THE
HIGHLANDS

FREQUENTLY ASKED QUESTIONS

WHERE IS THE HIGHLANDS?

The Highlands is located in Montgomery County, TX. Our master planned community is situated in the lush piney woods just off Texas Highway 99, also known as the Grand Parkway. It's a short drive north of Houston, or east from The Woodlands and Conroe.

WHAT IS THE PRICE RANGE FOR NEW HOMES?

New construction and move-in ready homes here start from the $300's.

WHO ARE THE HOMEBUILDERS?

We have partnered with 13 esteemed builders:

- Beazer Homes
- Caldwell Homes
- Coventry Homes
- David Weekley Homes
- Drees Homes
- Empire
- Highland Homes
- Lennar Homes
- Newmark Homes
- Partners in Building
- Perry Homes
- Ravenna Homes
- Village Builders

WHO IS THE DEVELOPER?

The Highlands is being designed and built by Caldwell Communities, a team with 30+ years experience in creating award-winning master planned communities. For more information visit caldwellcos.com.

HOW BIG IS THE HIGHLANDS?

Big! The Highlands is being developed on 2,300 beautifully-wooded acres dotted with lakes and ponds. Upon completion, we will welcome home approximately 4,000 families.

WHAT ARE THE AMENITIES?

We have an amenity campus like no other, so there is plenty to do every minute of every day.

- Amenity & Fitness Center
- 18-Hole Golf Course, Driving Range & Clubhouse
- 30+ Miles of Trails
- Resort-Style Pool
- Waterpark & Lazy River
- Event Lawn
- Recreational Field
- Patio & Firepit
- Playground
- 200-Acre Natural Preserve
- Lakes (plural!)
- Tennis & Pickleball

WHAT SCHOOL DISTRICT IS THE HIGHLANDS ZONED TO?

We are zoned to New Caney ISD, a Texas District of Innovation. Students here attend Robert L. Crippin Elementary, White Oak Middle School, and Porter High School.

WILL THERE BE ON-SITE SCHOOLS?

Yes! We will open an on-site elementary school, Highlands Elementary, in Fall 2025.

IS THERE A HOME OWNERS ASSOCIATION (HOA)? WHAT IS THE HOA FEE?

An HOA, or Home Owners Association, is a management organization responsible for enhancing the lives of our residents and for safeguarding home property values. Our HOA establishes guidelines for the community's appearance, oversees the operation, maintenance, and repair of amenities, provides common space landscaping, and coordinates lifestyle activities for residents. The annual HOA fee at The Highlands will be approximately $1,420.

In addition to the above functions, the HOA fee includes a Social Membership to Highland Pines Golf Club. The social membership includes a 10% discount on green fees, food & beverage, and merchandise.

WHO ARE THE UTILITY PROVIDERS?

MUD 140 – Trash, Water & Sewer
Entergy – Electricity
Centerpoint – Gas
Wellcom – Fiber Internet

WHO PROVIDES BASIC SERVICES?

Police – Montgomery County Police
Fire – Porter Fire Department Station 122
EMS – Montgomery County Emergency Service District 6
Fire & EMS services are located 3 miles from The Highlands entrance

IS THE HIGHLANDS IN A MUD? WHAT EXACTLY IS A MUD?

Yes, The Highlands benefits from being in a MUD. A MUD or "Municipal Utility District" is a special Texas entity that supports planned developments in areas where city services and needed infrastructure are not yet available. MUDs contribute to the affordability of new homes in Texas and the exciting growth here.

WHAT IS THE TAX RATE?

The current estimated tax rate for The Highlands is 3.32% (based on the 2023 Tax Year & Tax Rate) and includes the MUD tax rate, which is set at 1.25%. *Taxes are collected by Montgomery County Central Appraisal District. For more information visit mcad-tx.org.

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†Schools are subject to reassignment by governing authorities. This is not an offering where prohibited by law. All information provided is subject to change without notice and should be verified with the city. *Based on 2023 tax rates.