



COMMUNITY FACTS

Community FACTS

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

ACCLAIMED Schools

CONROE ISD

conroeisd.net

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



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

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

2024 TAX RATE

MMD Tax \$0.8600

Montgomery County Tax \$0.3696

Hospital District Tax \$0.0498

Conroe ISD Tax \$0.9621

CCD Tax \$0.1076

City of Conroe \$0.4272

Total Tax Rate \$2.7763

HOMEOWNER'S INFORMATION

2024 HOA Annual Dues:..... \$1,180

Townhome Association Dues

Villa Townhomes.....\$252 monthly*

*Monthly fees are in addition to the HOA Annual Dues

HOA Management: CCMC

CCMC@GCPRAI.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

