

GRAND CENTRAL Park

COMMUNITY FACTS

Community FACTS • 2,046 Acres

- · Approx. 1,600 homes planned
- Over 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



CONROE ISD

conroeisd.net

- Wilkinson Elementary School
- Rice Elementary
- Cryar Intermediate School
- Peet Jr. High School
- Conroe High School
- Private Schooling Nearby



LOCATION

Information Center:

750 Grand Central Parkway Conroe, TX 77304

Hours of Operation:

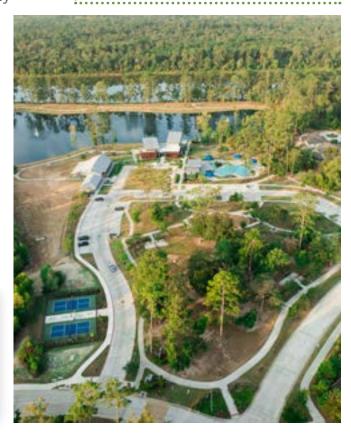
Monday - Saturday 10:00AM - 5:00PM Sunday 12:00PM - 5:00PM

Amenities

- The Lake House recreation complex, pool, playground, fitness center and dog park. Pickelball courts
- 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

2025 TAX RATE

MMD Tax	\$0.8550
Montgomery County Tax	\$0.3790
Hospital District Tax	\$0.0497
Conroe ISD Tax	\$0.9496
CCD Tax	\$0.1076
City of Conroe	\$0.4272
Total Tax Rate	\$2.7681

HOMEOWNER'S INFORMATION

2026 HOA Annual Dues: \$1,260

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:











