



THE
HIGHLANDS

FREQUENTLY ASKED QUESTIONS

WHERE IS THE HIGHLANDS?

The Highlands is located in Montgomery County, TX. Our master planned community is situated in the lush piney woods just off Texas Highway 99, also known as the Grand Parkway. It's a short drive north of Houston, or east from The Woodlands and Conroe.

WHAT IS THE PRICE RANGE FOR NEW HOMES?

New construction and move-in ready homes here start from the \$350's to \$1M+.

WHO ARE THE HOMEBUILDERS?

We have partnered with 13 esteemed builders:

- Beazer Homes
- Caldwell Homes
- Chesmar Homes
- Coventry Homes
- David Weekley Homes
- Drees Homes
- Highland Homes
- Lennar Homes
- Newmark Homes
- Partners in Building
- Perry Homes
- Ravenna Homes
- Village Builders

WHO IS THE DEVELOPER?

The Highlands is being designed and built by award-winning developer Caldwell Communities, a team with 35+ years experience in creating award-winning master planned communities. For more information visit caldwellcos.com.

HOW BIG IS THE HIGHLANDS?

Big! The Highlands is being developed on 2,300+ beautifully-wooded acres dotted with lakes and ponds. Upon completion, we will welcome home approximately 4,000 families.

WHAT ARE THE AMENITIES?

We have an amenity campus like no other, so there is plenty to do every minute of every day.

- Amenity & Fitness Center
- 18-Hole Golf Course, Driving Range & Clubhouse
- 30+ Miles of Trails
- Resort-Style Pool
- Waterpark & Lazy River
- Event Lawn
- Recreational Field
- Patio & Firepit
- Playground
- 200-Acre Natural Preserve
- Lakes (plural!)
- Tennis & Pickleball

WHAT SCHOOL DISTRICT IS THE HIGHLANDS ZONED TO?

We are zoned to New Caney ISD, a Texas District of Innovation. Students here attend Highlands Elementary School, White Oak Middle School, Pine Valley Middle School, and Porter High School.

WILL THERE BE ON-SITE SCHOOLS?

Yes! There is an on-site elementary school, Highlands Elementary. Additionally, our future on-site Highlands Middle School, is set to open in Fall 2027.

IS THERE A COMMUNITY ASSOCIATIONS INSTITUTE (CAI)? WHAT IS THE CAI FEE?

A CAI, or Community Associations Institute, is a management organization responsible for enhancing the lives of our residents and for safeguarding home property values. Our CAI establishes guidelines for the community's appearance, oversees the operation, maintenance, and repair of amenities, provides common space landscaping, and coordinates lifestyle activities for residents. The annual CAI fee at The Highlands will be approximately \$1,584.00.

In addition to the above functions, the CAI fee includes a Social Membership to Highland Pines Golf Club. The social membership includes a 10% discount on green fees, food & beverage, and merchandise.

WHO ARE THE UTILITY PROVIDERS?

- MUD 140 - Trash, Water & Sewer
- Entergy - Electricity
- Centerpoint - Gas
- Wellcom - Fiber Internet

WHO PROVIDES BASIC SERVICES?

- Police - Montgomery County Police
- Fire - Porter Fire Department Station 122
- EMS - Montgomery County Emergency Service District 6
- Fire & EMS services are located 3 miles from The Highlands entrance

IS THE HIGHLANDS IN A MUD? WHAT EXACTLY IS A MUD?

Yes, The Highlands benefits from being in a MUD. A MUD or "Municipal Utility District" is a special Texas entity that supports planned developments in areas where city services and needed infrastructure are not yet available. MUDs contribute to the affordability of new homes in Texas and the exciting growth here.

WHAT IS THE TAX RATE?

The current estimated tax rate for The Highlands is 3.13% (based on the 2025 Tax Year & Tax Rate) and includes the MUD tax rate, which is set at 1.25%. *Taxes are collected by Montgomery County Central Appraisal District. For more information visit mcaad-tx.org.

