

Greatwood

Welcome to Greatwood, a mature, 90's era masterplanned community in Sugar Land, Texas. I'm your friendly real estate agent and expert on all things Greatwood. If you're considering a move to our neck of the woods, then you're in for a real treat.

History of Greatwood

Greatwood has a rich history that dates back to the early 1800s. The land was once a part of the original Mexico land grant and was later purchased by William Lusk Moody Jr., a prominent businessman and philanthropist. Moody used the land as a cattle ranch and a hunting preserve, and it remained in the Moody family for many years.

In the late 1980s, the Moody family decided to develop the land into a masterplanned community. They partnered with Terrabrook, a leading real estate development company, to create a community that would preserve the natural beauty of the land while offering residents a high quality of life. The result was Greatwood, a 2,050-acre community that was designed with families in mind.

Greatwood officially opened in 1992 and quickly became one of the most desirable communities in Sugar Land. Its tree-lined streets, beautiful parks, and top-rated schools made it a popular choice for families looking for a safe and welcoming place to call home. Today, Greatwood continues to be one of the most sought-after communities in the area, with a strong sense of community and a commitment to preserving the natural beauty of the land.

Location, Location, Location

First off, let's talk location. Greatwood is located in the heart of Sugar Land, just a few miles from the bustling city of Houston. We're nestled between Highway 59 and Highway 99, which makes it easy to get around town. Plus, we're just a hop, skip, and a jump away from some of the best shopping and dining in the area, including the Sugar Land Town Square and First Colony Mall.

Why should I move to Greatwood in Sugar Land, Texas?

Now, let's get into the nitty-gritty. Greatwood spans over 2,050 acres and is home to over 3,000 residences. We've got a variety of home styles, from cozy townhomes to grand estates, so there's something for everyone. Plus, with over 30 unique neighborhoods to choose from, you're sure to find the perfect spot to call home.

If you're curious about the tax rate and HOA dues, then I've got good news for you. Greatwood has a lower tax rate compared to other areas in the Houston metro, making it an affordable option for homebuyers. When considering a move to a new community, it's important to take into account the tax rate. Greatwood's tax rate is competitive compared to other communities in the area. The current tax rate for the community is 2.30%, which is lower than the average tax rate in Fort Bend County. The tax rate is set by the Fort Bend Independent School District, Fort Bend County, and the City of Sugar Land. The Greatwood Homeowners Association also assesses an annual fee, which goes towards maintaining the community's amenities and common areas. Overall, Greatwood's tax rate is reasonable and provides residents with a good value for their investment in the community.

As for HOA dues, they vary depending on the neighborhood, but they typically range from \$800 to \$1,200 per year.

Terrific FBISD public schools are a great reason to move to Greatwood

Of course, one of the most important factors for families with kids is the quality of the local schools. And let me tell you, Greatwood does not disappoint. We're zoned to some of the best schools in the Fort Bend Independent School District, including Greatwood Elementary, which has received an A+ rating from Niche.com. We're also home to Reading Junior High and George Ranch High School, both of which are highly rated.

Greatwood Elementary, for example, has received an A+ rating from Niche.com, which is based on factors such as academics, teachers, and diversity. It's a highly sought-after school, with a dedicated staff and a strong sense of community. The school offers a variety of programs, including Gifted and Talented, English as a Second Language, and Special Education.

Reading Junior High, which serves students in grades 7 and 8, is also highly rated. It has received an A rating from Niche.com, and has been recognized for its strong academic programs, extracurricular activities, and supportive environment.

George Ranch High School, which serves students in grades 9-12, is another top-rated school in the area. It has received an A rating from Niche.com and has been recognized for its academic excellence, extracurricular activities, and college readiness programs. The school offers a wide range of Advanced Placement (AP) courses, as well as opportunities for dual credit and career and technical education.

Greatwood Lives Up to Its Name with Great Golf and Amenities

But what really sets Greatwood apart from other masterplanned communities in the area is our incredible amenities. We've got a state-of-the-art fitness center, multiple swimming pools, playgrounds, parks, and walking trails. And of course, there's the crown jewel of Greatwood: our championship golf course.

The Greatwood Golf Club is a top-rated course designed by renowned golf architect Carleton Gipson. It's a challenging 18-hole course that's perfect for golfers of all skill levels. Plus, the course is situated among the rolling hills and lush greenery of Greatwood, making for a picturesque round of golf. And even if golf isn't your thing, the club also offers a variety of social events and dining options, so you can still enjoy the amenities.

Things to Do in Greatwood and Sugar Land

Greatwood and the surrounding Sugar Land area offer a wide range of activities for residents of all ages. In Greatwood itself, residents can enjoy a variety of amenities, including a community pool, tennis courts, playgrounds, and parks. The centerpiece of the community is the aforementioned Greatwood Golf Club, a beautiful 18-hole championship golf course that's perfect for golfers of all skill levels. The club also offers a variety of social events throughout the year, such as holiday parties and wine tastings. From food truck festivals to movie nights in the park, there's always something fun happening in Greatwood.

Just a short drive from Greatwood, residents can explore all that Sugar Land has to offer. The Sugar Land Town Square is a popular destination for shopping, dining, and entertainment. The square features a variety of shops and restaurants, as well as a plaza where community events are held throughout the year, such as concerts and festivals.

For those who enjoy spending time outdoors, Sugar Land is home to several parks and nature preserves, such as the Cullinan Park Conservancy and the Brazos Bend State Park. These parks offer miles of hiking and biking trails, as well as opportunities for fishing, camping, and wildlife viewing.

For history buffs, the Sugar Land Heritage Foundation offers tours of the historic Imperial Sugar Company refinery and the Old Imperial Prison Farm, which dates back to the early 1900s.

Final Thoughts

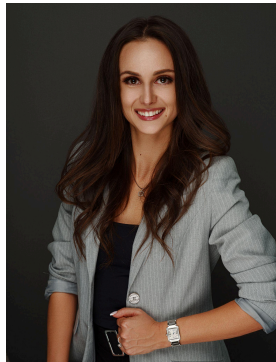
Overall, Greatwood and Sugar Land offer a wide range of activities and attractions that make it a wonderful place to call home. Whether you're looking for outdoor adventures,

cultural experiences, or simply a place to relax and unwind, there's something for everyone in this vibrant community.

So there you have it, folks. Greatwood is the perfect place to call home if you're looking for a masterplanned community that has it all. From our prime location in Sugar Land to our range of home styles and prices, top-rated schools, and incredible amenities, Greatwood truly has something for everyone.

But don't just take my word for it. Come see for yourself what makes Greatwood so special. As your local real estate expert, I'm happy to show you around the community and help you find the perfect home. Whether you're a first-time homebuyer, growing family, or empty-nester, there's a place for you in Greatwood.

So what are you waiting for? Start packing your bags and get ready to experience the best of Texas living in Greatwood. Y'all are always welcome here!



Marichka Oldag

Watkins Realty

Phone: (409)-789-7822

Email: marichka@htxrealty.me