



# COMMUNITY FACTS

## Community FACTS

- 2,046 Acres
- Approx. 1,600 homes planned
- 10 Miles of nature trails and pathways
- 10 Planned parks and amenities
- New homes from the low \$300s - Millions
- 1,500 to 3,800 sq. ft.



## LOCATION

the  
*Finding*  
place

Information Center:  
750 Grand Central Parkway  
Conroe, TX 77304

Hours of Operation:  
Monday – Saturday 10:00AM – 5:00PM  
Sunday 12:00PM - 5:00PM

## ACCLAIMED

*Schools*

## CONROE ISD

conroeisd.net

- Wilkinson Elementary School
- Cryar Intermediate School
- Peet Jr. High School
- Conroe High School
- Private Schooling Nearby

## Amenities

- The Lake House recreation complex, pool, playground, fitness center and dog park
- Frisky Biscuit Dog Park
- Lakes for fishing and kayaking
- Parks & playgrounds
- Nature trails
- 336 Marketplace
- City Central commercial district





## HELPFUL NUMBERS

### PHONE • CABLE • INTERNET

Consolidated Communications: 1-866-989-2255

Optimum: 877-385-8055

### ELECTRIC

Entergy Texas: 1-800-368-3749

### GAS SERVICE

Si-Energy: 281-778-6250

### TRASH • WATER • SEWER

City of Conroe: 936-522-3170

### POST OFFICE

Conroe: 936-441-6055

### NEW HOME INFORMATION CENTER

The Finding Place: 936-282-5135

## TAXES *and* HOA

### 2023 TAX RATE

MMD Tax	\$0.8700
Montgomery County Tax	\$0.3742
Hospital District Tax	\$0.0502
Conroe ISD Tax	\$1.1146
CCD Tax	\$0.1078
City of Conroe	\$0.4272
<b>Total Tax Rate</b>	<b>\$2.9440</b>

### HOMEOWNER'S INFORMATION

2023 HOA Annual Dues:..... \$1,180

Townhome Association Dues

Grand Creeks Townhomes.....\$250 monthly\*

\*Monthly fees are in addition to the HOA Annual Dues

HOA Management: CCMC

GrandCentralParkTX@ccmnet.com | 936-282-5133

Grand Central Park is within a Municipal Management District (MMD), similar to a Municipal Utility District (MUD).



- Communities within an MMD or a MUD typically have a higher level of amenities
- Efficient lot production keeps supply and demand volatility (prices) in check
- Taxes typically decrease as the community grows

For families searching for new homes in an amenity-rich community, considering a special utility district (such as an MMD or a MUD) is the viable, if not, preferred option.

### YOUR MMD DOLLARS GO TOWARDS:



PARKS



WATER



SEWAGE



DRAINAGE



ROADWORK

