



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
----------------	--------------

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
--------------------	--------------

TRASH

Waste Management	713-686-6666
------------------	--------------

*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
-------------------	------------

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.

MUD MUNICIPAL UTILITY DISTRICT

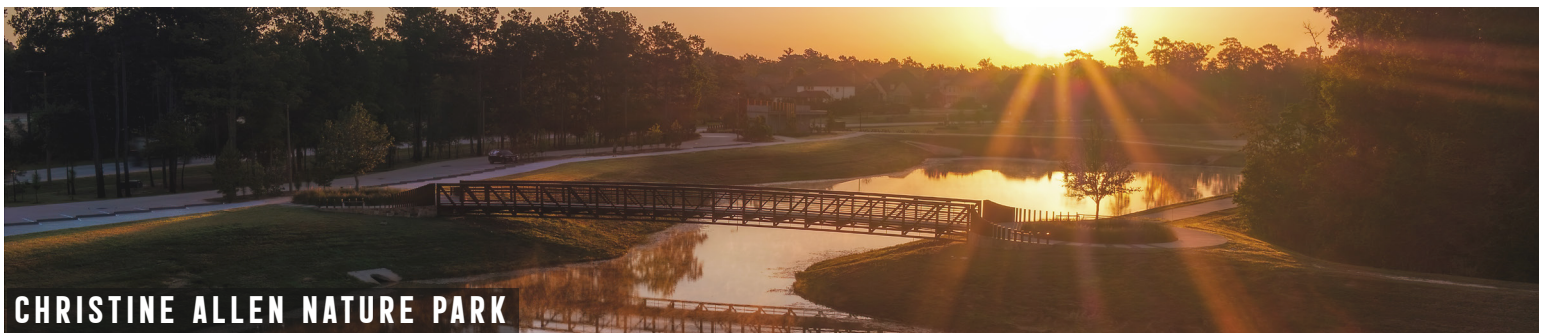
Woodforest is within a Municipal Utility District (MUD). Here are a few quick facts:

- 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



CHRISTINE ALLEN NATURE PARK