



# WOODFOREST®

# Community Facts

## 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

## 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
MidSouth Fiber Internet	936-825-5100

### Gas

Unigas	281-252-6700
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### 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
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### Trash

Waste Management	713-686-6666
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**\*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

### Regular HOA Fees

**\$1,391.50**

Effective January 1, 2023

### Gated Community Fees

Eagle Pointe	\$750.23
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:

-  FIRE
-  POLICE
-  SEWAGE
-  DRAINAGE
-  ROADWORK

