



FREQUENTLY ASKED QUESTIONS



What is a master planned community?

A master planned community is a large-scale residential community that, in addition to a wide range of new home products, prices, and styles, includes an array of recreational amenities that enrich the lives of its residents.

What is a 55+ or Active Adult master planned community?

It's a large-scale residential community featuring homes and amenities that are designed specifically for the wants and needs of homebuyers 55 years of age or better.

Where is Chambers Creek located?

Chambers Creek is located in Willis, Texas, just off I-45 with easy access to Conroe (less than 10 miles away) and The Woodlands (about 20 miles away). Houston's employment centers, renowned medical district, dining, entertainment, and George Bush Intercontinental Airport are all within a comfortable 45–60 minute drive.

How big is Chambers Creek?

Chambers Creek spans 1,200 acres of rolling hills and hundreds of acres of preserved greenspace. At completion, the community will include more than 3,000 homes thoughtfully integrated among resort-style amenities, trails, and gathering spaces designed to bring neighbors together.

Who is the developer?

Chambers Creek is designed and developed by award-winning developer Caldwell Communities, a team with over 35 years of experience in creating award-winning master planned communities. For more information visit caldwellcos.com.

Who are the homebuilders?

We have partnered with nine esteemed active adult builders:

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Who are the utility providers?

- MUD #100 – Trash, Water & Sewer
- Entergy – Electric
- Centerpoint – Gas
- Wellcom – Fiber Internet (Note: Residents use streaming services through Wellcom or a satellite provider as chosen by the homeowner. There is no cable.)

What are the amenities?

Chambers Creek pairs a robust amenity offering including **20+ miles of trails** with a **Full-Time Lifestyle Director** for a vibrant, connected community year-round.

Lehman Park & Golf Course

- Manicured Golf Course
- 18-hole Putting Course
- The Edge Practice Facility
- Vineyards
- Stocked Fishing Lakes

Shoreline Park & Marina

- Boat Slips and Kayak Rentals
- Direct Access to Lake Conroe

Courtside Commons

- Pickleball Courts
- Tennis Courts
- Tournament Court

The Summit Amenity Center

- Fitness Center & Movement Studio
- Resort-Style Pool
- Jerry's Cafe
- Social & Meeting Spaces

The Grove

- The Chapel
- Community Garden

The Preserve

- 30-Acre Nature Preserve
- Interconnected Trails
- Happy Tails Hollow Dog Park
- Butterfly Meadow

