



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.org*

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

Amenities

Over 15 Miles Of Hike & Bike Trails
Commercial Conveniences
16 Parks And Counting
Lily Pad Splash Pad
Forest Island
The Vue



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
<u>Montgomery ISD MUD #113</u>	2.51830
<u>Montgomery ISD MUD #121</u>	2.69330

Regular HOA Fees

\$1,391.50

Effective January 1, 2023

Gated Community Fees

Eagle Pointe	\$825.25
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



Prices and availability subject to change without notice (11/22).

Christine Allen Nature Park