

# WOODS CROSSING

BROOKSHIRE, TEXAS

## MASTER PLANNED BUSINESS PARK

Phase I - 252,800 SF (Divisible)

Bldg 1 - 156,800 SF | Bldg 2 - 96,000 SF

Phase II - Available for BTS



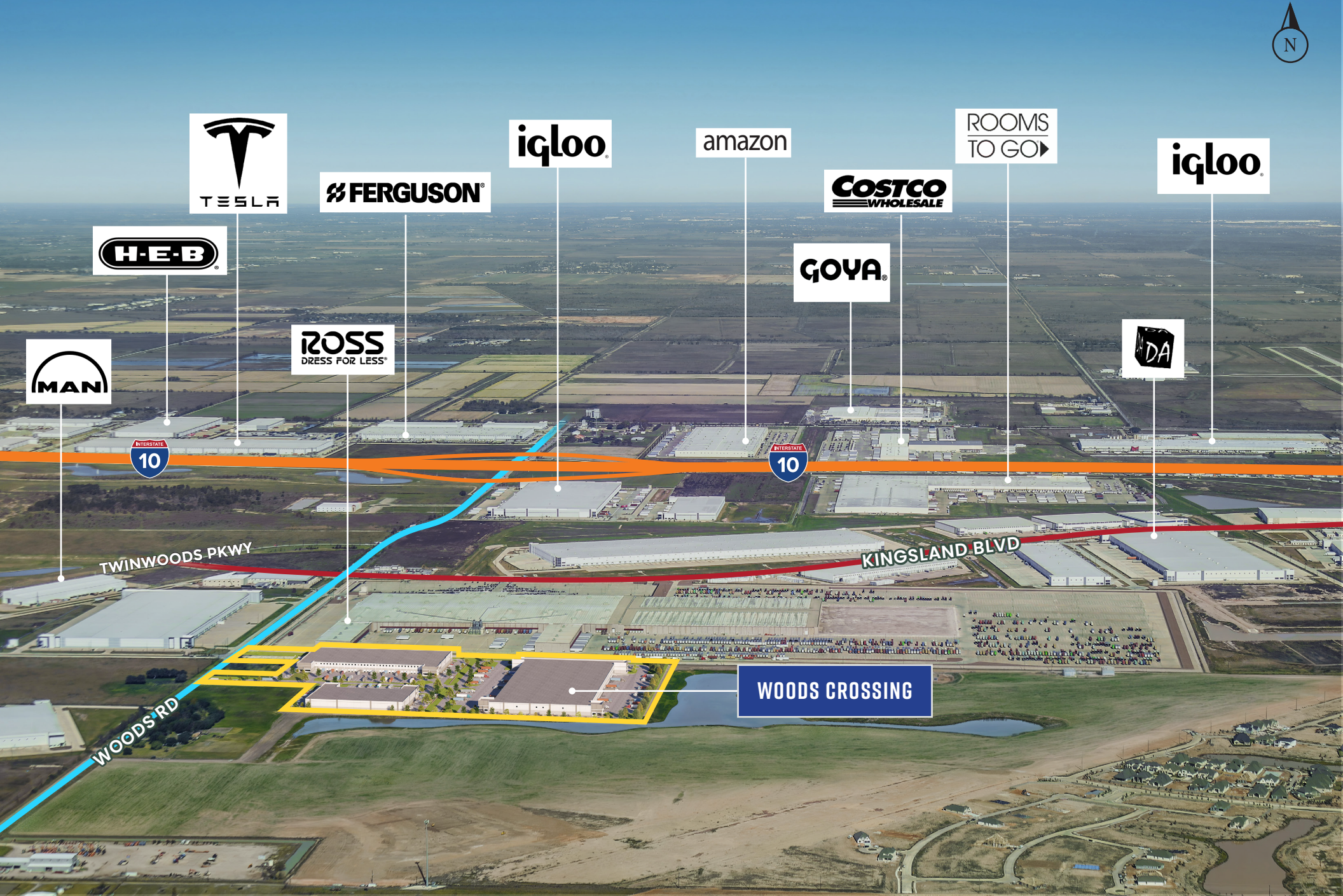
Q2 2025 GROUND BREAKING  
Q1 2026 PHASE 1 DELIVERY

VIGAVI 

CBRE

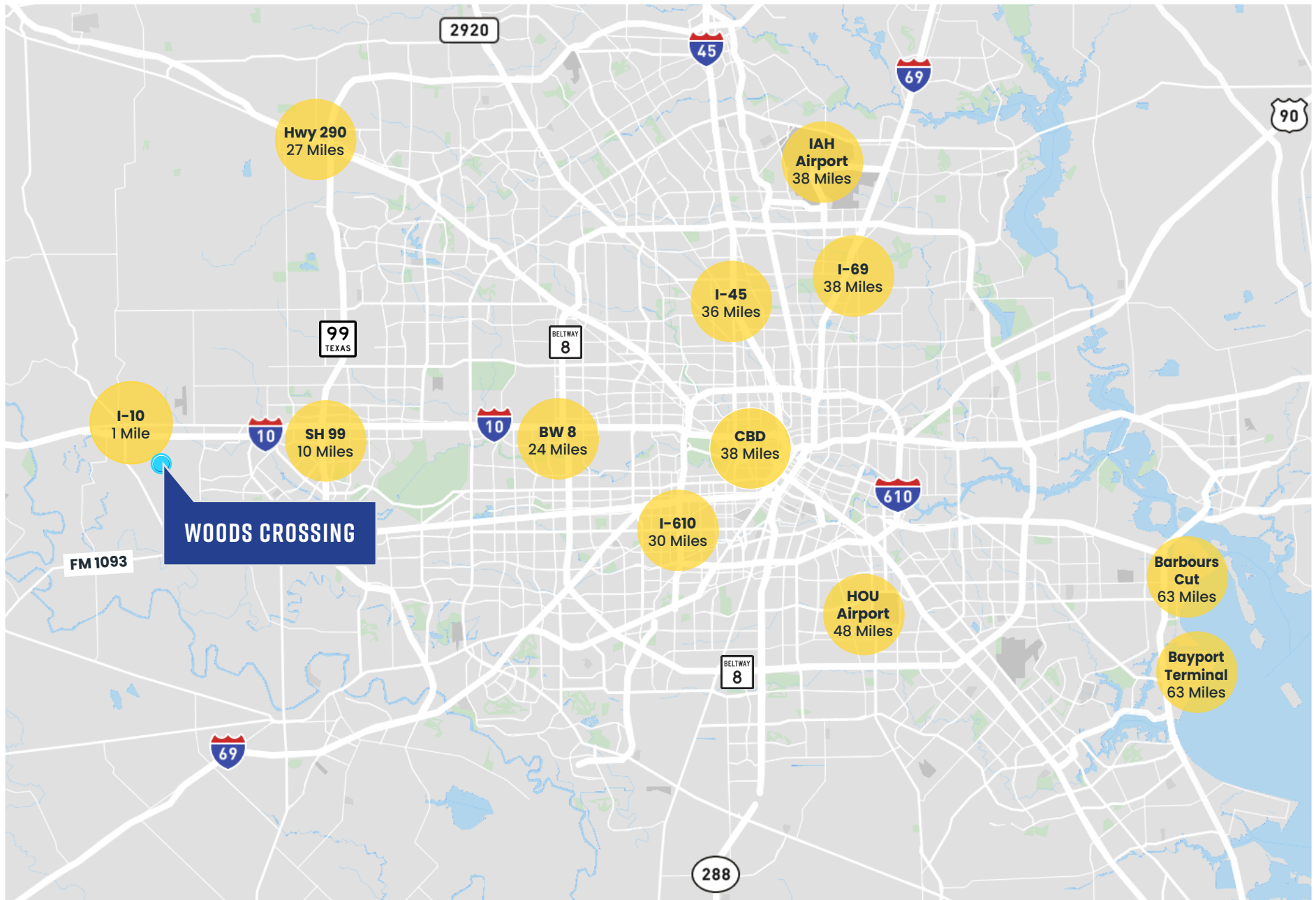


# EASY ACCESS TO INTERSTATE 10



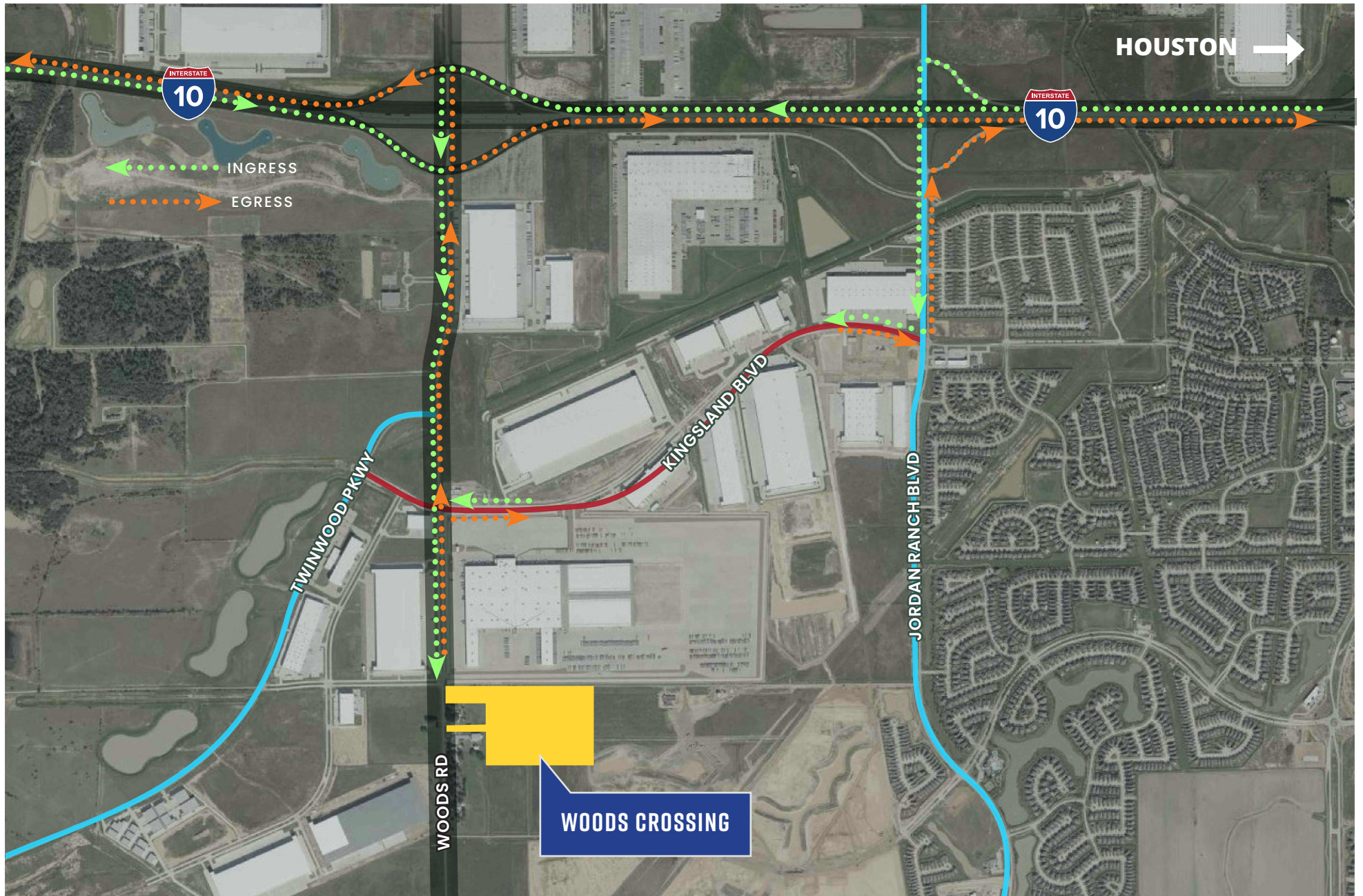


# LOCATION MAP

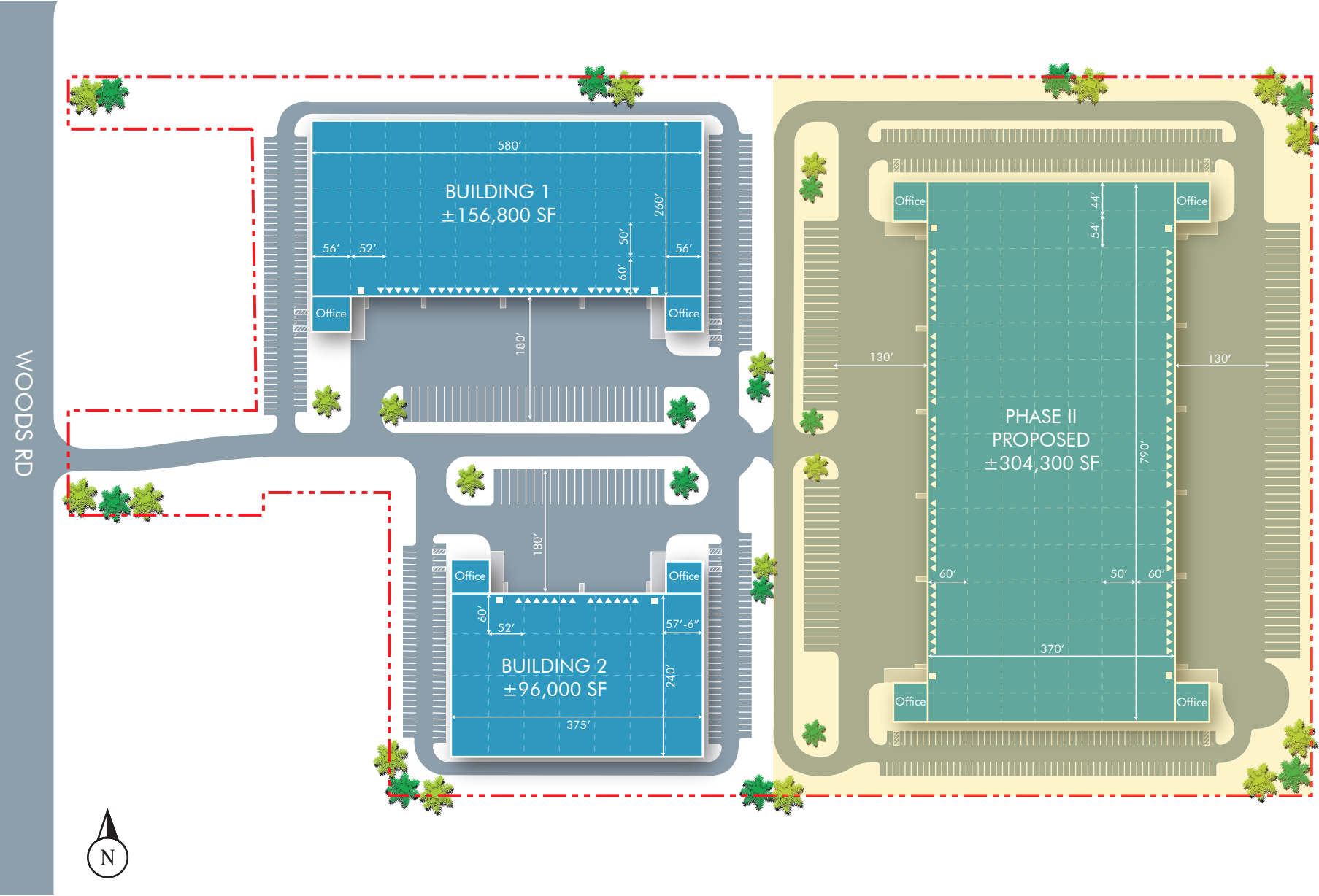




# INGRESS/EGRESS MAP



# SITE PLAN



# BUILDING I ♦ PHASE I

## SPECIFICATIONS

Size ±156,800 SF

Office Size ±3,150 SF

Dimensions 580' x 260'

Clear Height 32'

Column Spacing 52' x 50'

Drive-In Doors 2

Docks 27

Levelers BTS

Car Parking 156 (.99/1,000 SF)

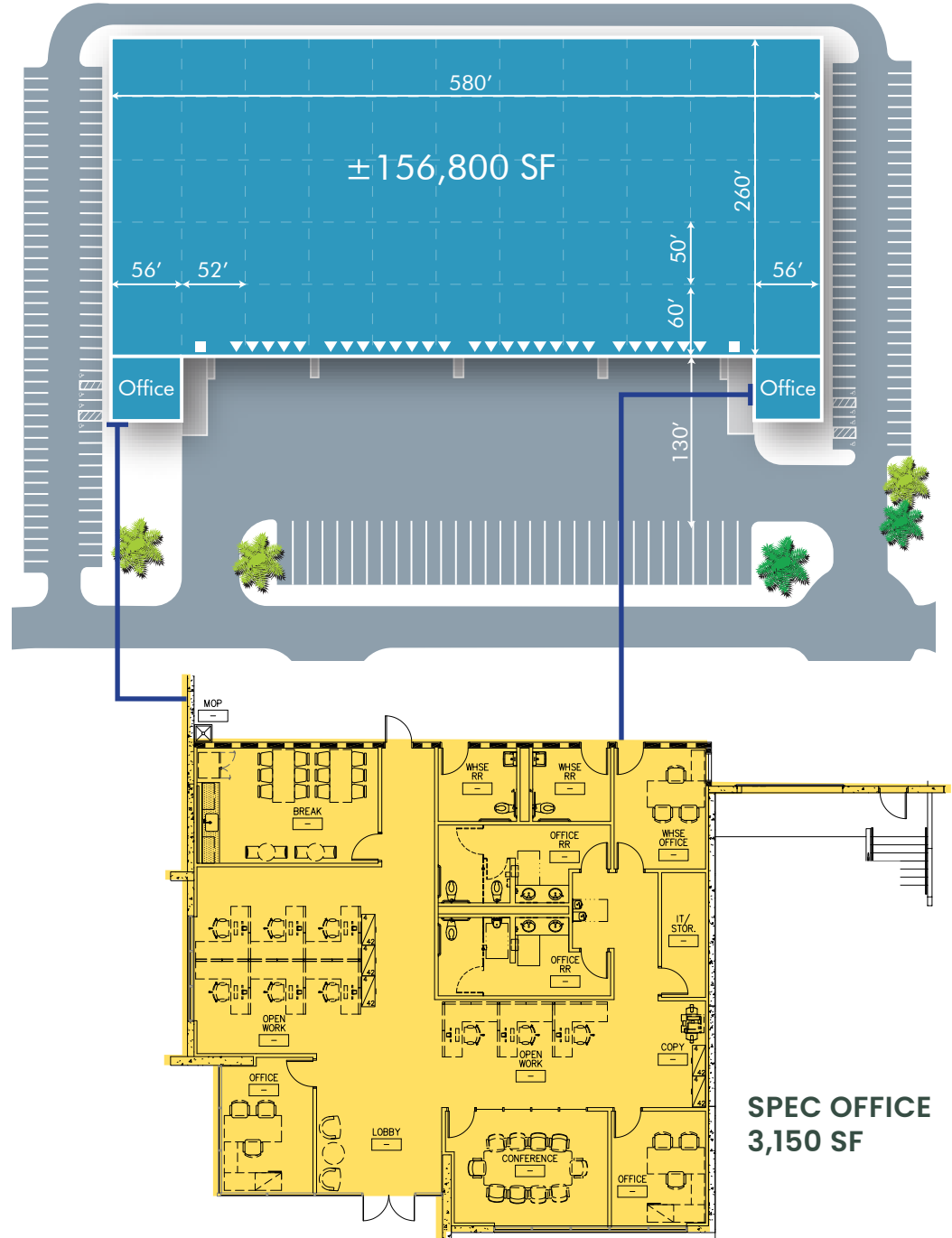
Trailer Parking 32

Truck Court 180'

Lighting LED Lamps

Sprinklers ESFR

Condition White Box



**SPEC OFFICE  
3,150 SF**



# BUILDING 2 ♦ PHASE I

## SPECIFICATIONS

Size ±96,000 SF

Office Size ±3,150 SF

Dimensions 375' x 240'

Clear Height 32'

Column Spacing 52' x 60'

Drive-In Doors 2

Docks 13

Levelers BTS

Car Parking 156 (.99/1,000 SF)

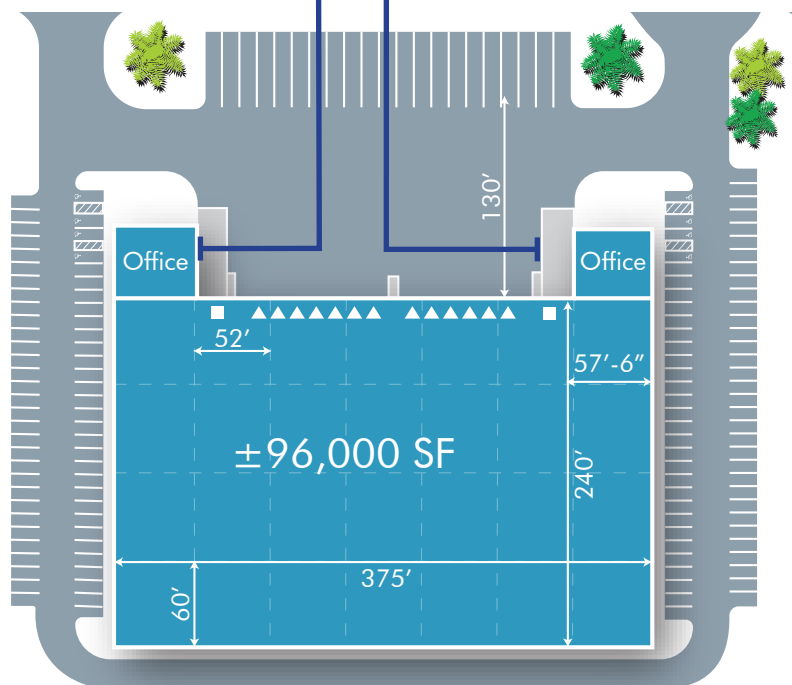
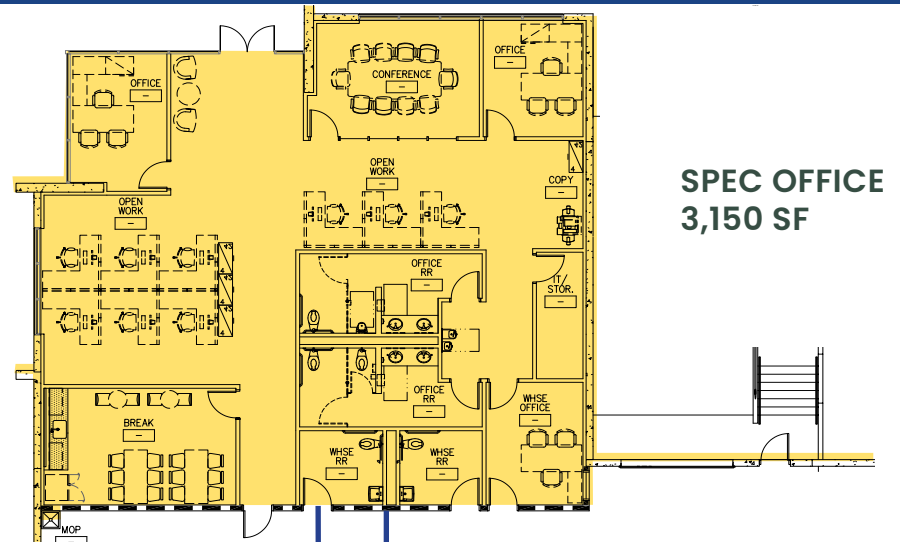
Trailer Parking 21

Truck Court 180'

Lighting LED Lamps

Sprinklers ESFR

Condition White Box



# WOODS CROSSING

MASTER PLANNED DISTRIBUTION BUSINESS PARK  
48,000 - 156,800 SF | DOCK HIGH



## CONTACTS

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VIGAVI 

**CBRE**

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