GRAND CENTRAL PARK

COMMUNITY FACTS

Community FACTS

- 2,046 Acres
- Approx. 1,600 homes planned
- Townhomes, traditional and custom homes
- New homes from the low $300s - $600s+
- 1,500 to 4,200 sq. ft.

ACCLAIMED Schools

CONROE ISD
conroeisd.net

- Wilkinson Elementary School
- 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

Grand Central Park

Helpful Numbers

PHONE • CABLE • INTERNET
Consolidated Communications: 1-866-989-2255
Suddenlink: 1-877-694-9474

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

INFORMATION CENTER
The Finding Place: 936-282-5135

TAXES and HOA

2022 TAX RATE

MMD Tax	$0.8800
Montgomery County Tax	$0.4083
Hospital District Tax	$0.0567
Conroe ISD Tax	$1.1760
CCD Tax	$0.1078
City of Conroe	$0.4375
Total Tax Rate	**$3.0663**

HOMEOWNER'S INFORMATION

2022 HOA Annual Dues:............................ $1,072.50

Townhome Association Dues
Grand Creeks Townhomes................$250 monthly*
*Monthly fees are in addition to the HOA Annual Dues

HOA Management: CCMC
GrandCentralParkTX@ccmcnet.com | 936-282-5133

MMD
MUNICIPAL MANAGEMENT DISTRICT

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