

Investment Highlights

- **2.57-Acre Property**
Ideal for residential, short-term rental (Airbnb), or certain business uses (no signage allowed).
- **Prime Location Near The Woodlands**
Just minutes from Rayford Rd, SH 99, Hardy Tollway, and The Woodlands Mall, offering exceptional access to shopping, dining, and major employment hubs.
- **Short-Term Rental Potential**
With 6 bedrooms and a large flex/game room, the property is well-suited for group stays or multi-family bookings on platforms like Airbnb or VRBO.
- **Space to Expand**
Room to build a second home, pool, guest house, or additional income-producing structure on the spacious and partially wooded lot.
- **Workshop with Utilities**
A two-story 21' x 25' workshop with a half bath offers space for a studio, small business, or additional conversion potential.
- **Equestrian-Friendly**
Horses allowed (1 per acre), appealing to equestrian renters or buyers seeking rural amenities near the city.
- **No Flooding History**
Peace of mind for long-term ownership and insurance purposes.
- **Multiple Revenue Streams**
Live in the main home and rent out additional space, run a home-based business, or subdivide for future development potential (verify with county).
- **Privacy and Natural Beauty**
Over half of the lot remains heavily wooded, offering a serene, secluded setting rarely found this close to urban conveniences.

Whether you're looking to establish an Airbnb, operate a home-based business (signage restrictions apply), or even build a second home, this property offers the space and freedom to bring your vision to life. This custom single-story home boasts approximately 3,100 sq ft with 6 spacious bedrooms, 3 full bathrooms, and a large game/flex room ideal for multi-purpose use. The formal living and dining areas flow into a cozy den and a bright sunroom overlooking the beautifully landscaped backyard. The split floor plan ensures privacy, with the primary suite tucked away behind the breakfast area and five additional bedrooms situated in the north wing. Outdoor features include a circle driveway, a 2-car porte-cochere, a large pergola perfect for entertaining, and a 21'x25' two-story workshop complete with a half bath and an additional carport—perfect for storing equipment or expanding your business footprint. Horses are welcome (1 per acre), and there's plenty of room to build a second residence or guesthouse. With over half the lot remaining heavily wooded, you'll enjoy natural seclusion while still being close to everything. No flooding history. This is an ideal property for investors, entrepreneurs, or anyone seeking space, privacy, and possibilities.