

# **East Montgomery County**

***The Future is Now!***

**Prepared by: Community Chamber of Commerce  
of East Montgomery County  
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# East Montgomery County

## *The Future is Now!*

### **General Overview**

The **East Montgomery County Improvement District (EMCID)** was founded in 1997 by special legislation approved by the State Legislature. The creation of EMCID allowed local citizens in the boundaries of New Caney ISD and Splendora ISD to vote on a one cent sales tax that would be used for economic and community development funds. The election passed overwhelmingly and today \$3.6 million in sales tax revenue is budgeted for the fiscal year beginning July 1, 2009.

Please visit our website at [www.emctx.com](http://www.emctx.com) for additional information.

The **Community Chamber of Commerce of East Montgomery County** was founded in 1990 and today has membership of over 413 area businesses, individuals and non-profit agencies. The Chamber partners with EMCID on business retention and expansion efforts as well as “normal” Chamber activities.

Please visit our website at [www.communitychamber.com](http://www.communitychamber.com) for additional information.

### **Location**

Our convenient location, less than thirty miles northeast of downtown Houston along U S Highway 59, East Montgomery County is experiencing robust population and commercial growth. Numerous new subdivisions and expansion of existing developments are underway. New commercial tracts and tourists centers are being developed as well.

Located less than twenty minutes from George Bush Intercontinental Airport and close to the Port of Houston the area is a prime location for commercial and residential development.

The East Montgomery County area has long been known as a rural area with some subdivisions, some of which were founded over forty years ago, and are still experiencing new building today. That history is rapidly changing with the purchase of large tracts of land for new development.

Our key strengths are our citizens, our schools, our local community college, proximity to downtown Houston and our vastly improved highway system. Our location provides one of the quickest trips into downtown Houston for those individuals who work there. Today, East Montgomery County is looked at today as one of the prime areas to locate new businesses or

residential developments.

### ***A Look Back...***

Spanish missionaries and conquistadors settled in the area and in 1837 Montgomery County was established by Governor Sam Houston. Montgomery County was the third county established in the Republic of Texas.

Located across the east fork of the San Jacinto River, East Montgomery County has a rich history as well, with some of the earliest settlers making their way here in the 1860's. Over the years other communities including Porter, New Caney, Splendora, and Grangerland were started and continue to thrive today. Following the development of Bush Intercontinental Airport on the north side of Houston new subdivisions began and brought Roman Forest, Woodbranch Village, Patton Village, and Kingwood.

In the early 1840's settlers were drawn to this area by the large timber stands covering the land. Sawmills became the main economic force. Located on the Texas and New Orleans Railroad the community of Porter was originally called Porter Mill, after the first sawmill in the area. Just up the road Presswood and the Boggy District were founded. In 1862 Captain John Robertson petitioned the Post Office for the name Caney, Texas but found out that there was already a town with the same name, thus the name New Caney was established to avoid confusion with the other town. In 1907 Dr. Edwin Granger founded the area known as Grangerland. A cotton gin was built, and his sons S.D. and Wyn built "Granger Camp" for the oil field families. Splendora, just six miles north of New Caney, was developed in the 1880's by Charles Cox. It became known as Cox's Switch since Mr. Cox was instrumental in having the HE&WT Railroad put in a narrow gauge spur from Houston for crossties and lumber, resulting in many railroad and lumber related jobs. In 1886, Mr. Cox asked Postmaster M Z King to rename the town Splendora because of the "splendor of its floral environment".

Patton Village was developed by William Patton in the 1950's as the area's first real estate development. In the 1960's Woodbranch Village and Roman Forest, Houston's "satellite city" became the area's more restricted real estate developments. Over the last forty years Kingwood and other developments have been established. Kingwood became one of the most successful master planned communities in the nation and today is home to more than 70,000 residents.

In 1994, a 4,919.5 acre state park with 2,404 acres in East Montgomery County was opened. Entrance to the park is just east of New Caney on FM1485. Also that year, Highway 242 was opened, connecting the area to Interstate 45 and the western portion of the county.

### ***East Montgomery County Up Close...***

Eight distinct communities make up what is often called "East County". The communities of Porter, New Caney, Splendora, Roman Forest, Woodbranch Village, Patton Village, Grangerland, and a portion of Kingwood are located in the area.

### ***Market Access***

- \* More than 55,000 people live in the trade area along Hwy 59 plus several thousand more just to the northwest.
- \* The major markets of Houston, Conroe, and The Woodlands are less than thirty minutes away.

### ***Transportation***

U S Highway 59 is the main north/south roadway running through the area with state highways 242 and 105 along with FM roads 1314, 1485, and 2090 traversing the area east and west. U S Highway 59 has often been called the busiest non interstate roadway in the country and it brings “East County” within close proximity to not only downtown Houston but to Bush Intercontinental Airport and to the Port of Houston. The final environmental impact statements for the proposed Grand Parkway (Hwy 99) around Houston are currently being developed with construction scheduled to begin in 2009. Major rail line service runs through the area as well.

U S Hwy 59 is being expanded and upgraded to “Interstate” standards throughout the area with the last four miles of new construction started in June, 2009. Coming north out of Harris County the expansion has been completed to FM 1485 and encompasses three or four main lanes each way and two or three lanes on each feeder road depending upon the particular section. Current projects will soon complete the section to just north of Roman Forest Blvd. and the last project will take it to the Liberty County line. FM1314 is currently being widened to four lanes from Loop 494 in Porter to Hwy 242 east of The Woodlands. FM1485 has just been widened from Loop 494 to Kidd Cemetery Road.

Over 70,000 cars per day pass through the intersection of Highway 59 and FM1314 each day, with 51,000 per day at 59 and FM1485. At the Harris/Montgomery County line 142,000 cars cross that area. (Figures from TXDOT 2005 count)

The newly formed Montgomery County Toll Road Authority has recently announced that a feasibility study will be done for a hybrid project that will help move traffic in East Montgomery County. The project, to be done in three phases, would link the Grand Parkway and Hardy Toll Road at the Harris County border to Texas 105 and create new toll lanes on Texas 242 between I-45 and U S Hwy 59. That project could be complete in seven years according to County Judge Alan B. Sadler. The first phase would create a spur off the Grand Parkway in the southeast area of the county on Texas 242. The second phase would extend the toll road to Texas 105 East. The third phase would build new toll lanes on Texas 242 between I-45 and U S 59.

### ***Labor and Employment***

The area’s labor force is one of its primary assets, with an abundance of workers with strong work ethics in a broad range of professions.

## *Utilities*

Industrial customers receive reliable, dependable electrical power and natural gas service, with attractive rates. The county's future water resources are under study with conservation and management of those resources being key factors.

The area is served by the following utilities:

Entergy Texas, electricity

Center Point Energy, natural gas

AT&T, EMBARQ, and Consolidated Communications, telephone

Various Municipal Utility Districts and Porter Special Utility District, water and sewer

## *Governance and Public Safety*

The cities of Patton Village, Roman Forest, Splendora, and Woodbranch Village are the four incorporated cities in the area. All the other area is unincorporated and under the governance of Montgomery County. The Montgomery County Sheriff's office and Constable Precinct 4 provide public safety resources as do the four incorporated cities. Ambulance service is provided by the Montgomery County Hospital District. Fire safety is provided by Montgomery County Emergency Services Districts 6 and 7 as well as the Splendora and Grangerland Volunteer Fire Departments. Permitting is through Montgomery County with some areas in the most southern portion of the area falling under the jurisdiction of the City of Houston.

## **Boundaries**

The East Montgomery County area can best be described as from the Harris County line to the south to the Liberty County line to the northeast and from the Grangerland community in the northwest to the San Jacinto River in the southwest. This area encompasses approximately 200 square miles of which approximately 160 square miles is contained within the boundaries of New Caney ISD and Splendora ISD. Another 40 square miles (estimated) is in Conroe ISD and the Caney Creek High School feeder zone. The East Montgomery County Improvement District encompasses the New Caney and Splendora school districts with the exception of the areas annexed by the City of Houston (south of Northpark Drive).

The area is predominately unincorporated and under the jurisdiction of Montgomery County Commissioners Court. Montgomery County Precinct 4 Commissioner Ed Rinehart represents the area on Commissioners Court.

# **Facts and Stats**

## **Demographics**

(2000, 2008 and 2013 Figures from ESRI – 1990 Figures from Demographics Now)

### **Population**

Zip Code	Area	1990 Census	2000 Census	2008 Estimate	2013 Projection
77357	New Caney	12,574	17,314	20,349	24,062
77365	Porter	10,723	15,613	23,983	30,841
77372	Splendora	7,154	9,620	10,994	12,997

### **Percentage Population by Age Group**

77357	New Caney				
	0 – 24	41.1	40.1	39.0	37.9
	25 – 54	44.4	43.3	41.6	40.6
	55 +	14.5	16.6	19.4	21.5
77365	Porter				
	0 – 24	40.0	39.4	38.7	37.9
	25 – 54	43.7	43.3	42.2	41.1
	55 +	16.3	17.3	19.1	21.0
77372	Splendora				
	0 – 24	40.5	40.7	39.1	38.0
	25 – 54	43.5	41.7	41.2	40.5
	55 +	16.0	17.6	19.7	21.5

### **Other Demographic Information**

Combined Zip Codes 77357, 77365 and 77372 (New Caney, Porter and Splendora)

Item	1990	2000	2008 est	2013 est
Population	30,452	42,269	55,326	67,900
Total Households	9,973	14,357	18,747	23,039
Median Household Income	\$28,242	\$38,643	\$50,841	\$63,932
Average Household Income	\$31,716	\$46,378	\$59,875	\$73,262
Housing Units:				
Owner Occupied	8,196	11,701	14,868	17,959
Renter Occupied	1,780	2,766	3,879	5,080

### **Population Growth**

	1990	2000	Percent Change
1990 to 2000 Census			
New Caney	12,574	17,314	37.7%
Porter	10,723	15,613	45.6%
Splendora	7,154	9,620	34.5%

#### 2000 Census to 2008 Estimated

New Caney	17,314	20,349	17.5%
Porter	15,613	23,983	53.6%
Splendora	9,620	10,994	14.3%

#### 2008 Estimate to 2013 Projection

New Caney	20,349	24,062	18.2%
Porter	23,983	30,841	28.6%
Splendora	10,994	12,997	18.2%

### **Drive-time Data**

The drive-time to downtown Houston from Porter/New Caney is approximately thirty minutes along Hwy 59. Construction continues along Hwy 59 from the Liberty County line to Roman Forest Boulevard. Beginning at Roman Forest Blvd., north and south, traffic moves over four lanes on recently completed lanes.

### **Acres of Raw Land**

The area still contains thousands of areas of raw land. In the Porter area in excess of three thousand areas are available. In the New Caney area over two thousand areas are available and in the Splendora area approximately eleven thousand areas of raw land is still available.

### **Statistical Bragging Points**

The East Montgomery County has seen significant growth in population over the last eighteen years with New Caney showing 61.8% increase in populations, Porter 123.7% and Splendora 53.7%. This has had a significant impact on our public school system and the voters within New Caney and Splendora ISD's have responded to this growth by passing bond referendums to meet the continuing educational needs of their students. This will be covered further under the education section.

## **Education**

### **New Caney ISD**

New Caney ISD has been a "Recognized" district as determined by the Texas Education Association for eight of the last eleven years. New Caney ISD's 2007 tax rate is \$1.4150 per \$100 valuation. The district is rapidly growing and in May, 2007 passed an \$89.5 million bond referendum to build the ninth elementary campus and a second high school (which will open in August, 2010 as Porter High School) on FM1314 west of US Highway 59.

Additional information on New Caney ISD can be found on their website at [www.newcaneyisd.org](http://www.newcaneyisd.org)

## **Splendora ISD**

Splendora ISD has not seen the same high growth percentages as their neighboring districts of New Caney and Conroe but their growth has now begun to trend upward at a more substantial rate. Splendora ISD voters also approved a bond referendum in May, 2007 in the amount of \$26 million. These funds built a new elementary school (Piney Woods Elementary which will open in August, 2009), a new career and technology center at the high school, and did numerous renovations throughout the district. Splendora ISD's current tax rate is \$1.3173 per \$100 valuation.

Additional information on Splendora ISD can be found on their website at [www.splendoraisd.org](http://www.splendoraisd.org)

## **Conroe ISD**

The Caney Creek High School feeder zone is also located in what is normally considered East Montgomery County. This zone incorporates four elementary schools, an intermediate school, junior high school and Caney Creek High. This area is also beginning to experience upward trends in growth which has resulted in construction of a new, larger Ben Milam Elementary, and a new Grangerland Intermediate. Moorhead Junior High moved into the expanded former Grangerland Intermediate and Caney Creek High School moved into the old junior high wing on their campus. The current tax rate for Conroe ISD is \$1.2400 per \$100 valuation.

Additional information on Conroe ISD can be found on their website at [www.conroeisd.org](http://www.conroeisd.org)

## **Lone Star College System**

Lone Star College - Kingwood campus located at 20000 Kingwood Drive in Kingwood (Montgomery County) is one of the five campuses within LSCS. Founded as the second campus in the system, Lone Star College - Kingwood currently enrolls over 8,000 students. Over the last ten years the college has shown continual growth and opened its new science building in 2007. The college also provides distance learning and satellite campuses for each of its students. The Academy for Lifelong Learning is housed at the EMCID building and is open to citizens 50 years of age and older. For a nominal membership fee of \$10 per year participants can participate in a wide variety of classes and programs, all of which are covered for that \$10 per year. Lone Star College – Kingwood has a strong educational reputation with its graduated continuing on to complete their undergraduate degree and beyond.

Additional information can be found on their website at [www.lonestar.edu](http://www.lonestar.edu) and then click on the Lone Star College - Kingwood link.

The **East Montgomery County Education Foundation** was originally founded under the East Montgomery County Improvement District but in 2006 was formed as a separate 501c3 non-profit organization. Graduating seniors within New Caney ISD and Splendora ISD, home-school graduates (that live in the district), private school graduates, and those who complete their GED (that live in the district) are eligible for a \$1,000 scholarship to any accredited college or university.

## **Health Care**

**Kingwood Medical Center** is located at Hwy 59 and Kingwood Drive and provides a full compliment of health care services to the area. KMC completed a new emergency facility in 2007 as well as a new patient tower adding additional patient rooms. Two additional floors have been approved which will add additional patient rooms. In mid 2009 the hospital opened its new HealthOne Express Care facility at the south end of the hospital. This new facility will provide faster care for minor emergency patients.

**Cleveland Regional Medical Center** in Cleveland and **Memorial Hermann Northeast** located in Humble also provides service to citizens of East Montgomery County

The area is served by a limited number of general practioners and specialists who have offices in East Montgomery County.

## **Residential Environment**

### **Residential Subdivisions**

Valley Ranch – 3,500 lots plus multi-family (D R Horton is the exclusive builder at this time)

Forest Colony – 360 lots

Oakhurst at Kingwood – 1,400 lots (numerous builders)

Kings Manor – built out by Friendswood Development Co.

Kings Mill – 850 lots

Cumberland Crossing – 300 lots

Tarramark Communities – 2,000 lots estimated

Auburn Trails (Friendswood Development Co.) – 325 lots estimated (Lennar Homes)

### **Market Trends**

Over the last four years the development market has certainly recognized East Montgomery County as a location for consideration. As shown above the area has attracted numerous major developments and others are in the design stage. Property is still affordable to these developers as evidenced by the purchase of some 9,000 acres two years ago in the Splendora area. Another 1,943 acres (surrounded by the 9,000 acres) was also purchased for development.

### **Parks and Recreational Facilities**

**Earth Quest Adventures** is the new dinosaur museum/hotel/convention center/interactive theme park/outlet mall and residential development coming to the area. It is currently a project in with capital expenditures expected to be excess of \$1.6 billion located at Hwy 59 and Caney Creek and occupying approximately 1,600 acres on both sides of Hwy 59. The East Montgomery County Improvement District (EMCID) is working with the developer on this project which is estimated to provide over 2,700 jobs in Phase One alone plus thousands of construction jobs and bring in 2.5 million visitors a year. Special legislation was passed during the 80<sup>th</sup> Texas

legislative session and amended during the 81<sup>st</sup> session to create special taxing zones (1/2 cent sales tax), ad valorem tax zones, parking tax zones, ticket tax zones and venue tax zones that will aide in the development of the facility. In addition, a hotel/motel tax fee of seven cents was also passed and is now being collected within the EMCID boundaries. Earth Quest Adventures will put East Montgomery County on the map and will forever change the area.

**Lake Houston Park** is an approximate 4,900 acre nature park located just east of Hwy 59 on FM 1485. A former Texas Parks & Wildlife facility the park was deeded to the City of Houston in August, 2006. In partnership with Montgomery County Precinct 4 the City of Houston Parks & Recreation Department operates the park year round. An on-site resident manager oversees the day-to-day operation of the park. New facilities and attractions have already been added to the park including a new “nature center” that will open in early November. A facility planning committee including city employees, area residents and interested stakeholders are currently developing a master plan for the park.

**Sallas Park** is a Montgomery County park facility containing baseball fields, rodeo arena, show barns, a senior citizen center and other amenities. Sallas park’s baseball fields will be converted to football and soccer fields when the new baseball complex is completed in nearby Valley Ranch.

**Ed Rinehart Park at Valley Ranch**, areas new thirty-four acre baseball and softball complex opened in May, 2009 and is a state of the art facility.

**Splendora sports complex** is located south of Splendora and has recently undergone a substantial expansion of its fields. This facility is home to the Splendora Youth Baseball and Softball leagues.

**Senior citizen centers** are located throughout Montgomery County Precinct 4 in the communities of New Caney, Splendora, Cut N Shoot, and Grangerland. These centers provide activities for senior adults throughout the area.

**YMCA of East Montgomery County** is located in the EMC Community Development Center just south of Splendora. The Y offers a wide range of programs for adults and students.

### **Shopping Centers – Existing Today**

**Northpark Shopping Center Plaza** is located on Hwy 59 just south of Northpark Drive. Containing approximately 200,000 square feet the center has recently been revitalized with updated spaces. The center is home to Luby’s, Texas Roadhouse and Los Cucos Mexican Restaurant. Numerous other businesses including a new Sterling Bank facility call this center home.

Numerous stores, including Wal-Mart Supercenter, Home Depot and Tractor Supply are located at the intersection of Hwy 59 and FM 1314 in Porter.

At the intersection of Hwy 59 and FM 1485 is the location of Brookshire Brothers grocery and other shops.

# **Business Environment**

## **Trends**

The trend over the last several years in East Montgomery County is one of growth and development. In 2003 Friendswood Development Co. purchased the old Bentwood subdivision and immediately began developing the acreage to its full potential. The development is also the home of Oakhurst Golf Club a premier golfing facility in the Houston area. Other projects also began to be announced including Valley Ranch and Valley Ranch Town Center. Valley Ranch will eventually be home to nearly 3,500 single family households as well as The Villas at Valley Ranch apartment complex that opened in November, 2008, and a 1,000,000 square foot retail center.

The East Montgomery County Industrial Park is 400 plus acre industrial park located on Gene Campbell Blvd., just west of Hwy 59 in New Caney. EMCID is the developer of the park which currently is the home of the Wal-Mart Distribution Center (900,000 square feet with some 900+ jobs), and several other entities. Other businesses are in the process of locating to the park and include companies from Mexico, China and France as well as numerous US companies. The park currently has no available land as all the parcels have been sold to businesses moving into the park.

## **Parcels of Available Land**

Location	Acres	Total Price	Per Sq. Foot	Listing Agent/Party
<b>Porter Area:</b>				
US 59 & Northpark Dr	65.86	15,778,738	5.50	Hendricks Interests
US 59 & Wallis Rd	61.90	10,657,401	3.95	Hendricks Interests
US 59 & Northpark Dr	35.33	7,694,438	5.00	Hendricks Interests
Loop 494 & E Wallis Rd	95.12	6,215,141	1.50	Hendricks Interests
FM1314 & Gene Campbell Blvd	9.56	1,561,626	3.75	McDade,Smith,Gould&Johnston
FM1314 & Gene Campbell Blvd	6.26	1,022,571	3.75	McDade,Smith,Gould&Johnston
FM1314 & Gene Campbell Blvd	26.04	520,800	0.46	McDade,Smith,Gould&Johnston
FM1314 & Gene Campbell Blvd	22.54	450,800	0.46	McDade,Smith,Gould&Johnston
Ford Rd & Loop 494	30.50	1,820,000	1.37	The Locher Group
Hwy 59 across from Oakhurst	30.73	3,343,230	2.50	Combs Commercial Investment
Hwy near Kingwood	5.55	2,536,170	10.50	McDade,Smith,Gould&Johnston
Hwy 59 at Northpark Plaza Dr.	1.68	1,279,901	17.50	McDade,Smith,Gould&Johnston
<b>New Caney Area:</b>				
FM242 to FM 2090	1,928.00	26,992,000	0.32	McAlister Companies
US 59 & FM 1485	7.69	1,851,949	5.50	Hendricks Interests
US 59 & FM 1485	9.28	2,143,587	5.30	Hendricks Interests
US 59 & FM 1485	6.83	1,041,301	3.50	Hendricks Interests
Loop 494 & FM 1485	3.00	457,380	3.50	Hendricks Interest
22661 McClesky	19.90	560,000	0.65	General Property & Services

**Splendor Area:**

14144 Hwy 59 N	6.06	1,582,700	6.00	The Marion Franke Team
12000 Hwy 59 N	9.99	1,299,900	2.99	Gardner Realty
Morgan Cemetery Road	291.00	2,328,000	0.18	E.L.Free & Associates

Source: Houston Association of Realtors [www.har.com](http://www.har.com)

**Major Corporations**

Administaff  
Kingwood Medical Center  
Wal-Mart Supercenter  
Wal-Mart Distribution Center

**Commercial Development / Redevelopment Projects**

Valley Ranch Town Center – 1,000,000 square feet announced  
Kingwood Parc – 43 acres  
Northpark Shopping Center Plaza – 256,000 square feet  
Hendricks Interests – 5 tracts along Hwy 59 and Loop 494

**Taxes and Incentives****Taxing Jurisdictions and 2007 and 2008 Tax Rates**

Code	Entity	2008 Rate	2007 Rate	
GMO	Montgomery County	\$0.4838	\$0.4888	<a href="http://www.mctx.org">www.mctx.org</a>
HM1	Montgomery County Hospital District	\$0.0760	\$0.7777	<a href="http://www.mchd.org">www.mchd.org</a>
JNH	Lone Star College System	\$0.1101	\$0.1144	<a href="http://www.nhmccd.edu">www.nhmccd.edu</a>
SNC	New Caney ISD	\$1.4400	\$1.4150	<a href="http://www.newcaneyisd.org">www.newcaneyisd.org</a>
SSP	Splendor ISD	\$1.5100	\$1.3173	<a href="http://www.splendoraisd.org">www.splendoraisd.org</a>
SCO	Conroe ISD	\$1.2700	\$1.2400	<a href="http://www.conroeisd.net">www.conroeisd.net</a>
CPT	City of Patton Village	\$0.4366	\$0.4851	<a href="http://www.pattonvillage.us">www.pattonvillage.us</a>
CRF	City of Roman Forest	\$0.4750	\$0.4697	<a href="http://www.romanforest.net">www.romanforest.net</a>
SP	City of Splendor	\$0.2984	\$0.2955	
CWV	City of Woodbranch Village	\$0.3537	\$0.3719	
MNC	New Caney MUD	\$0.5862	\$0.5862	
MPM	Porter MUD	\$0.5150	\$0.5150	
ME3	East Montgomery County MUD#3	\$0.9500	\$0.9500	
ME4	East Montgomery County MUD#4	\$1.3500	\$1.3500	
	Roman Forest Consolidated MUD	\$0.3183	\$0.3708	
F06	Emergency Service District #6	\$0.1000	\$0.1000	
F07	Emergency Service District #7	\$0.1000	\$0.1000	
F11	Emergency Service District #11	\$0.1000	\$0.1000	

Source: Montgomery County Tax Assessor/Collector's website

## **Sales Taxes**

The East Montgomery County Improvement District (EMCID) collects a one cent sales tax within its boundaries. Montgomery County Emergency Services Districts 6 and 7 both collect one half cent sales tax within their respective service areas. ESD 6 covers the Porter area and ESD 7 covers the New Caney area. EMCID received authority through the Texas Legislature to begin collecting another one half cent sales tax in special economic developing zones within its boundaries. These zones correspond to new commercial development tracts in the area.

## **Tax Abatements and Incentives**

East Montgomery County Improvement District (EMCID) offers incentives to companies to locating within their jurisdictional boundaries (as defined previously). Each situation is on a case-by-case basis and varies based on the number of jobs created, capital improvements made, etc.

Montgomery County also offers tax abatements to parties that meet their requirements. The county, under the direction of J. R. Moore, Jr., Tax Assessor & Collector, will present his findings and/or recommendations to Commissioner's Court for consideration.

All three independent school districts and the college district are pro-business and welcome new entities into the area, even though they cannot grant incentives or abatements under current state law.

The formation of municipal utility districts is also possible with the assistance of our State Representatives and State Senators support. With the legislature only meeting in odd numbered years this process is more time sensitive than dealing with EMCID or Montgomery County.