



Experience the serene elegance of The Grand Prairie in Hockley, TX – a meticulously planned community that seamlessly blends urban convenience with natural tranquility. Enjoy luxurious amenities, convenient access to major highways US 290, I-10, and Highway 6, in addition to top-tier education within the Waller Independent School District. Here, nature thrives, fostering unforgettable experiences for all ages. Whether it's exploring endless trails, spending sunsets at the lake, or relaxing by the pool, each day creates timeless memories. Discover the new meaning of community at The Grand Prairie, a thoughtfully designed retreat with modern comforts.

Essential Services and Utilities

- **Dial 911 for Emergency Services**
- Police services provided by Waller City Police (936) 931-2110
- Fire services provided by Harris County ESD 200 (936) 372-8084
- Electric services provided by PowerToChoose.org (877) 455-6288
- Gas services provided by Centric (877) 342-7270
- Water services provided by Municipal District Services MUD 576 (281) 290-6500
- Phone, Internet, & cable services provided by Centric Fiber (877) 342-7270
- Trash services provided by Best Trash (281) 313-2378
- United States Postal Office: Hockley (936) 372-3261
17210 Warren Ranch Road, Hockley, TX 77447

Waller Independent School District

I.T. Hollman Elementary School (K- 5th)

19455 Stokes Road
Waller, TX 77484
(936) 372-9196

Waller Jr. High School (6th- 8th)

2402 Waller Street
Waller, TX 77484
(936) 931-1353

Waller High School (9th- 12th)

31213 Waller Spring Creek Road
Waller, TX 77484
(936) 372-3654

Community Assessment

Waller ISD:	1.062600%
Harris County:	0.380960%
Harris County Flood Control:	0.049660%
Port of Houston Authority:	0.005900%
Harris County Hospital District:	0.187610%
Harris County Education Department:	0.004798%
Waller-Harris ESD 200:	0.100000%
HC WCID 164:	0.400000%
HC MUD 576:	1.100000%
Total Tax Rate:	3.291537%

Fees at Closing:

\$600 Working Capital Fee
\$375 CCMC

Homeowners Association

The Grand Prairie HOA Annual Assessment: \$1,200
Managed By: CCMC
(866) 244-2262
<https://www.mygrandprairietx.com/home/>

Community Manager: Otis Chandler - ochandler@ccmc.net
Lifestyle Director: Emily Griner - egriner@ccmc.net

Community Amenities

- Recreation center, swimming pools, walking trails, parks, lakes, and water activities such as kayaking & canoeing
- Future on-site elementary school

