying here is financially accessible in a way it simply is not at most other Navy installations, and the consistent military tenant demand from the training pipeline creates a reliable rental income stream for families who convert to landlord status after PCS.

Renting remains the right call for student aviators and families with pipeline-length assignments. For permanent party personnel expecting a standard tour length, the buying math here deserves an honest look.

## Should You Rent or Buy Near NAS Kingsville?

Use this decision guide based on your specific assignment type and tour length.



## How Far BAH Goes Near NAS Kingsville




NAS Kingsville has one of the best BAH-to-market ratios in the Navy. BAH for an E-5 with dependents runs approximately \$1,400 to \$1,600


per month, and most Kingsville rentals fall between \$900 and \$1,400. For most pay grades, that means housing costs stay within BAH with money left over.

Median home prices sit between \$130,000 and \$200,000, making VA loan purchases genuinely accessible here. Corpus Christi runs higher but carries its own BAH rate, so verify your rate using your duty station ZIP code.

### NAS Kingsville Housing Affordability Snapshot

One of the strongest BAH-to-market ratios in the Navy.

|  |   |  |
|--|---|--|
| <br>BAH RATE<br><b>\$1,400 to \$1,600</b><br>per month<br><i>E-5 with Dependents 2026</i> | <br>TYPICAL RENT RANGE<br><b>\$900 to \$1,400</b><br><i>Family-Sized Units Kingsville Area</i> | <br>MEDIAN HOME PRICE<br><b>\$130K to \$200K</b><br><i>Kingsville Market 2026</i> |
|--|---|--|

 **BAH Surplus Common at Mid-Grade Pay**

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## Commute, Gates, and Daily Access

NAS Kingsville has straightforward gate access given the installation's size and the compact layout of the surrounding city.

**Primary gate access:** The main gate on Escondido Road serves as the primary entry point for most personnel and families. Standard operating hours apply for the main gate with after-hours access procedures for credentialed personnel.

**Traffic and routes:** US Highway 77 connects Kingsville neighborhoods to the installation area and carries the majority of daily traffic. Congestion near the base is minimal by most military installation standards, and morning commute times within Kingsville rarely exceed 15 minutes regardless of neighborhood choice.

**Corpus Christi commuters:** Families living in Corpus Christi use US 77 south or I-69E depending on their specific neighborhood. The drive runs 40 to 50 minutes under normal conditions and requires honest daily time budgeting, particularly for families with school-age children and early morning commitments.

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## **PCS Arrival, Temporary Lodging, and Your First 30 Days**

- Contact your sponsor at least two weeks before your report date
- Hand-carry orders, medical records, and identification for check-in
- Report to the NAS Kingsville Personnel Support Detachment on arrival day

- Contact the housing office early to assess Hunter's Cove availability
- Confirm temporary lodging options since on-base availability is limited at a smaller installation
- Research Kingsville ISD enrollment procedures if you have school-age children
- Set up utilities through AEP Texas for electricity and City of Kingsville for water and sewer

South Texas heat peaks from June through September with temperatures regularly reaching the mid to upper 90s. Families arriving in summer should account for cooling costs in their monthly budget from day one and ensure any rental property has functional air conditioning before move-in.

# Your First 30 Days at NAS Kingsville

## PCS Arrival Checklist

-  **Contact Your Sponsor Early**  
Reach out at least two weeks before your report date.
-  **Hand-Carry Key Documents**  
PCS orders, medical records, and identification.
-  **Report to Personnel Support Detachment**  
NAS Kingsville PSD handles check-in on arrival day.
-  **Contact Housing Office Early**  
Assess Hunter's Cove availability as soon as possible.
-  **Confirm Temporary Lodging Options**  
On-base lodging is limited. Have Kingsville hotel backup ready.
-  **Research School Enrollment**  
Contact Kingsville ISD before arrival if you have school-age children.
-  **Set Up South Texas Utilities**  
AEP Texas for electricity and City of Kingsville for water and sewer.

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## Find the Right Fit for Your Family

|             |                       |
|-------------|-----------------------|
| <b>Need</b> | <b>Where to Start</b> |
|-------------|-----------------------|

|                        |   |
|------------------------|---|
| Kids and schools       | Kingsville ISD for city residents; research Corpus Christi ISD if commuting |
| Short commute          | Any Kingsville neighborhood works   |
| Pets                   | Confirm policies with Hunter's Cove or individual landlords                 |
| EFMP and special needs | Contact NAS Kingsville EFMP coordinator early                               |
| Spouse employment      | Limited locally; Corpus Christi offers broader options                      |
| Buying with VA loan    | Kingsville offers exceptional purchasing power                              |
| Temporary lodging      | Limited on base; Kingsville hotels serve as backup                          |

The MilHousing Network NAS Kingsville community on Facebook is where military families share real housing insights, neighborhood recommendations, PCS tips, and honest local advice from people who know this assignment firsthand.

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**Local Housing Market Near NAS Kingsville**

| <b>Metric</b>          | <b>Current Picture</b>                                  |
|------------------------|---|
| Median home price      | Approximately \$130,000 to \$200,000                    |
| Typical rent range     | \$900 to \$1,400 for family units                       |
| Inventory level        | Limited but manageable given small market size          |
| Market competitiveness | Low competition, favorable for buyers and renters       |
| BAH fit                | Excellent coverage with surplus common at mid-grade pay |

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**Get Personalized Housing Help Near NAS  
Kingsville**

**[We can help you more, contact us today!](#)**



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## **Frequently Asked Questions**

### **Does NAS Kingsville have on-base family housing?**

Traditional government family housing is not available. Hunter's Cove is the privatized community adjacent to the base. Apply through the housing office early since availability is limited.

### **Is Kingsville a reasonable place to raise a family?**

Yes, for families who expect a small South Texas city rather than a metro. Low cost of living, a tight military community, and Texas A&M Kingsville nearby make it more livable than it looks on a map.

### **How does living in Corpus Christi compare to Kingsville for NAS personnel?**

Corpus Christi gives you more schools, jobs, beaches, and amenities. The trade-off is a 45-minute daily commute and higher housing costs. Most families choose based on whether spouse employment or school access is a priority.

## **What is the student aviator housing situation at NAS Kingsville?**

Most student aviators rent short-term. Kingsville landlords are used to military leases and SCRA, making flexible arrangements easier to find here than at most installations.

## **Are there outdoor recreation options near NAS Kingsville?**

Yes. The King Ranch borders the city, the Gulf Coast is about an hour away, and hunting and fishing in South Texas draw families who enjoy the outdoors.