

\*

THE  
HIGHLANDS

## The Highlands 101

**Community Overview:** The Highlands by Caldwell Communities is a master planned community centered around getting outside and connecting with nature. The Highlands tag line is 'Where Life Shines Brighter,' and is thoughtfully designed to feel like an elevated state park with the way we designed our overall community and amenities.

**A note on digital:**

Please tag @TheHighlandsTx and @CaldwellCompanies on Instagram and or Facebook, and reference The Highlands by Caldwell Communities or The Highlands developed by award winning Caldwell Communities.

**(Internal Note on Overall Growth)**

We welcomed our first residents in April of 2022 and currently have over 400 families calling The Highlands home. The Highlands is a 10 to 15-year project with 4,000 homes upon completion.

**Quick Facts:**

- The Highlands is developed by award winning Caldwell Communities known for best in class amenities, premier builders, and robust lifestyle programming for residents
- 2,300 acres
- 4,000 homes at completion
- 13 premier builders
- 17 gorgeous model homes total offering homes from the \$350s and up
- Best in class amenities (200-acre nature preserve, 30+ miles of trails, Mirror Lake Park, future Discovery Cove amenity center and waterpark area; see notes below for more)
- Mix of traditional single-family homes, the Beazer Duet product (duplex with shared garage wall) and active adult section (patio homes – only homes on the golf course) at Fairway Pines

**About Caldwell Companies:** Caldwell Companies is an award-winning, fully integrated real estate development and investment firm based in Houston. Caldwell Companies has been in business for over 30 years and is a faith-based, lifestyle real estate firm that develops large - scale master planned communities, associated commercial developments, and residential rental communities. We are vertically integrated and have a very active construction team building incredible places. We are committed to building extraordinary communities that enrich the lives of our residents. The firm also engages in a variety of real estate investment and asset management. Notable communities include Rock Creek, Willowcreek Ranch, Towne Lake, The Boardwalk at Towne Lake, Mission Ranch, The Highlands, Chambers Creek, and more.

**Builders:** Beazer Homes, Caldwell Homes, Coventry Homes, David Weekley Homes, Drees Homes, Empire, Highland Homes, Lennar Homes, Newmark Homes, Partners In Building, Perry Homes, Ravenna Homes, Village Builders

### **Amenities:**

- **Discovery Cove (Amenity Complex):**
  - **Phase 1** design of The Highlands Amenity Complex is underway and will include the outdoor amenities: lazy river, water park, resort-style pool, pickleball courts, tennis courts, event lawn, etc. Discovery Cove is located adjacent to the Visitor Center and broke ground in July 2023. Two pickleball/ tennis courts opened April 2024. The resort-style pool, lazy river and water park are estimated to be complete in the Spring of 2025.
  - **Phase 2** will continue after the completion of the water park and will include a fitness center.
- **Trails:** At completion, there will be 30 miles of trails. Families can get home from work, walk down the street and hop on the trails and go exploring. There will be different trail surfaces for running, exploring, biking etc.
  - **Paved:** Located along the main thoroughfares of the community.
  - **Crushed Granite:** These trails are located through the sections on the homes. The Highlands has nature barriers in-between sections to keep trees and preserve the look of the community.
  - **The Preserve:** There are soft surface nature trails located in The Preserve.
- **Mirror Lake:** The Highlands is centered around a 30-acre lake where you can fish, kayak, paddleboard, canoe, anything recreational however, no motorized boats/vehicles. Catch and release only-- stocked with perch, minnows, largemouth bass and blue gill fish. There will be additional lakes as we expand and you do not need a fishing license in the lakes in the community, but you will need one if you plan to fish at the San Jacinto River. You will not be

able to kayak between the lakes, however they will be connected by a trail system and overflow system.

- **Mirror Lake Park:** This is our largest park in the community at the edge of Mirror Lake. It includes a playground, sports field, nature trails, a covered pavilion, a fishing dock, and direct access to Mirror Lake where you can paddleboard, kayak, and more! The park and amenities are only available to Highland residents. Residents may rent the pavilion through the HOA.
  - **Additional Parks: Sundew Park & Paw Print Park** opened in August 2023. Sundew Park includes green space, playground, and a pavilion (a smaller version of Mirror Lake Park). Paw Print Park is the community dog park located in Sequoia Grove and is gated.
  - **The Preserve:** Opened in October 2023. The Preserve is 200 acres and sits behind the golf course. This is a place where you can push the kiddos outside and get them back connected to nature. **Hiker's Landing** in The Preserve features a day-camping-type experience with additional trails, two pavilions, river overlook called "**The Overlook**" (San Jacinto), etc. Additionally, it is home to **Philips Lake** which is nestled within the pine trees where residents can participate in catch & release fish. **Cypress Grove** is a body of water that residents may walk around and features 100-year-old Cypress trees.
  - **Highland Pines:** Highland Pines Golf Club is a Semi-Private Golf Course located inside the community. Highland Pines has 18 Holes, Driving Range, Practice Putting Green. The clubhouse will opened in April 2024 and features a restaurant, ballroom and outdoor patio. Residents receive a social membership to the golf course which includes:
    - \$2500 off initiation fees
    - 10% discount on green fees
    - 10% discount driving range golf balls
    - 10% discount on food and beverages
    - 10% discount on merchandise
  - **The Hideaway at Fairway Pines:** Residents who live in Fairway Pines will have access to additional amenities. The Hideaway at Fairway Pines opened with 3 pickleball courts and 2 bocce ball courts in November 2023. Next, we will focus efforts on construction of the Active Adult clubhouse which we're looking to break ground in Q4 of 2024.
- 
- Nextdoor Neighborhood Fave Award 2024
  - Greater Houston Builders Association 2024 Houston's Best PRISM Awards:
    - Master Planned Community of The Year
    - Billboard- Event Promotion for "All Trails Lead Home Tour"

## Awards:

- Nextdoor Neighborhood Fave Award 2024
- Greater Houston Builders Association 2024 Houston's Best PRISM Awards:
  - Master Planned Community of The Year
  - Billboard- Event Promotion for "All Trails Lead Home Tour"
  - Event of the Year- Party in the Preserve
- Texas Association of Builders (2024):
  - Best Print Ad- Developer category
  - Best Sales Brochure- Developer category
- The Nationals Gold Award for Best Community Welcome Center by The National Association of Home Builders (2023)
- Greater Houston Builders Association 2023 Houston's Best PRISM Awards:
  - Model Home Park Design of the Year
  - Recreation Center of the Year
  - Signage of the Year
  - Sales Information Center of the Year
  - Print Ad of the Year
  - Website of the Year
  - Sales Brochure of the Year
- The Highlands was listed as one of the 2022 RCLCO Top Selling Master Planned Communities in the Nation
  - Highlands was 1 of 4 new communities on this list
- Voted Master Planned Community of the Year by Agents Choice Awards (2022)
- Golf Digest Named Highland Pines one of the Top Texas Courses Changing the Landscape

**WHERE LIFE SHINES BRIGHTER**

thehighlands.com | Montgomery County, TX