

GRANDEUR

CELEBRATING LIVING, SHOPPING AND EXPLORING AT GRAND CENTRAL PARK



The GRAND PLAN

SPARKLING NEW AMENITIES COMING SOON
DISCOVER THE PERFECT TRAIL MIX
MEET OUR EXCEPTIONAL BUILDERS



Welcome to Grand Central Park!

Long to wander lushly wooded trails and gorgeous green spaces? Enjoy strolling along the shore of a bright, pristine lake? Want an escape from the everyday that's still close to it all? Come home to Grand Central Park. Here, the great outdoors are our greatest attraction. Plus, we're just steps away from exceptional shopping at 336 Marketplace, featuring favorite stores like Kroger, Michaels, Marshalls and Dick's Sporting Goods. I encourage you to visit Grand Central Park today, tour our beautiful model homes and discover just how grand the good life can be.

Sincerely,

Bob Wouglas
Senior Vice President

SCHOOL INFORMATION

Students of Grand Central Park will attend schools in the highly acclaimed Conroe ISD

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

AMENITIES

- *Acres of lush wooded splendor*
- *88-acre Grand Lake, Majestic Deer Lake and waterways throughout*
- *Trillium Park within the West Village*
- *The Lake House 13-acre amenity complex*
- *Mystic Pond with firepit, gazebo, and café lights*
- *Twilight Park offers a playground, fitness trail and fitness stations*
- *Miles of wandering nature trails for hiking and biking*



THE GRAND PLAN



Submersed in scenic beauty, Grand Central Park perfectly blends nature and serenity with distinctive homes, enticing amenities and opportunities to explore the glorious outdoors.

A wonderland of lush and forested beauty, our 2,046-acre oasis encourages residents to spend their days hiking, biking and jogging along trails leading past soaring trees, babbling brooks and pristine lakes. Lazy Saturdays are spent casting a line at Deer Lake, enjoying picnics in Trillium Park or meeting up with friends at The Lake House.

Located just a few minutes away from Lake Conroe with easy commuting connections to The Woodlands and Houston, conveniences such as 336 Marketplace are at your doorstep without distracting from the beauty and peace you will come to treasure. Come find your nature at Grand Central Park.



MASTER PLAN



Find your nature.

At 2,046-acres, Grand Central Park is an extraordinary community where forested beauty and peaceful serenity meet incredible amenities. In other words, it's exactly the life you've always dreamed of.





From beloved Boy Scout camp to breathtaking master-planned community, the story of the 2,046-acre piece of pristine wilderness that would become Grand Central Park is one intertwined with that of a wildcatter, marshmallows roasted over campfires and a developer dedicated to creating a place that not only honors the property's grand legacy, but is also where homeowners and nature can co-exist in perfect harmony.

Grand Central Park sits on the former site of Camp Strake, known for more than 70 years as the flagship camp for one of the nation's largest Boy Scout councils, the Sam Houston Area Council.

The history of the camp is bound up in the greater history of the Scouting movement in Texas and the formation of the first troops in the Houston area.

The Houston Council overseeing Scouting in Houston was organized in 1913. In 1938, the name was changed to the Sam Houston Area Council Boy Scouts of America, which now encompasses 16 counties in southeast Texas serving more than 50,000 coed youth.

In the 1940s, the Council made the decision to create a special camp for the boys under its jurisdiction. Finding a pristine area for Scouts to experience the excitement of camping wasn't difficult; however, paying for it was a challenge.

Help came from a member of the Council's executive board, George Strake. Strake was a wildcatter who discovered the Conroe oil field which, at the time, was the country's third largest. In 1943, he donated the funds to the Council to purchase the more than 2,000 acres of land 35 miles north of Houston, and the new camp was dedicated to him in 1944. Strake's son George Strake, Jr., as well as his grandson, Steve, has served on the Council's executive board. In fact, Steve continues to serve on the board to this day.

Camp Strake went on to become one of the largest camps in the United States, with generations of young boys spending fondly-remembered summers camping, fishing, earning badges and telling ghost stories around its flickering campfires.

Time marches on, however, and Camp Strake went from a pristine oasis to an island surrounded by homes, bright lights and honking horns. Eventually, the Council concluded that in order for a new generation of Scouts to experience the serenity of nature, a new site for Camp Strake needed to be found.

The Council put the historic property up for sale, and Johnson Development Corp. saw the potential for a master-planned community where residents could live, shop and dine in a beautiful, wooded environment. The company purchased Camp Strake in 2013.

Today, Grand Central Park is a growing, thriving community, attracting residents with a wide variety of upscale home choices surrounded by the same, naturally wooded beauty that has attracted legions of young nature lovers for more than 70 years. Only about 800 acres of the property will be developed, with approximately 1,200 acres of woodlands, 100 acres of lakes and miles of existing trails remaining — as Scouts and their families remember them.





TRILLIUM PARK

Get together for a family picnic or simply unwind in this lush green space.

Natural Amenities

Grand Central Park is a wonderland of lush, forested beauty. In fact, a significant portion of the entire community is woods and pristine lakes, including the 88-acre Grand Lake and the majestic 12-acre Deer Lake. Lace up your hiking boots or shift your bike into gear and explore all of Grand Central Park's



incredible green spaces and miles of trails. And be sure to stop by Trillium Park in West Village. Complete with a babbling brook and a covered pavilion with picnic tables, it's the perfect place for relaxing family outings. So, get moving and get outside with glorious outdoor amenities in Grand Central Park.



DEER LAKE





GCP TRAIL MIX

With miles of trails designed for walking, hiking and biking, life at GCP is sure to make you hungry for adventure. Just in case you actually get hungry during your adventures, we'd like to share our tried-and-true GCP Trail Mix recipe. It's full of great ingredients that'll keep you going in the great outdoors.

» GCP TRAIL MIX «

Servings 8

Prep Time 5 MIN • Total Time 5 MIN

INGREDIENTS

- 1 cup almonds
- 1 cup sunflower seeds
- 1 cup raw pumpkin seeds
- ½ cup dried coconut
- ½ cup dried pineapple
- ½ cup dried mangoes
- ½ cup dried cranberries

DIRECTIONS

1. In large bowl, mix all ingredients.
2. Store in airtight container.



Hit the trails.

One of the greatest things about Grand Central Park is its great outdoors. Weaving through the community are over 10 miles of scenic trails. Pick your path and explore the lush forest, sparkling lakes and meandering streams that make up GCP's breathtaking natural beauty. So, whether you're strolling with your walking stick, gearing up for a hike into the woods, or taking a spin on your mountain bike, adventure is always right around the corner.

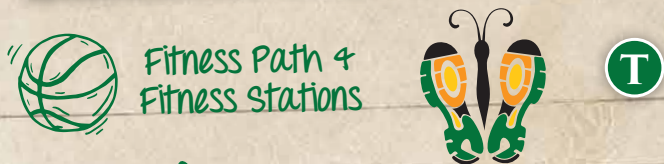
THIS FITBIT®-FRIENDLY
COMMUNITY HAS MILES
OF TRAILS TO EXPLORE.



Sparkling

NEW AMENITIES!

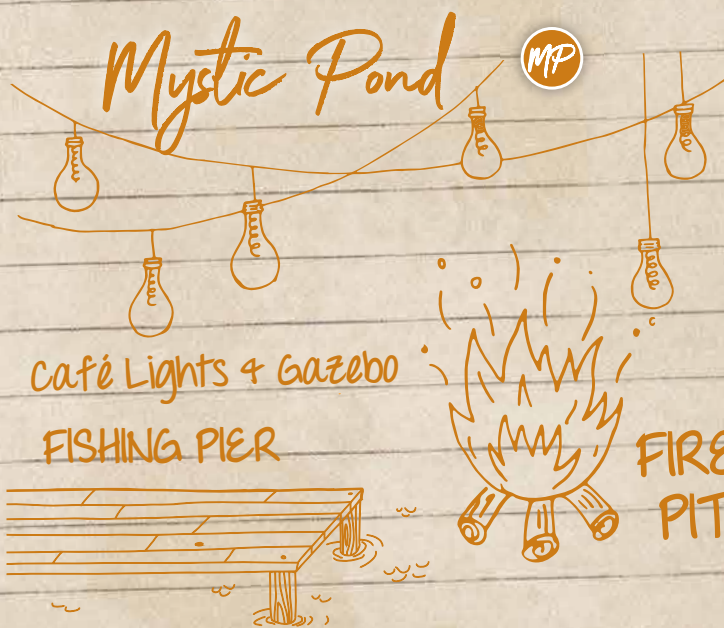
MORE PARKS COMING SOON...



TWILIGHT PARK



Small Dog/Large Dog Fenced Play Areas Doggie Wash station



LEGEND	
PAVED PATHWAY	DOG-FRIENDLY
NATURE TRAIL	WATER FEATURE
PAVED ROADWAY	FISHING
TRAILHEAD	SIGHTSEEING
JOGGING	HENRY'S HOME
HIKING	PIER
BIKING	PAVILION
PARKING	AMPHITHEATER
INFORMATION	GOLF CART ACCESS

THE LAKE HOUSE



One of the best things about Grand Central Park is its great outdoors. With a substantial portion of the community consisting of forest, lakes and streams, breathtaking natural beauty is all around. The abundance of exceptional amenities in Grand Central Park encourages spending as much time outside as possible.



MILES OF NATURE TRAILS
FOR HIKING AND BIKING

88-ACRE GRAND LAKE



5 MINUTE WALK
TO PARKS AND GREEN SPACES



2,000 ACRES OF LUSH
WOODED SPLENDOR



TRAIL REGULATIONS

Trails are managed as a part of the natural environment. Please remain on trails and be aware of wildlife.

SAFETY REMINDERS

- Stay on designated trails
- Respect the wildlife and be aware of your surroundings
- Trails open dawn to dusk
- Proper footwear is recommended
- Do not feed wildlife

HELP PRESERVE THE PARK'S NATURAL RESOURCES. THE FOLLOWING ARE PROHIBITED:

- | | | |
|-------------------|---------------------|----------------|
| Unleashed pets | Swimming | Harming plants |
| Feeding wildlife | Solicitation | Fire |
| Glass containers | Kayaking | Fireworks |
| Firearms/Weapons | Rock climbing | Alcohol |
| Littering/Dumping | Hunting | ATVs |
| Camping | Disturbing wildlife | |



RECOMMENDED SURVIVAL GUIDE

- | | |
|---------------------------|--------------|
| Hiking boots/Tennis shoes | Trail map |
| Bottled water | Cell phone |
| Flashlights | Insect spray |



FOR TRAIL INFORMATION, PLEASE CONTACT LEAD ASSOCIATION MANAGEMENT at 281.857.6027

THE TREES OF GCP

LOBLOLLY PINE (*Pinus taeda*)

Easily identified by its needle bundles, ranging from six to nine inches long.

CROSSVINE (*Bignonia capreolata*)

Blooming in late March and early April, the Crossvine has a star-shaped pith and a deep red and yellow flower.

MUSCADINE GRAPE (*Vitis rotundifolia*)

Identified by coarsely toothed leaves, the clusters of purple-black berries that ripen in August on the Muscadine Grape are perfect for jams and jellies.

AMERICAN BEAUTYBERRY (*Callicarpa americana*)

A common shrub that grows best in open sun. Its toothed leaves grow opposite on the stem and provide food for various wildlife.

SWEETGUM (*Liquidambar styraciflua*)

Easy to recognize by large star-shaped leaves, the Sweetgum produces fruit in prickly balls and sap that can be chewed like bubble gum.

PARSLEY HAWTHORN (*Crataegus marshallii*)

Getting its name from leaves that resemble the parsley plant, it boasts thick foliage, beautiful white flowers, and bright red fruit.

PERSIMMON (*Diospyros virginiana*)

Dark green, leathery leaves and unique bark fissures make the Persimmon easy to identify. Plus, its bright orange fruit is sought after by people and animals alike.

WINGED ELM (*Ulmus alata*)

A favorite and fast-growing shade tree, the Winged Elm has conspicuous flat leaves that shoot out from either side of the twig.

WATER OAK (*Quercus nigra*)

A fast-growing tree along streams and swamp margins, Water Oak is identified by leaves that broaden at the tip into three rounded lobes with tiny bristles.

WILLOW OAK (*Quercus phellos*)

Growing to a height of over 90 feet, the Willow Oak has two-to-five-inch long leaves, no more than an inch wide.

POST OAK (*Quercus stellata*)

The Post Oak is a common tree at GCP and most easily recognized by the lobes of the leaves, which form a cross.

Get to know Doris Hopper, our Director of FUN!

DIRECTOR OF FUN FACT:

Doris loves animals and even had a pet alligator as a child!

PLEASE USE CAUTION!

Be aware of alligators, snakes and other wildlife. Catch and release fishing allowed.



No kayaking, canoeing, camping or swimming



Doris Hopper is into serious fun – which is good news for the residents of Grand Central Park! Here's what Doris has in store:

- Organize signature events to add flair and fun to the community
- Launch resident social groups such as wine club, book club and Bunco
- Plan holiday celebrations
- Establish a neighborhood watch program

Doris has an impressive resume, blazing a trail as a police detective in El Paso, working serious crimes for 23 years. But, she's always been an event planner at heart, organizing conferences, fairs and telethons in El Paso and working most recently as a program specialist for The Woodlands Township.





The Grand Adventure: GROWING UP IN A FOREST OF FUN

Imagine your kids running through a seemingly endless forest, grabbing bikes for an exciting ride with friends, or casting a line into our 88-acre Grand Lake. At GCP, your family will be able to experience the great outdoors every day, while creating memories that will last a lifetime.



*Gear up
for family
adventures
in the Grand
outdoors.*

After one visit, you won't be able to imagine raising your kids anywhere else. That's because people wanting to enjoy Mother Nature's splendor drive for miles — sometimes hours — for what residents of Grand Central Park can simply walk to.

With amenities like The Lake House, Twilight Park, Mystic Pond and extensive hike and bike trails, gearing up for a fun day of adventure and exploration has never been easier. Plus, with 336 Marketplace right in your backyard, everything you need is all right here.



When unlimited opportunities for play are right at your back door, there's no need to search anywhere else. Start putting down roots today in Grand Central Park.

"The location is terrific...a 10 minute commute to The Woodlands, 12 minute drive to Lake Conroe, and being adjacent to 450 acres of nature is fantastic for our lifestyle. We appreciate the convenience of the retail space that is coming out of the ground and the potential for real estate appreciation in the future based on those factors! We're confident with our decision to purchase a home in Grand Central Park and look forward to the development as it matures."

– Dave and Lisa Renko

EVERY DAY *amazing.*

Imagine awaking to a chorus of songbirds instead of an alarm clock...spying a Cottontail while taking an early morning lakeside stroll...or, spending the afternoon in the park with the grandkids before shopping at 336 Marketplace. That's the beauty of life in Grand Central Park.

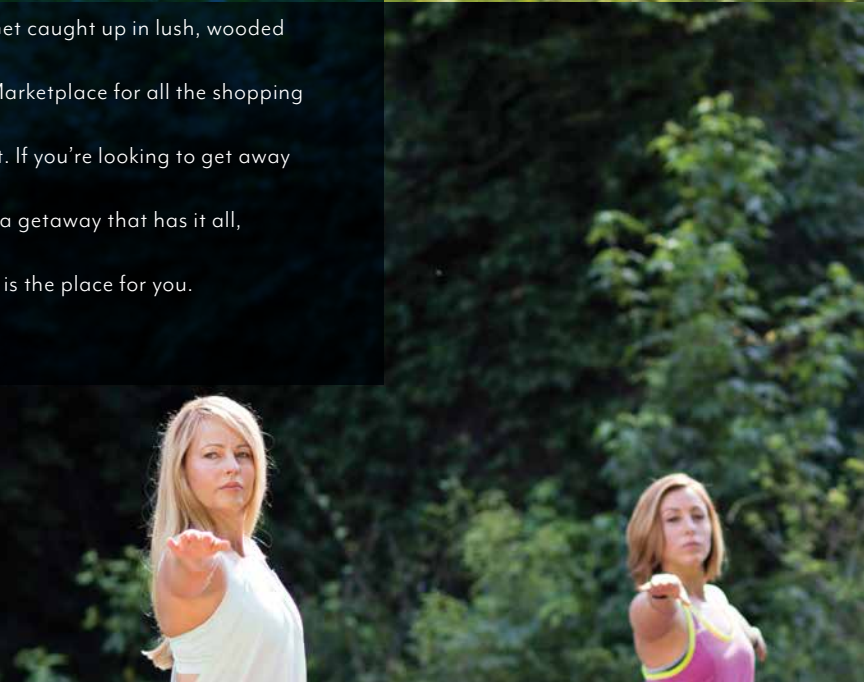
"Not only is Grand Central Park close to the freeway, but it's also close to where I work at Texas Children's Hospital in The Woodlands, which is very important to me..."

– Jackie, resident since late 2017



relaxation REDEFINED

Grand Central Park is the perfect escape for those seeking a more relaxed pace of life. Get caught up in lush, wooded splendor or stroll over to 336 Marketplace for all the shopping and retail you could ever want. If you're looking to get away from it all, or looking for a getaway that has it all, Grand Central Park is the place for you.





MEET *THE* BUILDERS OF GRAND CENTRAL PARK



EXCEPTIONAL CRAFTSMANSHIP. EXQUISITE DESIGN.



As with every Johnson Development community, Grand Central Park features only world-class luxury builders. So whether you prefer the seclusion of forested living or the low maintenance of a townhome, Grand Central Park's builders create the life and style you're looking for.

Coventry Homes
Darling Homes
David Weekley Homes
Drees Custom Homes
Jaeger Homes
Lennar
Perry Homes
Village Builders





One-Story
Townhomes
Available



COVENTRY HOMES


**Townhomes
from the
\$350s**
2,400 to 3,000 Sq. Ft.
www.coventryhomes.com
713-730-7980





DARLING HOMES



Patio Homes
from the
\$390s

2,400 to 3,000 Sq. Ft.
www.darlinghomes.com

936-206-3111





DAVID WEEKLEY HOMES




From the
\$310s

2,000 to 3,100 Sq. Ft.
www.davidweekleyhomes.com
281-249-7753



DREES CUSTOM HOMES



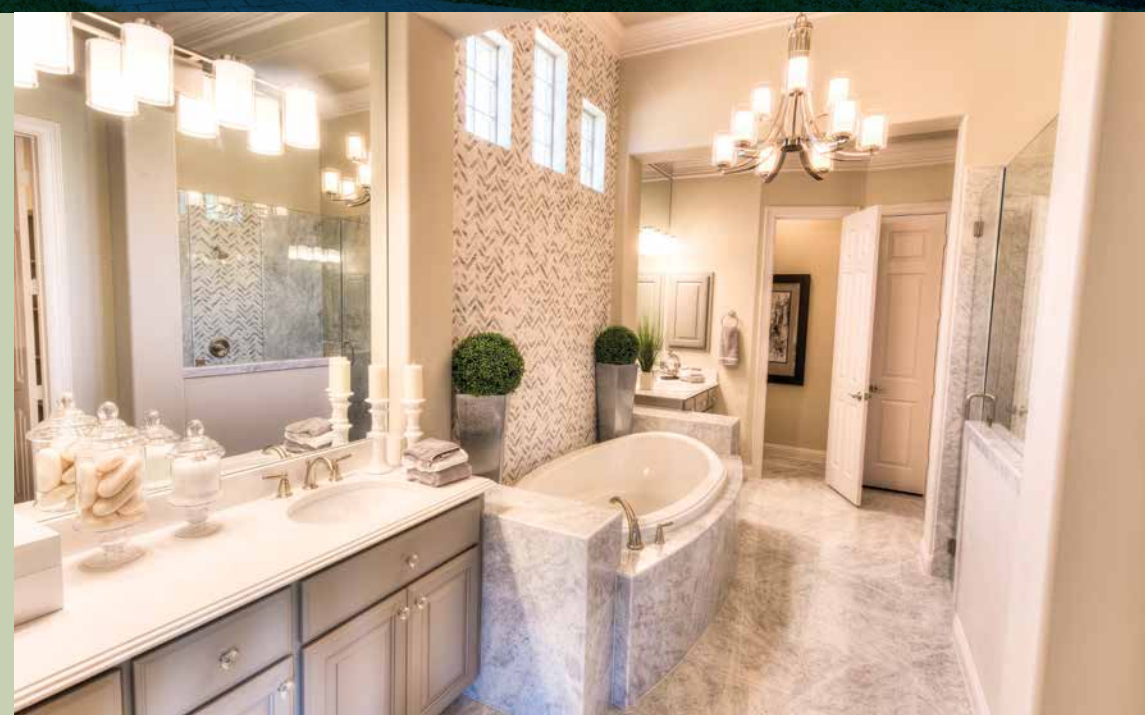

**From the
\$360s**
 2,200 to 3,700 Sq. Ft.
www.dreeshomes.com
 281-306-5906





JAEGER HOMES

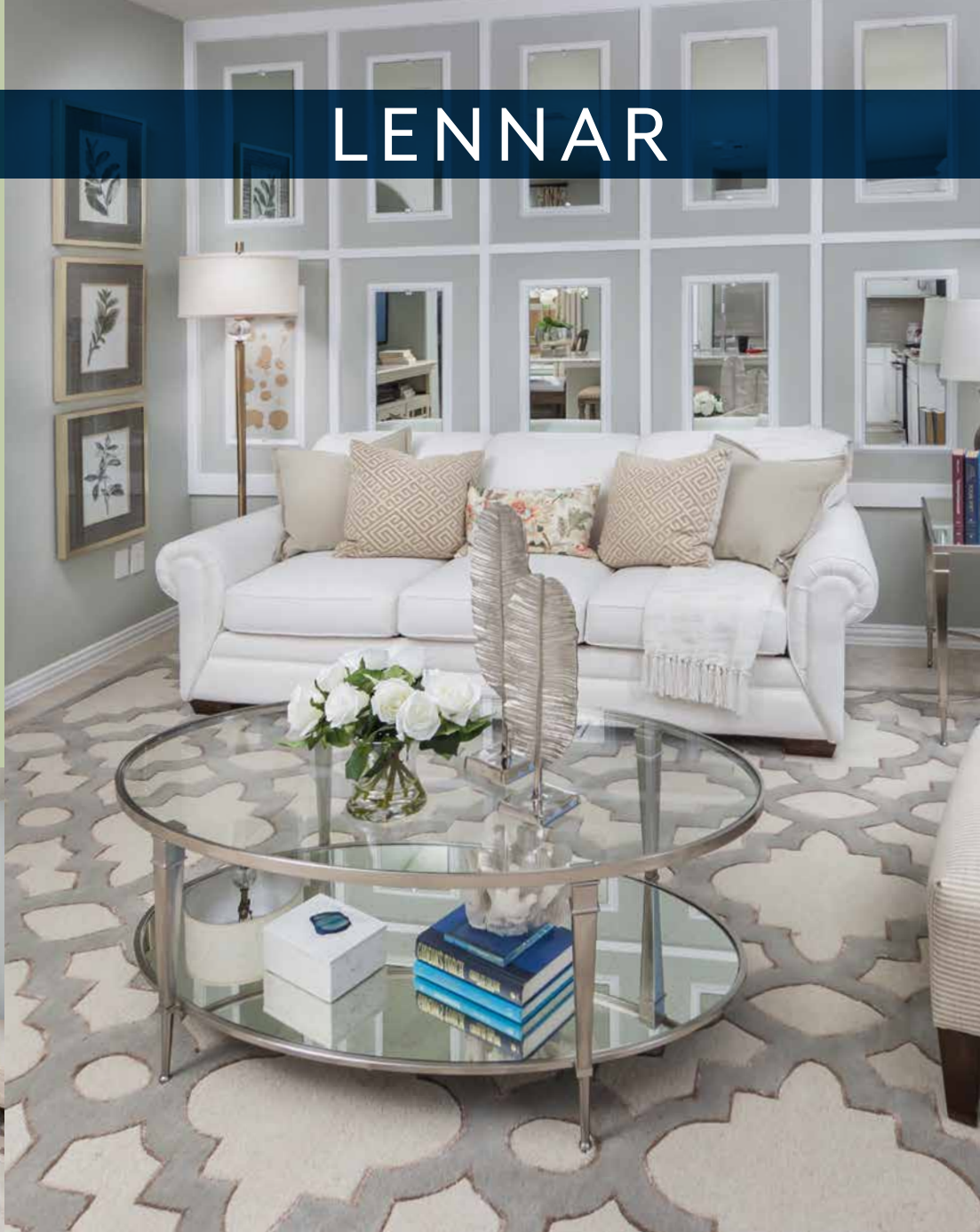
From the
\$430s
2,600 to 4,200 Sq. Ft.
www.jaegerhomesinc.com
832-651-0654



LENNAR

From the
\$200s

1,400 to 1,700 Sq. Ft.
www.lennar.com
888-671-8175





PERRY HOMES




**From the
\$340s**
2,000 to 3,400 Sq. Ft.
www.perryhomes.com
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VILLAGE BUILDERS



One-Story
Townhomes
Available


Townhomes
from the
\$260s

1,700 to 2,100 Sq. Ft.
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WEST VILLAGE



Inside inspiration.

A new home is exciting for many reasons, not the least of which is the fresh opportunity it provides for some seriously fun decorating. Whether your tastes run traditional, contemporary or lean more eclectic, here are some of the latest trends in home décor for you to explore.



EDISON BULBS

A bright idea for a more vintage vibe, Edison bulbs are great for chandeliers and open socket fixtures.

CONCRETE TILE

Solidify your style with concrete tiles. Perfect for kitchens, baths, mudrooms and fireplace surrounds, these colorful tiles add a pop of design to your décor.



CACTUS

Stuck for a new look? Cactus can create a wide variety of color and texture to any room. Best of all, they thrive in any climate and are easy to care for.



FIDDLEHEAD FIG

For an organic element with even broader appeal, Fiddlehead Fig is the perfect plant for any size area. It's big, leafy and really brings your sense of style to life.



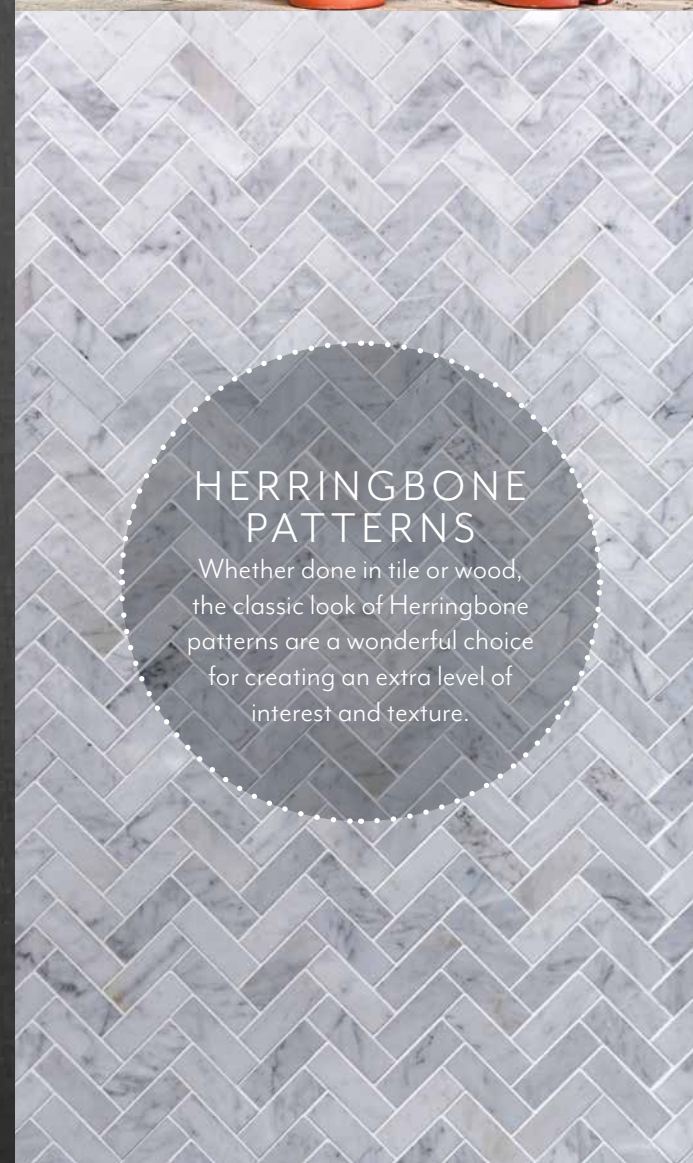
GALLERY WALL

Prized kid's art to pop art prints to classic record album covers, gallery walls are a cool way to display cherished treasures.



HERRINGBONE PATTERNS

Whether done in tile or wood, the classic look of Herringbone patterns are a wonderful choice for creating an extra level of interest and texture.



SHOPPING CENTER *OF* ATTENTION



Anchored by a Kroger Marketplace, and featuring favorite retailers such as Michaels, Marshalls, HomeGoods, and Ross, 336 Marketplace is a grand addition to Grand Central Park. With over 250,000 sq. ft. of shopping, and more to come, including planned retail and services, 336 Marketplace has everything you could ever want, or need, for everyday living. 336 Marketplace is the main shopping attraction for Grand Central Park residents, and is conveniently located on Loop 336 and I-45.

JUST OVER *THE* HORIZON.

TOWN CENTER & BUSINESS PARK

- Walkable, vibrant lifestyle district
- Opportunities for retail, office, medical, university, civic and hotel/conference space
- For information regarding commercial opportunities in Grand Central Park, please call **713-888-4000**



JUST WHAT *THE* DOCTOR ORDERED.

Attracting higher education has always been a high priority for Grand Central Park. That's why we're proud to be home to Montgomery County's newest medical school, Sam Houston State University's proposed College of Osteopathic Medicine. Situated on 7.3 acres along I-45 just south of South Loop 336, the five-story college will seek to build a pipeline of qualified medical students from rural and underserved areas to a network of rural, community hospitals offering opportunities for medical student rotations and residences.



Sam Houston State University





JOB CENTRAL.

One of the most appealing aspects of life in Grand Central Park is the proximity to so many employment opportunities. Not only does The Woodlands' retail, dining and entertainment attractions provide a multitude of options, but the I-45 corridor, anchored by the massive ExxonMobil campus, and including such major employers like Baker Hughes, Lone Star College, and Anadarko, creates a sensational jobs environment.

A HEALTHY DOSE *of* EXTRAORDINARY CARE.

There are few things more comforting than knowing outstanding medical care is within minutes of Grand Central Park. Whether you need prenatal or pediatric care, suffer a minor injury or need immediate emergency attention, the greater Conroe area is home to some of the nation's finest medical facilities. When you live in Grand Central Park, you can rest assured, the medical care near here is great for what ails you.

CONROE REGIONAL MEDICAL CENTER – .5 MI.
HOUSTON METHODIST THE WOODLANDS HOSPITAL – 5.8 MI.
CHI ST. LUKE'S HEALTH – THE WOODLANDS HOSPITAL – 6 MI.
TEXAS CHILDREN'S HOSPITAL THE WOODLANDS – 6.3 MI.
MEMORIAL HERMANN THE WOODLANDS MEDICAL CENTER – 8 MI.

conroe

MEET THE COOL NEIGHBOR NEXT DOOR.



While home to Grand Central Park, as well as being known for its enormous lake and easygoing, outdoorsy lifestyle, Conroe is secretly one of Texas' more charmingly eclectic towns. Check that: it used to be a secret. Seems a whole lot of people have discovered just how nice life in the Conroe area can be. In fact, Conroe was recently named one of the fastest-growing cities in the nation by the U. S. Census Bureau.

So, what's the attraction?

Well, besides the incredible lake lifestyle, Conroe's charm is most evident in its vibrant historic downtown district. This walkable, shoppable destination is loaded with quaint pubs, tasty restaurants and quirky stores. Groove to some smooth jazz at The Corner Pub, or dig into a Filet Mignon Pizza and live acoustic show at the Red Brick Tavern.

For even more cultured excursions, the historic Crighton Theatre plays host to magnificent touring plays and musical productions, as well as major music acts like BJ Thomas and Ricky Skaggs. If art is more your scene, the Conroe Art League's monthly show features crafted pieces from local artists including jewelry, paintings and sculptures, all of which are for sale. No doubt about it, Conroe offers a wide array of off-the-beaten-path fun and excitement for everyone.



SOMETHING *to* CLINK ABOUT.

Enjoy indulging in adult beverages? The Conroe area boasts several wineries and breweries to explore.

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BERNHARDT WINERY

Enjoy tours, tastings, events and concerts. There's even an on-site bed & breakfast!

CORK THIS! WINERY

Reds, whites, and you! Relax and unwind at this Montgomery favorite. Wine Club, blending classes and ghost tours only add to the friendly, accessible ambience.

SOUTHERN STAR BREWING COMPANY

Catch some tasty local singer/songwriters as you crack open some of Texas' finest craft suds.

B52 BREWING

Named Best New Brewery in Texas, B52 is airy, inviting and perfect for those looking for something a little more adventurous. They specialize in unique, handcrafted, one-of-a-kind flavors and styles you simply won't find anywhere else.

..... 

THE STAGE IS SET FOR FUN. *the woodlands*

Sure, living in forested splendor near the serenity of an 88-acre lake is enriching in countless ways, but sometimes you've just got to get out to rock out. That's where The Woodlands comes in. Just south of Grand Central Park, The Woodlands is home to incredible concerts from the world's top acts at



the world-famous Cynthia Woods Mitchell Pavilion.

If high-end shopping and exquisite dining are more your bag, Market Street, The Woodlands Waterway and The Woodlands Mall offer myriad choices to indulge your every whim.



GCP AREA HIGHLIGHTS

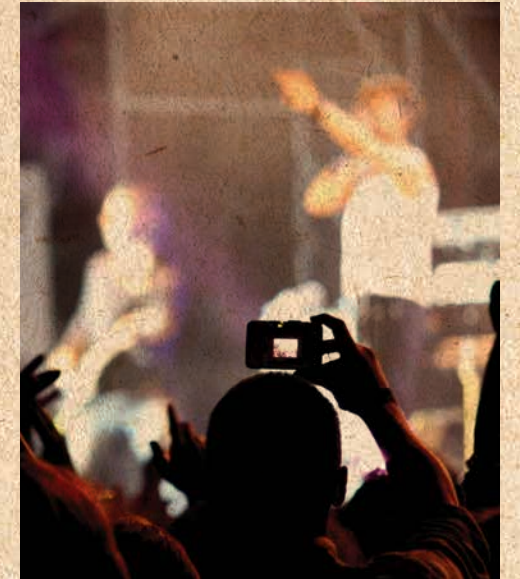
- Located in the city of Conroe – the 10th fastest-growing city in the nation
- Just 5 miles north of The Woodlands
- Easy access to Loop 336, I-45 and the Grand Parkway expansion
- Less than 10 miles to Conroe-North Houston Regional Airport

NEARBY SHOPPING: 336 Marketplace, The Woodlands Mall, Market Street – The Woodlands, Portofino Shopping Center, Downtown Historic Conroe, Old Town Spring

AREA MEDICAL: Conroe Regional Medical Center, Memorial Hermann The Woodlands Medical Center, CHI St. Luke's Health – The Woodlands Hospital, Texas Children's Hospital The Woodlands, Houston Methodist The Woodlands Hospital

LOCAL PARKS & RECREATION: Lake Conroe, Cynthia Woods Mitchell Pavilion, Woodforest Golf Club, W.G. Jones State Forest

ENTERTAINMENT: Cork This! Winery, Bernhardt Winery, Southern Star Brewery, B52 Brewery





“**YOUR COMMUNITY FOUNDATION COMMITTEE**,” or what The Johnson Development Corp (JDC) calls **YCFC**, for short, helps give residents the pride and comfort in knowing the unsurpassed quality expected from each JDC community will be maintained, sustained, and even enhanced throughout the years.

HOW DOES YCFC WORK?

A foundation fee is collected at each closing as a percentage of the sales price of each home. These funds are then set aside for such purposes as the Homeowners Association Board, upon recommendation of **YCFC**, deems beneficial to the community. Each time a property is re-sold, the fee is once again collected. Hence, the reserve, which always stays within the community, perpetuates for the life of the development.

HOW IS THE MONEY SPENT?

An appointed group of citizens (**YCFC**) works in concert with the Homeowners Association Board to review grant applications and select projects and programs believed to best reflect the needs and interests of the community. In addition, foundation fees fund community artwork, holiday decorations, and special events.

WHO BENEFITS FROM YCFC?

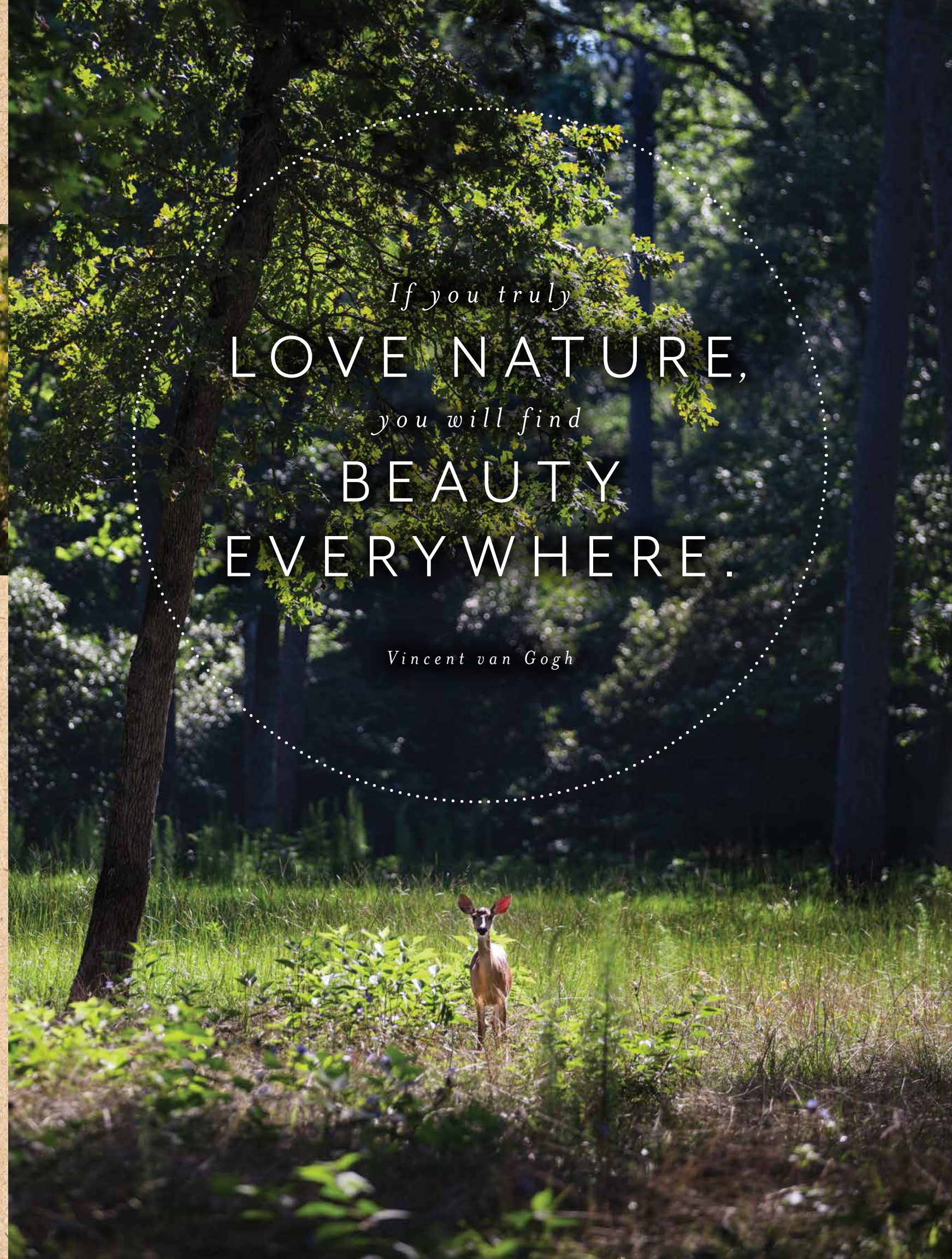
YCFC partners with the Homeowners Association Board to help select projects including, but not limited to:

- Community events, clubs, groups, and sports
- Health and wellness
- Technology
- Education
- The environment
- Enhancements and improvements to infrastructure within the development



If you truly
LOVE NATURE,
you will find
BEAUTY
EVERYWHERE.

Vincent van Gogh





Grand Central Park is a project by Johnson Development Corp.,
an award-winning residential and commercial
land developer. Established in 1975, Johnson has earned
a reputation for vibrant, responsible development and
innovative master planning. Johnson Development's
communities offer top-rated schools, designer golf
courses and outstanding recreational programs for
every age and lifestyle. To date, Johnson Development
has been involved in more than 100 projects and has
had more top-selling communities than any other
developer in the nation since 2013.



New Homes from the \$260s
GrandCentralParkTX.com
936-282-5135

A Johnson Development Community

