



A GUIDE TO YOUR NEW HOME COMMUNITY

L I V E



naturally

THE
FINDING
PLACE



START YOUR NEW HOME SEARCH
AT THE FINDING PLACE.

 AND GET YOUR
TOUR MAP!



HOURS & LOCATION

Mon-Sat: 10am – 5pm
Sun: 12pm – 5pm
750 Grand Central Parkway
936-282-5135

EVERY WEEKEND

IN *June*

LIVE ^{THE}
Sweet
LIFE HOME
TOUR



S U M M E R 2 0 2 3

GET OUT AND
Explore
12 AMENITIES FOR RESIDENTS TO ENJOY



PADDLE LAKE

With the breeze in your face and the sun on your back, dipping your oars into Paddle Lake is the best way to relax. Take your canoe or kayak out on our 5.5-acre lake for a little exercise or a little napping (uh, fishing).



THE GRANDEUR

Paved pathways through the community connect with The Grandeur - nature trails that traverse Grand Central Park. Hike or bike authentic nature trails under a cooling canopy of dense forest.

THE LAKE HOUSE

When GCP residents go to The Lake House this weekend, they know how much fun is in store for them. This is no ordinary lake house. The Lake House has a fitness room, resort-style pool, event lawn, huge covered pavilion, patio with lake views and an indoor air-conditioned Grand Room.

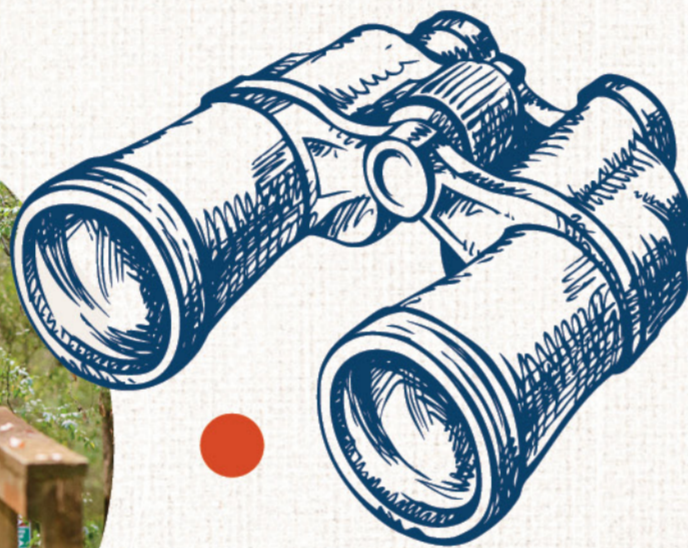
TWILIGHT PARK

Twilight Park is where fit and fun merge as children explore playground adventures and parents walk the fitness trail and push their cardio to the workout zone at intermittent fitness stations.



GRAND LAKE

Why do we call it Grand Lake? Because it's an 88-acre natural lake where you can catch fish (and release, please) and watch wildlife from the lake's edge. And because it's at Grand Lake, you realize life really is grand.



MYSTIC POND

You'll need two kinds of poles at Mystic Pond —one for fishing off of the pier and the other for roasting marshmallows at the fire pit. An arbor and café lights offer a quiet respite to enjoy the scenery or connect with friends.



TRILLIUM PARK

Life moves a little slower in Trillium Park, giving you time to enjoy the sounds of a babbling brook and take in the sweet scent of the park's blooming landscape while sitting under the shade pavilion or on one of the park's art-inspired benches.



PICNIC PARK

Picnic Park features a harvest table, hammocks, open lawn & musical play for the kids!



FRISKY BISCUIT DOG PARK

Pups of all sizes can run leash-free and play with pet-friendly toys at our Frisky Biscuit Dog Park, which has spaces for large and small dogs, a dog run and more. Built as a place for both fun and exercise, the dog park will have your Fido panting with excitement to visit daily.



COMING SOON!

New Parks

PARKS FOR FITNESS, FUN AND RELAXATION



Kinetic Park in Central Village is designed to get residents moving with fitness stations, a basketball court, sand volleyball court, rock wall and open lawn for playing games.



Enhancements will be made to Deer Lake where residents will be able to launch their kayak, fish from the pier, picnic, play games and watch the sunset under the pavilion.



Small but mighty, Town Park will offer a quiet place with a unique leaf-structure pavilion for relaxation.

9 MODEL HOMES *to* TOUR

TAKE YOUR PICK!

With our new builders, models and designs, you're bound to find the home of your dreams!



COVENTRY HOMES
713-568-4299
From the low \$300's | 1,400 - 2,400 sf



HIGHLAND HOMES
281-517-9848
From the low \$300's | 1,500 - 2,400 sf



DAVID WEEKLEY HOMES
281-249-7753
From the high \$300's | 2,200 - 3,300 sf



PERRY HOMES
346-227-7720
From the high \$300's | 1,900 - 3,300 sf



TRI POINTE HOMES
281-675-3345
From the low \$400's | 1,800 - 2,600 sf



HIGHLAND HOMES
281-517-9847
From the mid \$400's | 2,200 - 3,100 sf



DREES CUSTOM HOMES
281-612-5622
From the high \$400's | 2,400 - 3,700 sf



WESTIN HOMES
281-758-8561
From the low \$500's | 2,700 - 3,400 sf



WESTIN HOMES
281-758-8561
From the mid \$500's | 2,800 - 3,800 sf



DEER LAKE ESTATES

You can have it all at Deer Lake Estates. Nestled near beautiful Deer Lake, our newest limited-opportunity neighborhood will feature spacious homes built to your specifications by luxury homebuilders. Just beyond your front door, Deer Lake Park is an outdoor oasis where you can launch your kayak, see if the fish are biting, picnic and play table games with the family, laze the day away in our hammock grove and so much more.



Jamestown Estate Homes & J. Patrick Homes will offer beautiful custom and semi-custom home designs in Deer Lake Estates. The 16 limited lots will be situated along Deer Lake Park, which will include a 12-acre lake, kayak launch, pavilion with café lights, outdoor table games and more.

DEER LAKE PARK

- FEATURING
- KAYAK LAUNCH
 - PAVILION
 - FISHING PIER
 - TABLE GAMES
 - HAMMOCKS
 - LAWN SPACE



JAMESTOWN ESTATE HOMES
From the \$800s
3,400+ sf



J. PATRICK HOMES
From the \$750s
3,400+ sf

COME GET
Inspired

SEE STUNNING INTERIORS AND CHECK OUT THE LATEST DESIGN TRENDS!



SCAN FOR OUR LOCATION

IT'S ALL Fun!



Hop Down the Bunny Trail

LUAU

Oktoberfest

You'll never get bored and can always find a friend at the many resident-only events our Lifestyle Director plans. Events, clubs and activities are designed to build a tight-knit community you'll never want to leave.

QUICK FACTS FOR GCP

Conroe ISD

- Wilkinson Elementary
- Cryar Intermediate
- Peet Junior High
- Conroe High

Nearby Private Schools

MMD Information

Grand Central Park is within a municipal management district (MMD), similar to a municipal utility district (MUD).

MMD Dollars Go Towards:

- Parks
- Water
- Sewage
- Drainage
- Road Work

Tax Rate: \$2.954

HOA Annual Dues: \$1,180

TOP Reasons

TO LIVE IN GCP



#1

AMENITIES

Playgrounds, parks, and a 13-acre amenity complex! We have everything you could want!



#2

NATURE TRAILS & LAKES

The Grandeur encompasses large breathtaking lakes and miles of natural trails.



#3

HOMEBUILDERS

9 world-class homebuilders to build your perfect new home.



#4

FUN FOR FIDO

Dog lovers have two parks to choose between for pup socials and exercise.



#5

CONVENIENCES

You don't have to leave the community to grocery shop, pick up a coffee, grab dinner or even get your beauty products!

SHOPPING, DINING & Move!

336 MARKETPLACE

Anchored by a Kroger Marketplace, and featuring favorite retailers such as Michaels, Marshalls, Dick's Sporting Goods, and HomeGoods, 336 Marketplace is a grand addition to Grand Central Park.



- KROGER MARKETPLACE | HOMEGOODS
MARSHALLS | MICHAELS | CHICK-FIL-A
DICK'S SPORTING GOODS | WHATABURGER
TORCHY'S TACOS | STARBUCKS | CHASE BANK
NAILS OF AMERICA | MOD PIZZA | BURLINGTON
ULTA | SALATA | MCALISTER'S DELI
JERSEY MIKE'S | TERIYAKI MADNESS
IDEAL DENTAL | WINGSTOP | AMERICA'S BEST
PETBAR | HAND & STONE MASSAGE
CRUMBL COOKIES | THE NOODLE
COLD STONE CREAMERY



CITY CENTRAL GRAND CENTRAL PARK

Here you will find delicious dining for every occasion and a recently opened fabulous hotel, event space, board rooms and so much more...all at City Central in Grand Central Park! Located along Interstate

45, City Central encompasses Sam Houston State University of Osteopathic Medicine, as well as Marcel Boulevard and the newly opened Hyatt Regency Conroe Hotel & Convention Center.

For information regarding commercial opportunities in Grand Central Park, please call 713-960-9977



HYATT REGENCY



Marcel Boulevard is an open-air market where you can browse over 68,000 sf of enticing shops and restaurants with friends and family. The 10.5-acre center also includes 32,400 sf of executive office space.

Now Open:

- Mezze #1
- Voodoo Grille
- The Perfect Round
- Apex Executive Suites
- Edward Jones

- F45 Training
- Malibu Nail Lounge
- Strategic Mind Games
- Vindauf Fitness
- The Cuterie

Coming Soon:

- Camila's Tex Mex
- Tuscany Italian Grill

CREATING COMMUNITIES THAT CELEBRATE *life.*

Named 2022 Developer of the Year by the Texas Association of Builders, Johnson Development has been creating vibrant, sustainable master-planned communities since 1975. With a focus on lifestyle and living well, Johnson Development has had more top-selling master-planned communities than any other developer in the nation over the past decade.

Johnson
DEVELOPMENT CORP.



HOUSTON · AUSTIN · DALLAS · ATLANTA

johnsondevelopment.com



NEW HOMES *from the* **LOW \$300s - MILLIONS**

GrandCentralParkTX.com

936-282-5135

750 Grand Central Parkway, Conroe, TX 77304



A Johnson Development Community

All information in this publication (including but not limited to prices, availability, site plans, planned amenities, events & programs, conceptual artists rendering and community development plans) is not guaranteed and subject to change or delay without cause. 06/2023

LIVE ^{THE} Sweet LIFE
HOME TOUR

Visit Our
9 Sweet Model Homes

EVERY WEEKEND

IN June

The Home Tour
Ends on a Tasty Note With
a Sweet Celebration Featuring

Milkshakes

**FOR EVERYONE
AT THE FINDING PLACE**

11-2 pm
Saturday, June 24

GET A TASTE

of the sweet life that Grand Central Park residents enjoy daily during the "Live the Sweet Life" Home Tour.



Details Here!

Milkshakes free while supplies last. See full details at grandcentralparktx.com