

# TEXAS GRAND RANCH – PROPERTY HIGHLIGHT SHEET

New Waverly, Texas | Walker County

## Why Buyers Love Texas Grand Ranch

- 2–5+ acre wooded homesites
- Surrounded by **Sam Houston National Forest**
- No required build timeline
- Underground electric, community water, and fiber internet available
- County-maintained paved roads
- Low annual POA dues (approximately \$400/year; verify current amount)
- No MUD tax
- Custom homes only with architectural approval
- Convenient access to I-45, Huntsville, Conroe, and The Woodlands

## Community Amenities

- 85+ miles of hiking, biking, and equestrian trails
- Direct access to Sam Houston National Forest
- Near Huntsville State Park
- Access to the 128-mile Lone Star Hiking Trail
- Nature preserves, greenbelts, and picnic areas
- Wildlife viewing and outdoor recreation opportunities throughout the community and surrounding forest lands

## Utilities

|          |                                 |
|----------|---------------------------------|
| Water    | Community water system          |
| Electric | Underground service             |
| Internet | Fiber optic available           |
| Sewer    | Individual septic systems       |
| Roads    | County-maintained asphalt roads |

## Nearby Lakes & Water Recreation

### Lake Conroe

**Approx. 20–30 minutes south**

- 21,000-acre recreational lake
- Boating, fishing, wakeboarding, skiing, and waterfront dining
- Multiple public and private launch locations around the lake

### Lake Livingston

**Approx. 35–45 minutes northeast**

- One of the largest lakes in Texas
- 83,000 acres with 450+ miles of shoreline
- Excellent fishing for white bass, catfish, crappie, and largemouth bass
- Multiple public boat ramps and marinas

### Huntsville State Park

**Approx. 15 minutes north**

- Lake Raven
- Kayaking, canoeing, fishing, hiking, and camping
- Excellent family recreation destination

# Nearby Boat Launches & Marinas

## Lake Conroe Launches

- 7 coves boat ramp
  - Popular public launch on the north end of Lake Conroe
  - Approx. 20–25 minutes from Texas Grand Ranch
- April Plaza Marina
  - Full-service marina
  - Boat launch access, rentals, fuel, and storage
  - Approx. 30 minutes away
- Palms Marina
  - Marina with fuel docks and boating access
  - Convenient Lake Conroe access

Additional Lake Conroe public launches include:

- FM 830 Public Ramp
- Scott's Ridge Boat Ramp
- Cagle Recreation Area Boat Ramp
- Lakeview Marina Ramp

## Lake Livingston Launches

- Tigerville Park Public Boat Ramp
  - Public launch on Lake Livingston
  - Good access to open water and fishing areas
- Outback Campground & Marina
  - Marina, campground, cabins, fishing access, and boat launch facilities

Lake Livingston also offers six public boat ramps and numerous private marina launches around the lake.

## Location Advantages

| <b>Destination</b>                         | <b>Approx. Drive Time</b> |
|--------------------------------------------|---------------------------|
| Huntsville                                 | 15 minutes                |
| Lake Conroe                                | 20–30 minutes             |
| Lake Livingston                            | 35–45 minutes             |
| The Woodlands                              | 45 minutes                |
| Houston                                    | 60–75 minutes             |
| George Bush Intercontinental Airport (IAH) | 50–60 minutes             |

## **Ideal For**

- ✓ Custom home construction
- ✓ Weekend retreat
- ✓ Retirement property
- ✓ Horse-friendly lifestyle (subject to restrictions)
- ✓ Nature enthusiasts
- ✓ Boaters and anglers seeking quick access to Lake Conroe and Lake Livingston
- ✓ Long-term land investment

**Texas Grand Ranch offers a rare combination of acreage, utilities, forest surroundings, and convenient access to two of Southeast Texas' premier boating lakes—Lake Conroe and Lake Livingston.**