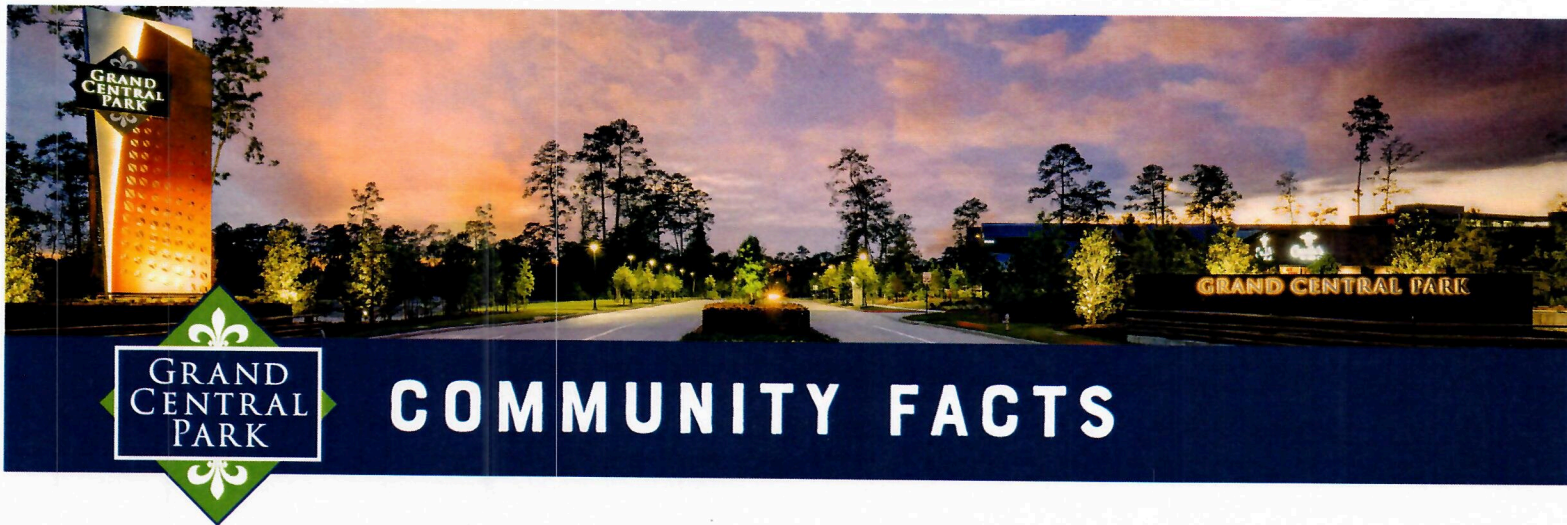




COMMUNITY FACTS

Community FACTS

- 2,046 Acres
- Approx. 1,600 homes planned
- Over 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, dog park and Pickelball courts
- Frisky Biscuit Dog Park
- Lakes for fishing and kayaking
- Parks & playgrounds
- Nature trails
- 336 Marketplace
- City Central commercial district



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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

2025 TAX RATE

MMD Tax	\$0.8550
Montgomery County Tax	\$0.3770
Hospital District Tax	\$0.0473
Conroe ISD Tax	\$0.9496
CCD Tax	\$0.1060
City of Conroe	\$0.4272
Total Tax Rate	\$2.7621

HOMEOWNER'S INFORMATION

2026 HOA Annual Dues:..... \$1,260

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



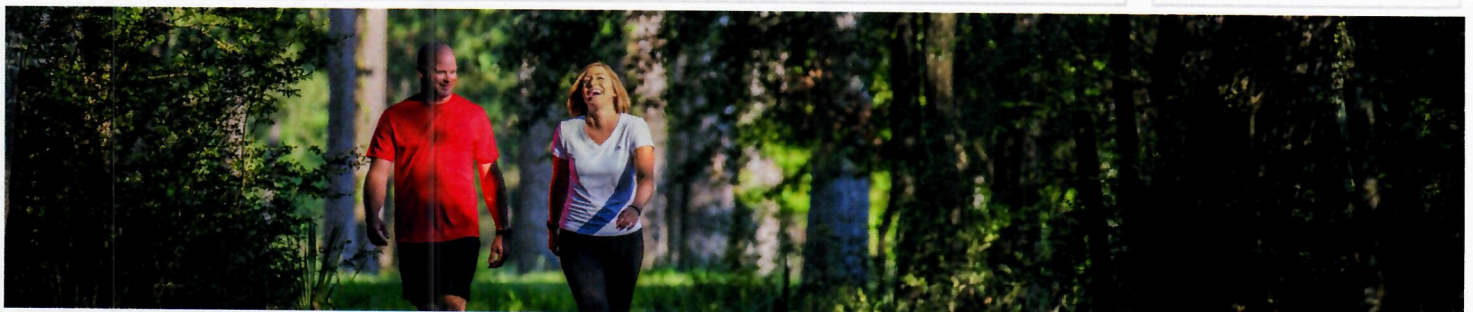
SEWAGE



DRAINAGE



ROADWORK



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Information subject to change at any time. 2025