

Community Information

- 3,000 Acres
- Over 5,000 Homes Planned
- Villas, Single-Family Homes, Custom Homes, 55+ Living

LOCATION

251 Central Pine Street Montgomery, Texas 77316

woodforesttx.com

Acclaimed Schools

CONROE ISD

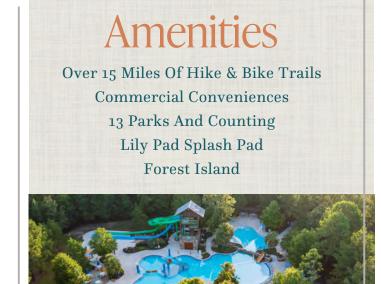
conroeisd.net

Stewart Elementary Peet Jr. High School Conroe High School

MONTGOMERY ISD

misd.net

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





UTILITIES

Phone • Cable • Internet Consolidated Communications MidSouth Fiber Internet	866-989-2255 936-825-5100
Gas	
Unigas	281-252-6700
Emergency	
Fire Station #34 (onsite)	936-588-2222
Sheriffs Office	936-760-5800
Water • Electric	
MidSouth Electric Co-op	936-825-5100
MidSouth Water Services	
MOC (call to set up sewer)	281-367-5511

Post Office

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 - Acct. #792-75098 MUD #121 - Acct. #792-162850

TAXES & HOMEOWNERS ASSOC.

Taxes

Conroe ISD MUD #113	2.51180
Conroe ISD MUD #121	2.68680
Montgomery ISD MUD #113	2.51830
Montgomery ISD MUD #121	2.69330

Effective January 1, 2023

Gated Community Fees

Regular HOA Fees

Eagle Pointe

Pine Island	\$4,180.00	
Russet Peak	\$532.40	

Kingsley Square \$250.00

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:

\$1,391.50

\$750.23



● FIRE



POLICE



SEWAGE



DRAINAGE



ROADWORK

