

# THE GRAND PRAIRIE

Community Info



Experience the serene elegance of The Grand Prairie in Hockley, TX – a meticulously planned community that seamlessly blends urban convenience with natural tranquility. Enjoy luxurious amenities, convenient access to major highways US 290, I-10, and Highway 6, in addition to top-tier education within the Waller Independent School District. Here, nature thrives, fostering unforgettable experiences for all ages. Whether it's exploring endless trails, spending sunsets at the lake, or relaxing by the pool, each day creates timeless memories. Discover the new meaning of community at The Grand Prairie, a thoughtfully designed retreat with modern comforts.

## Essential Services and Utilities

- **Dial 911 for Emergency Services**
- Police services provided by Waller City Police (936) 931-2110
- Fire services provided by Harris County ESD 200 (936) 372-8084
- Electric services provided by PowerToChoose.org (877) 455-6288
- Gas services provided by Centric (877) 342-7270
- Water services provided by Municipal District Services MUD 576 (281) 290-6500
- Phone, Internet, & cable services provided by Centric (877) 342-7270
- Trash services provided by Best Trash (281) 313-2378
- United States Postal Office: Hockley (936) 372-3261  
17210 Warren Ranch Road, Hockley, TX 77447

## Waller Independent School District

**I.T. Hollman Elementary School (K- 5th)**  
19455 Stokes Road  
Waller, TX 77484  
(936) 372-9196

**Waller Jr. High School (6th- 8th)**  
2402 Waller Street  
Waller, TX 77484  
(936) 931-1353

**Waller High School (9th- 12th)**  
31213 Waller Spring Creek Road  
Waller, TX 77484  
(936) 372-3654

## Community Assessment

Waller ISD:	1.2946%
Harris County:	0.3437%
Harris County Flood Control:	0.0306%
Port of Houston Authority:	0.0080%
Harris County Hospital District:	0.1483%
Harris County Education Department:	0.0049%
Waller-Harris ESD 200:	0.0974%
HC WCID 164:	0.0400%
HC MUD 576:	1.1000%
<b>Total Tax Rate:</b>	<b>3.0675%</b>

## Fees at Closing:

\$400 Working Capital Fee  
\$375 CCMC

## Homeowners Association

The Grand Prairie HOA Annual Assessment: \$1,200  
Managed By: CCMC  
(713) 379-2262  
POC: Amy Hoechstetter  
amyhoechstetter@ccmc.net

## Community Amenities

- Recreation center, swimming pools, walking trails, parks, lakes, and water activities such as kayaking & canoeing
- Future on-site elementary school



Plans, prices, and specifications are subject to change without notice.  
All square footages are approximate and vary per elevation and can vary per community.  
Please see your sales professional for address specific information. 10.5.23