



**FOR LEASE**

**HIGHLANDS | TX**

**1204 S. MAIN STREET, HIGHLANDS, TX 77562**

### **Property Description**

The subject property is a 4.54-acre parcel located on the west side of S. Main Street, between Jones Road and Ellis School Road in Highlands, Texas. Its proximity to I-10 and Spur 330, major thoroughfares linking Baytown, Channelview, Crosby, and Houston, ensures convenient accessibility. Strategically located near key petrochemical firms including Shell USA, Inc., K-Solv Chemicals and Maritime Services, INEOS, and Precision Plant Services-Texas, this property is ideally suited for industrial use or development. Situated on the San Jacinto River, part of the Port of Houston within the 52-mile Houston Ship Channel, the property features approximately 400 feet of waterfront. The Port of Houston is the largest Texas port, the largest Gulf Coast container port, and the 5th ranked U.S. container port.

Do not enter the property without prior approval and accompaniment.

### **Summary**

**PRICE:** \$5,000/AC + 'NNN'/Month  
**LOT SIZE:** 197,757 SF  
**ACREAGE:** 4.54 Acres (Approx.)  
**PARCEL ID:** 040-288-000-0025,  
040-288-000-0024,  
040-288-000-0081

### **Highlights**

- 400 Feet of Waterfront frontage
- Proximity to I-10 and Spur 330
- Access to Houston Ship Channel and Port of Houston

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