

HIGHLANDS DEVELOPMENT

2222 N Main Street, Highlands, TX 77562



**A RARE 10.65-ACRE LAND PARCEL WITH
DUAL STREET FRONTAGE AND EXISTING
IMPROVEMENTS**



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INVESTMENT HIGHLIGHTS

EXPANSIVE 10.65-ACRE PARCEL

A substantial land holding comprised of two separate tax parcels (5.65 acres and 5.0 acres), offering scale for significant development.

RARE DUAL STREET ACCESS

Boasting 388' of frontage on N Main Street and 656' on Grace Lane, providing exceptional ingress/egress and design flexibility.

VERSATILE DEVELOPMENT POTENTIAL

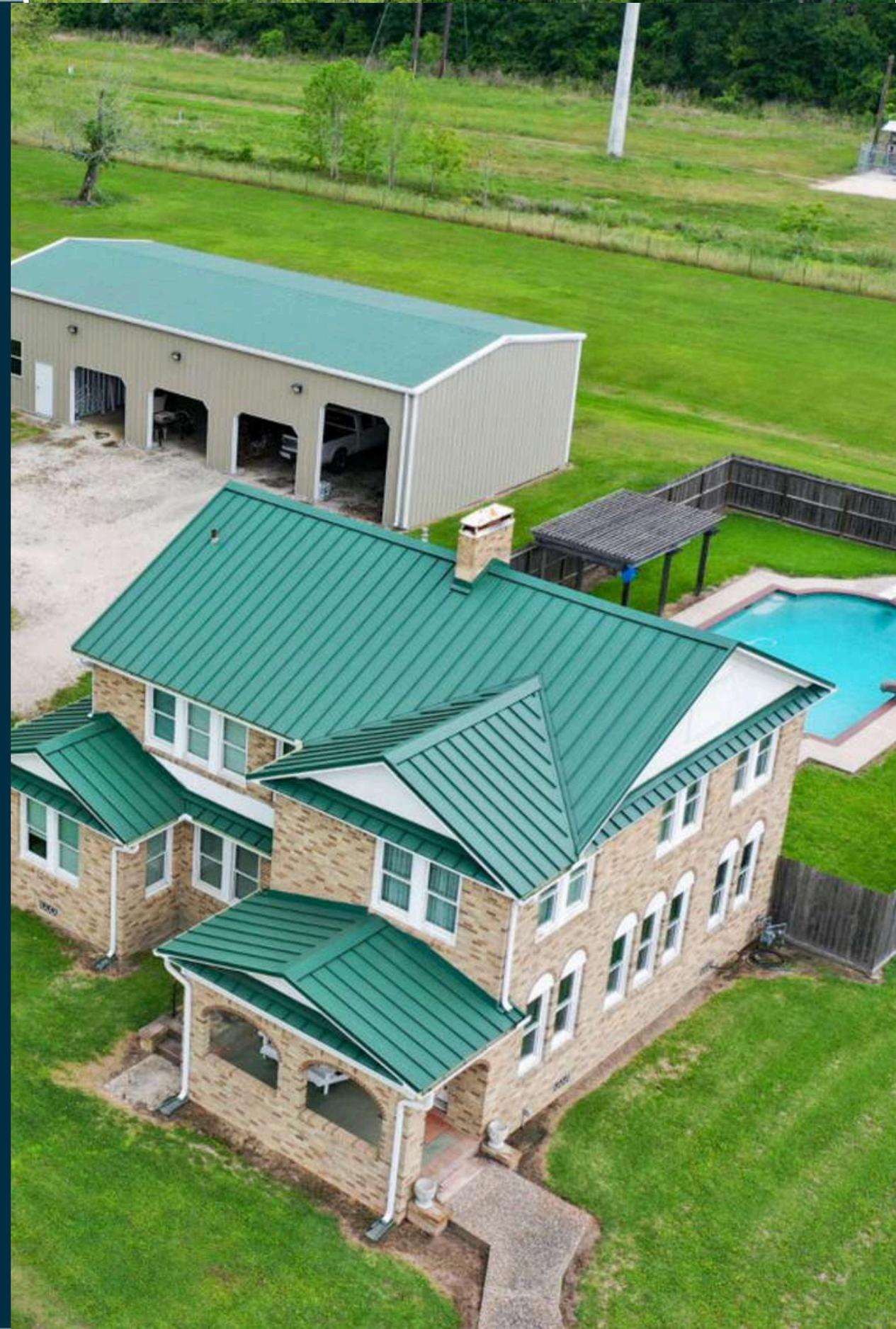
An unrestricted blank canvas ideal for a wide range of uses, including residential subdivision, multifamily complex, commercial/retail, or light industrial.

EXISTING IMPROVEMENTS

Features a historic 2,800+ sq/ft residence, saltwater pool, office, and multiple outbuildings, providing potential for immediate use or interim income.

STRATEGIC HIGHLANDS LOCATION

Positioned in a growing area with excellent connectivity, offering a strategic advantage for future development projects.



02 PROPERTY DETAILS



THE LAND & ACCESS

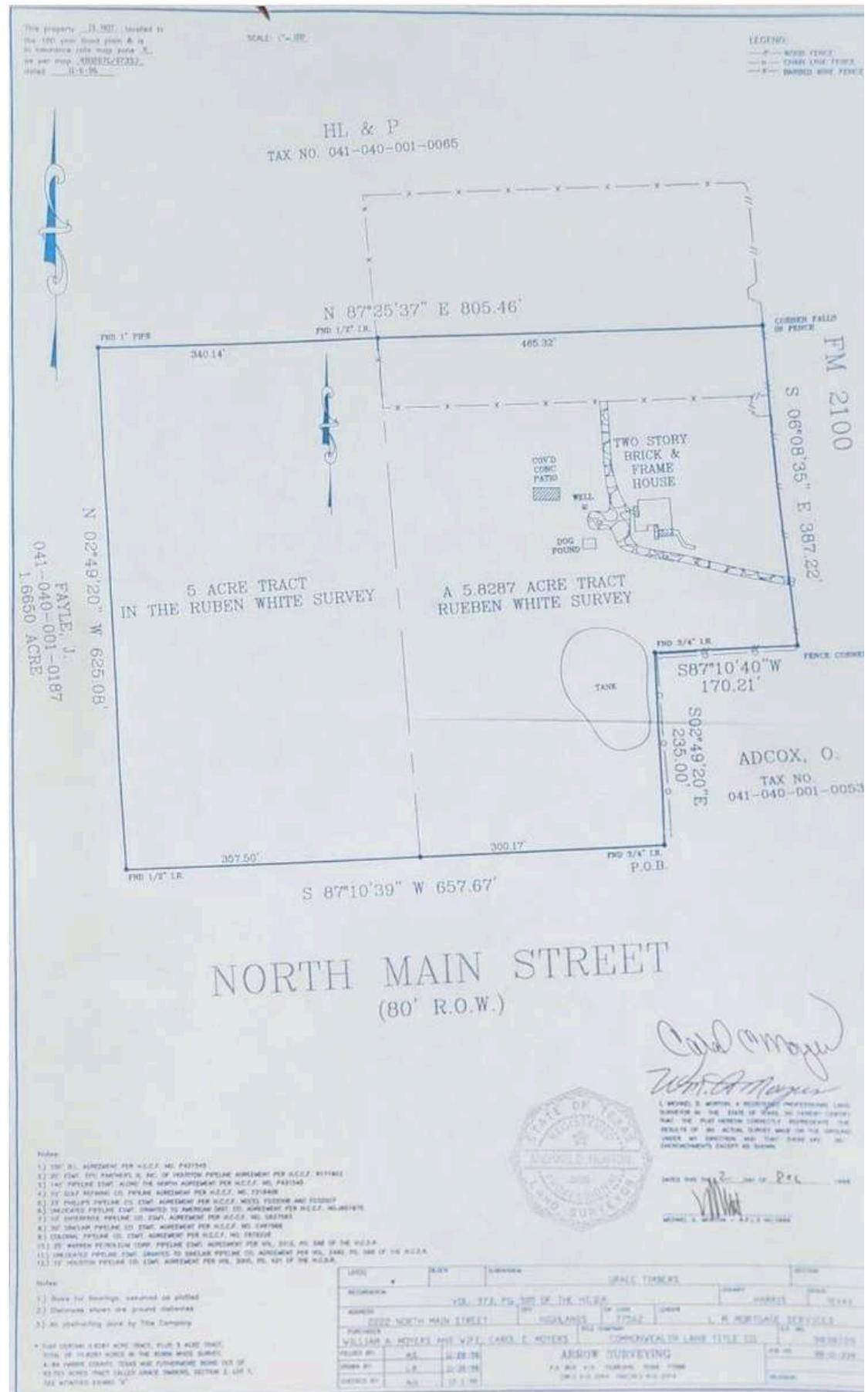
 **10.65 Acres**
Total Acreage

 **Two Tracts: 041-040-001-0211 (5.65 Ac) & 041-040-001-0184 (5.0 Ac)**
Parcels

 **Unrestricted Deed**
Zoning - Buyer to verify all codes and uses

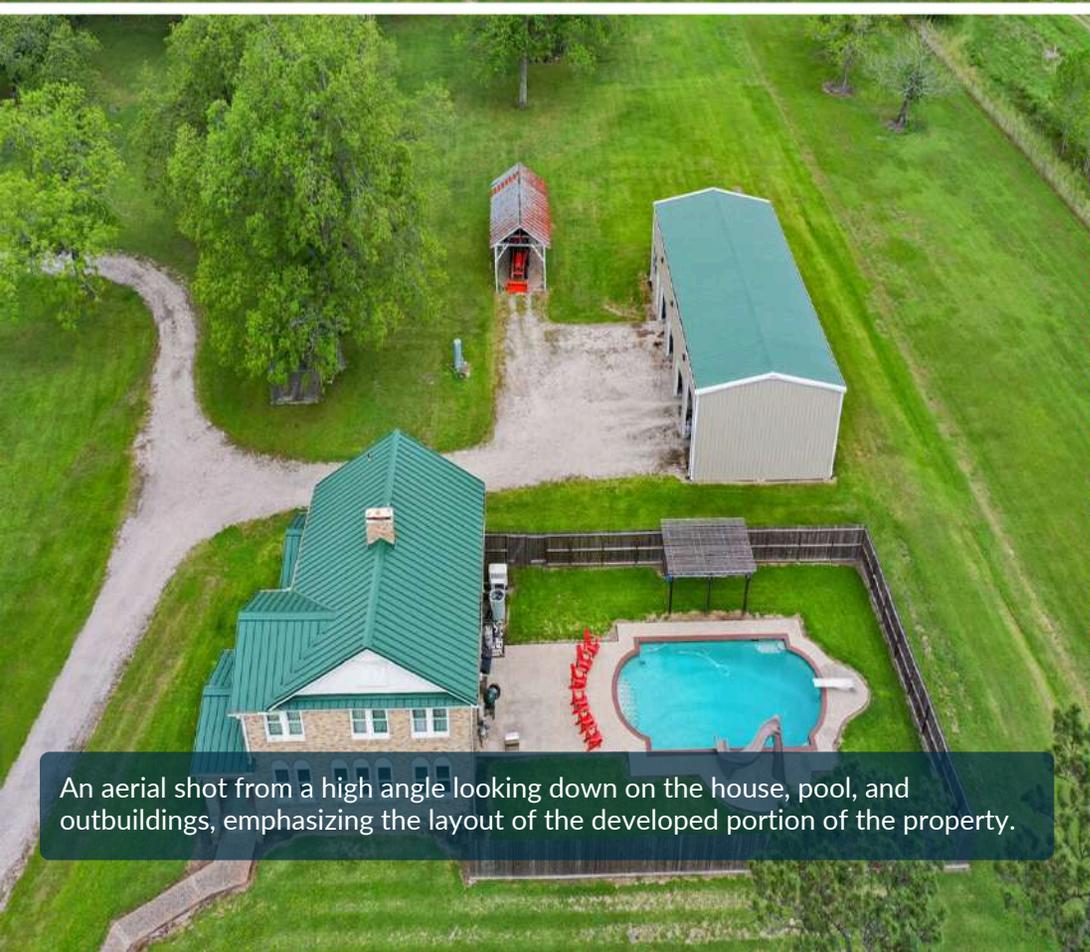
 **Approx. 388 Feet**
Main St Frontage

 **Approx. 656 Feet**
Grace Lane Frontage

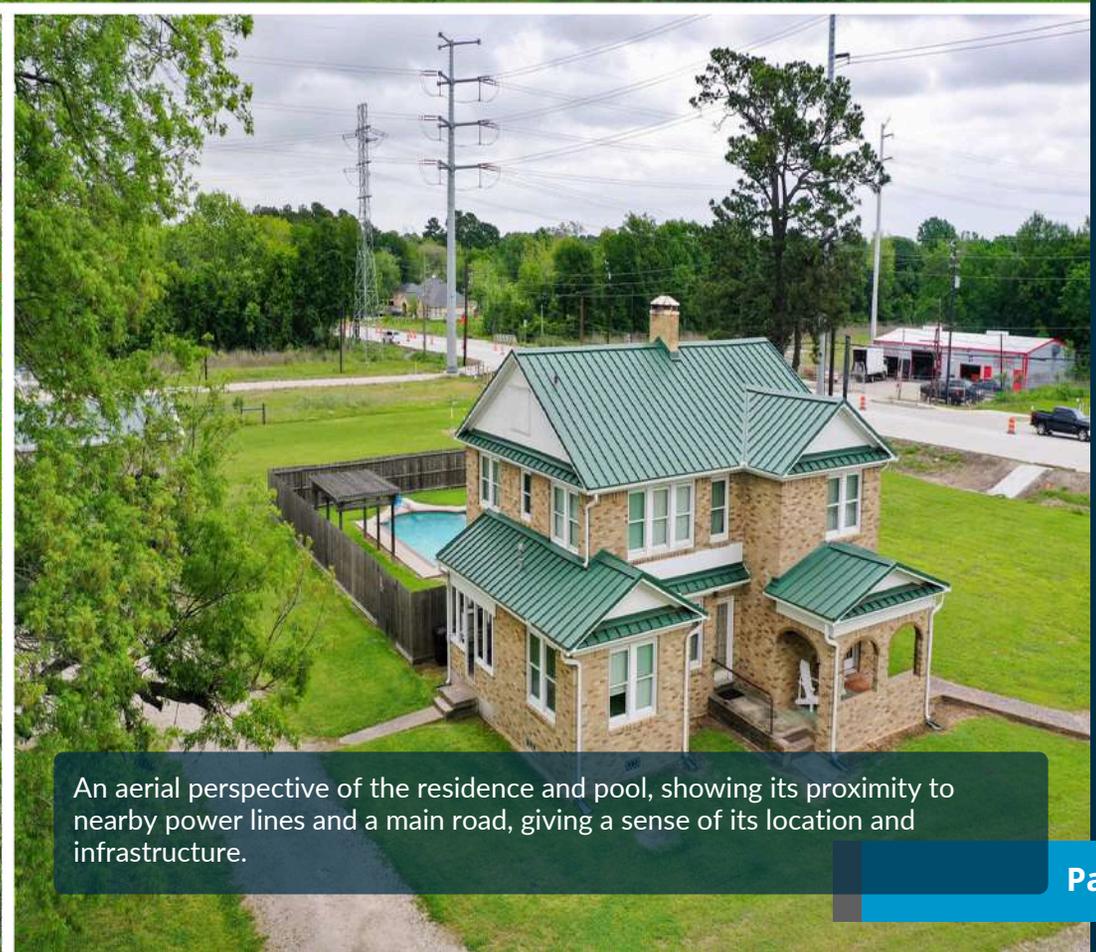




A top-down drone photograph providing a complete overview of the property layout, clearly showing the main house, pool, workshop, pond, and the winding gravel driveway.



An aerial shot from a high angle looking down on the house, pool, and outbuildings, emphasizing the layout of the developed portion of the property.



An aerial perspective of the residence and pool, showing its proximity to nearby power lines and a main road, giving a sense of its location and infrastructure.



THE HISTORIC RESIDENCE

The property includes a charming and historic 2,800+ square foot home, providing a unique asset for an owner-operator or potential for repurposing within a larger development. The home is rich with character and has been well-maintained with significant modern upgrades.



5 Bedrooms



2 Fireplaces



Durable 50-Year Roof



Upgraded Windows with Lifetime Warranty



Private Saltwater Swimming Pool







ADDITIONAL IMPROVEMENTS

CONFIDENTIALITY & DISCLAIMER

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