



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

