



WOODFOREST®

COMMUNITY FACTS

Community INFORMATION

- 3,000 Acres
- Over 5,000 homes planned
- Villas, Single-Family, Custom, & 55+ Living
- From the \$200s to \$1 Million+



LOCATION

251 Central Pine Street
 Montgomery, Texas 77316
woodforesttx.com

ACCLAIMED

Schools

CONROE ISD

conroeisd.net

- Stewart Elementary
- Peet Jr. High School
- Conroe High School

MONTGOMERY ISD

misd.net

- Lonestar Elementary
- Oak Hill Jr. High School
- Lake Creek High School

Amenities

- 27-hole Golf Course
- Over 15 miles of Hike & Bike Trails
- Commercial Conveniences
- 13 parks and Counting
- Lily Pad Splash Pad
- Forest Island



THE PALM

7,500 sq. ft. of *Casual Elegance*

- Gourmet Kitchen
- Activity Lawn
- Entertainment Spaces
- Outdoor Seating with Decorative Lighting



Utilities

PHONE • CABLE • INTERNET

Consolidated Communications 866-989-2255

GAS

Texas Gas, LLC 281-252-6700

EMERGENCY

Fire Station #34 (onsite) 936-588-2222
Sheriffs Office 936-760-5800

WATER • ELECTRIC

Mid-South Synergy 936-825-5100
MOC (call to set up sewer) 281-367-5511

POST OFFICES

Montgomery (MUD #113) 936-597-4222
Conroe (MUD #121) 936-756-6724

THE PALM

Information Center 936-447-2800

TRASH

Waste Management 713-686-6666

*When setting up service, please reference:
MUD #113 - Account #792-75098
MUD #121 - Account #792-162850

TAXES and HOA

Taxes

CONROE ISD

MUD #113 2.79030
MUD #121 2.90030

MONTGOMERY ISD

MUD #113 2.77750
MUD #121 2.88750

Homeowner's ASSOCIATION

REGULAR HOA FEES* \$1,150.00

GATED COMMUNITY FEES*

Eagle Pointe \$536.66
Pine Island \$3,300.00
Russet Peak \$440.00

* Gated community fees are additional to regular HOA fees.

MUD MUNICIPAL UTILITY DISTRICT

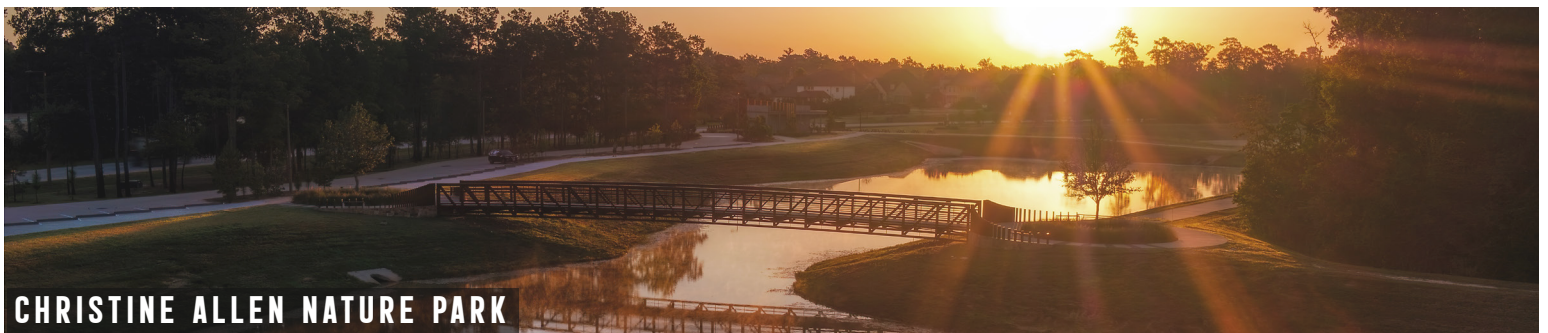
Woodforest is within a Municipal Utility District (MUD). Here are a few quick facts:

- MUD taxes replace city taxes
- Communities within 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 a MUD) is the viable, if not, preferred option.

YOUR MUD DOLLARS GO TOWARDS:

- FIRE
- POLICE
- SEWAGE
- DRAINAGE
- ROADWORK



CHRISTINE ALLEN NATURE PARK