



GRAND  
CENTRAL  
PARK

# COMMUNITY FACTS

## Community FACTS

- 2,046 Acres
- Approx. 1,600 homes planned
- 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](http://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 and dog park. Pickleball courts coming soon!
- Frisky Biscuit Dog Park
- Lakes for fishing and kayaking
- Parks & playgrounds
- Nature trails
- 336 Marketplace
- City Central commercial district





## 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

### 2024 TAX RATE

MMD Tax	\$0.8600
Montgomery County Tax	\$0.3790
Hospital District Tax	\$0.0497
Conroe ISD Tax	\$0.9496
CCD Tax	\$0.1076
City of Conroe	\$0.4272
<b>Total Tax Rate</b>	<b>\$2.7731</b>

### HOMEOWNER'S INFORMATION

2025 HOA Annual Dues:..... \$1,180

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



GRANDCENTRALPARKTX.COM | (936) 282-5135 | A JOHNSON DEVELOPMENT COMMUNITY



Information subject to change at any time. 2025