



WOODFOREST



WOODFOREST®

COMMUNITY FACTS

## Community INFORMATION

- 3,000 Acres
- Over 5,000 homes planned
- Villas, Single-Family, Custom, & 55+ Living
- From the \$260s 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

- 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
Mid-South Synergy	936-825-5100

## GAS

Texas Gas, LLC	281-252-6700
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## 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
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## TRASH

Waste Management	713-686-6666
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\*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
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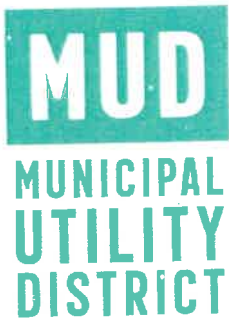
### GATED COMMUNITY FEES\*

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

\* Gated community fees are additional to regular HOA fees.

## YOUR MUD DOLLARS GO TOWARDS:

-  FIRE
-  POLICE
-  SEWAGE
-  DRAINAGE
-  ROADWORK



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.



CHRISTINE ALLEN NATURE PARK



# Woodforest COMMERCIAL DISTRICT

## SO MUCH, *So Close!*



- 1 Stewart Elementary
- 2 Children's Lighthouse
- 3 The Church at Woodforest
- 4 Kiddie Academy
- 5 Sterling Ridge Orthopaedics and Sports Medicine
- 6 CVS Pharmacy
- 7 Woodforest National Bank
- 8 West District:
  - Clean Touch Cleaners
  - Exxon Star Stop
- 9 The Shops at Woodforest:
  - Crust Pizza
  - Grand Liquor
  - Hotworx
  - My Family Vet
  - Roasted Coffee
  - RUSH Cycle
  - The UPS Store
  - Woodforest Dental Loft
  - Your CBD Store
- 10 Pine Market:
  - Adventure Kids Play Care
  - Anytime Fitness
  - Blinc Eyecare
  - F45
  - Harvest Market
  - Luv Coffee
  - Plush Nail Bar
  - Sandstone Family Medicine
  - Tune Up: The Manly Salon
  - Wasabi Bistro
  - Woodforest Fine Dentistry

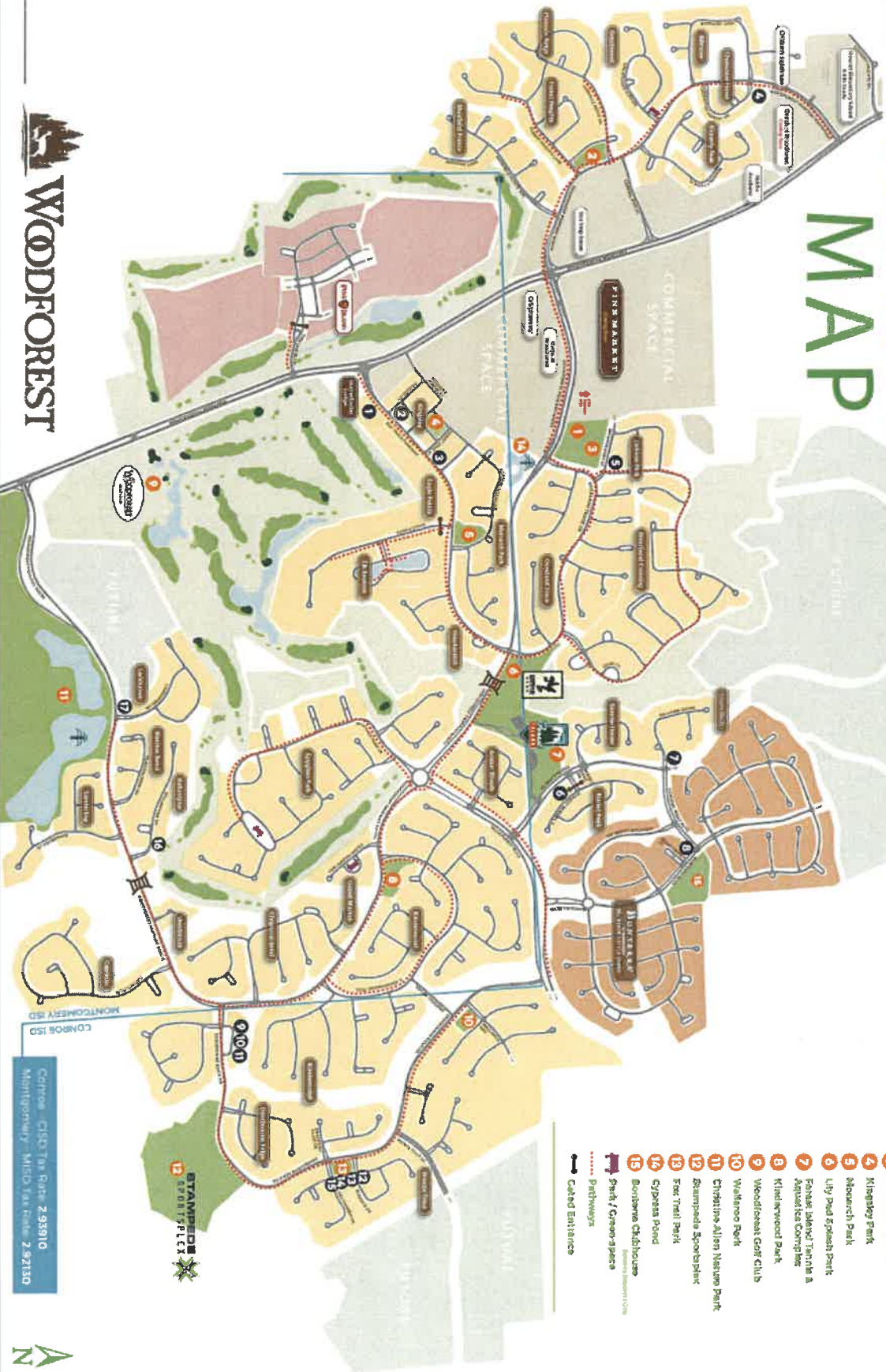
SCAN TO SEE WHAT'S *Coming Soon*



### Legend

- AVAILABLE COMMERCIAL
- ACTIVE COMMERCIAL
- RESIDENTIAL DEVELOPMENT
- GREENSPACE & PARKS

# Homestead MAP



## COMMUNITY AMENITIES

- 1 Jackson Park
  - 2 Seabor Park
  - 3 Admiral Bark Park
  - 4 Kingsley Park
  - 5 Moundch Park
  - 6 Lily Pad Splash Park
  - 7 Fannie Leland Tennis & Aquatics Complex
  - 8 Kildenwood Park
  - 9 Woodhouse Golf Club
  - 10 Walker Park
  - 11 Christine Allen Nature Park
  - 12 Shamrock Sportsplex
  - 13 Fox Trail Park
  - 14 Cypress Pond
  - 15 Bortone Clubhouse
- Parks / Green spaces  
 Pathways  
 Cabed Entrance



Conroe - CSD Tax Rate 2.9810  
 Montgomery - MID Tax Rate 2.9210

