

TWINWOOD COMMERCE CENTER



FOR SALE OR LEASE

UP TO 100,000 SF NEW DISTRIBUTION BUILDINGS
ON +/- 5.2 ACRES IN FEDERAL OPPORTUNITY ZONE



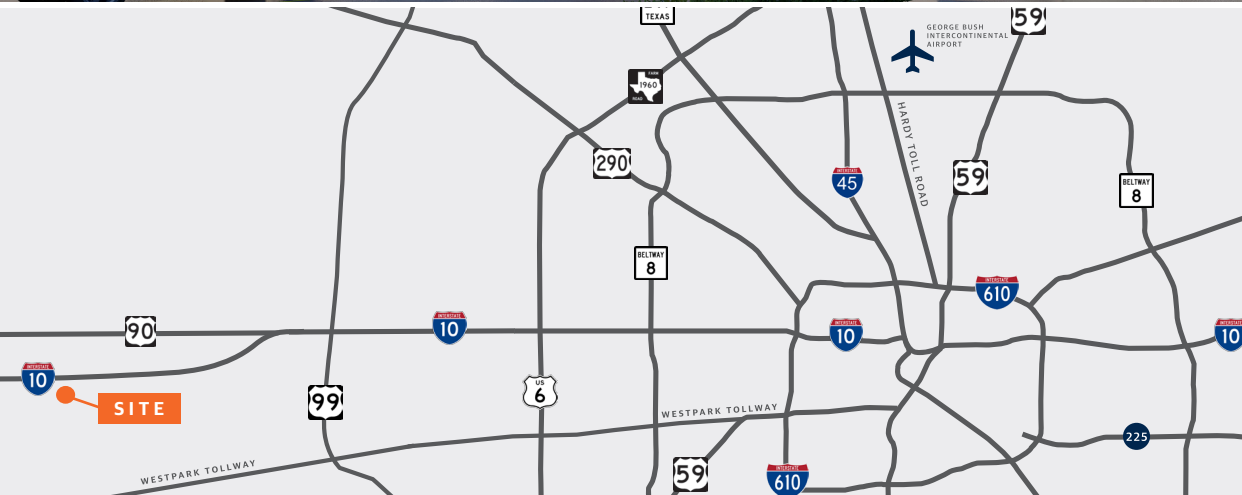
BUILDING DETAILS

- Freestanding Dock High Concrete Tiltwall Buildings
- 32' Clear Height
- Office (and Mezzanine if desired) Built To Suit (Not Included in Shell Price)
- ESFR Sprinkler System
- 60' Speed Bay, 50'x52' Column Spacing
- 3 Phase 480 volt 600 amp Electrical Service
- Convenient access to I-10 (1.7 miles) and Hwy 90

PROPERTY DETAILS

- LOCATED IN FEDERAL OPPORTUNITY ZONE WITH SIGNIFICANT TAX BENEFITS
- Local & State Incentives Available
- Waller County Property Tax Rate: 2.24
- Outside 100 & 500 Year Flood Plains
- Regional Master Detention
- Within The Uplands at Twinwood, a 14,000 Acre Master Planned Multi-Use Deed Restricted Park

Developed by Urban Construction



CONTACT INFORMATION

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AVAILABLE LAND SITE FOR DESIGN BUILDS OR BUILD TO SUITS



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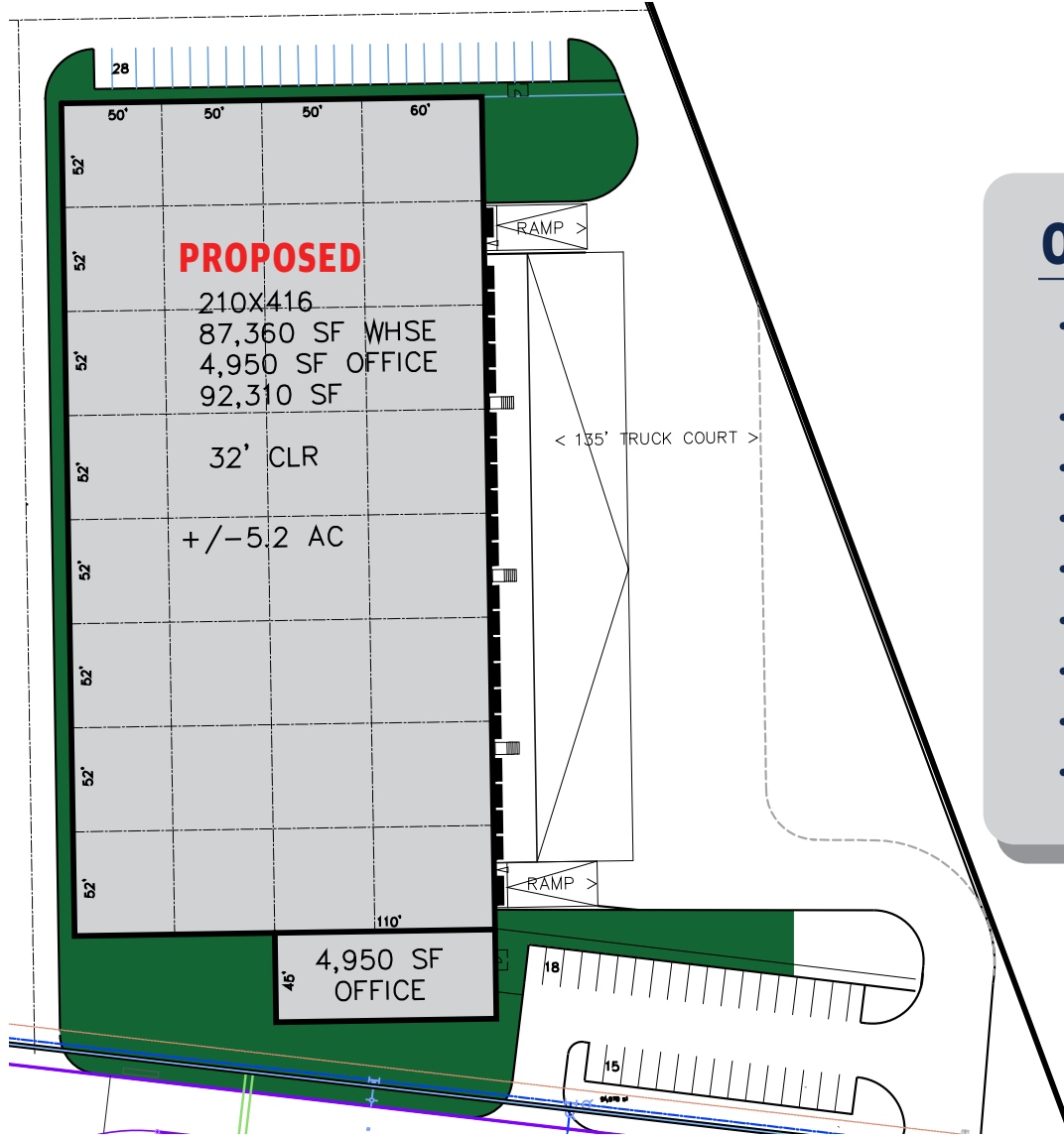
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OPTION ONE

92,310 SF PROPOSED BUILDING



OPTION ONE

- Tilt-wall building on +/-5.2 acres in Master Planned Deed Restricted The Uplands at Twinwood Park
- 92,310 SF Total
- Office to Suit
- 61 Car Parks
- 87,360 SF Warehouse
- 135' Truck Apron
- 2 Ramped 12'x16' Truck Doors
- 21 Dock-High, Side Load Truck Doors
- Offsite Detention, No Flood Plain

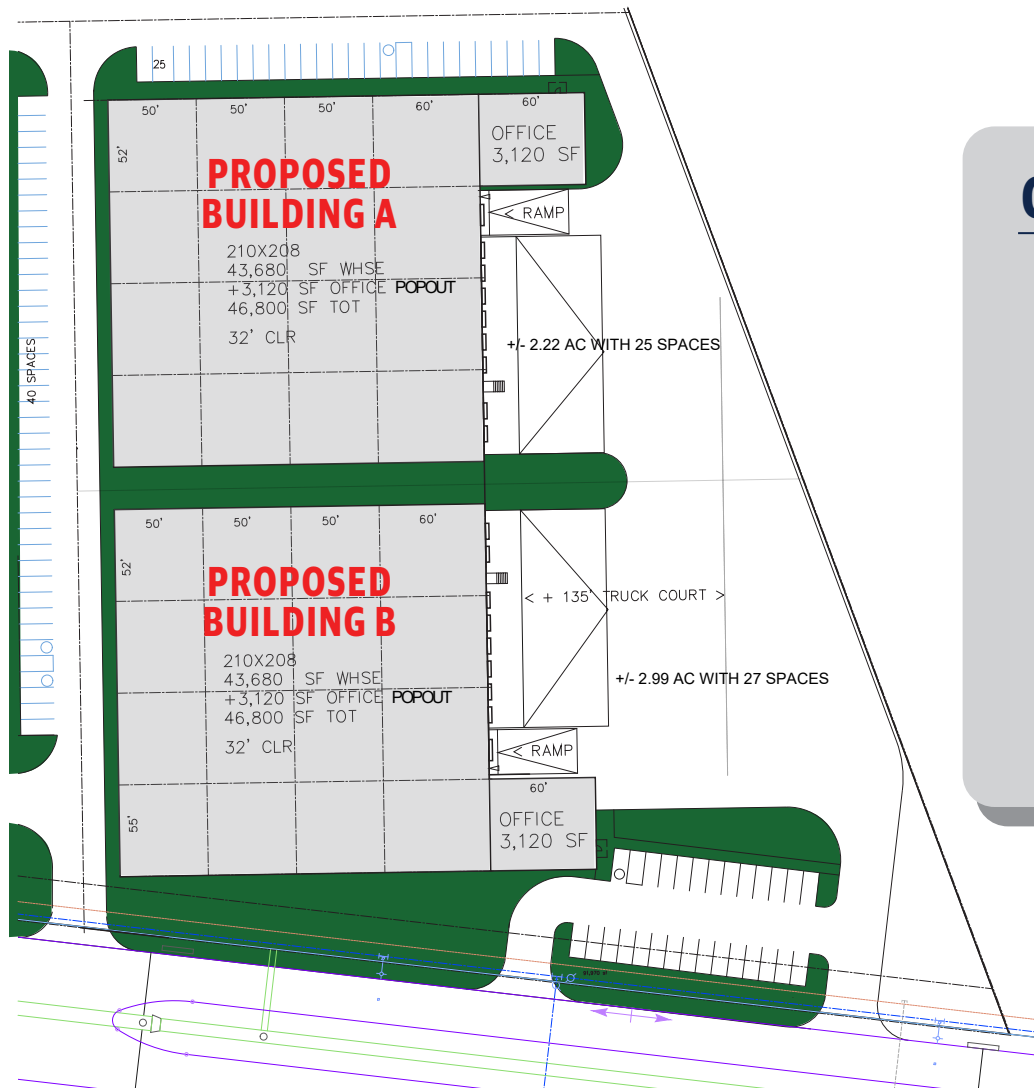
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OPTION TWO

TWO 46,800 SF PROPOSED BUILDINGS



OPTION TWO

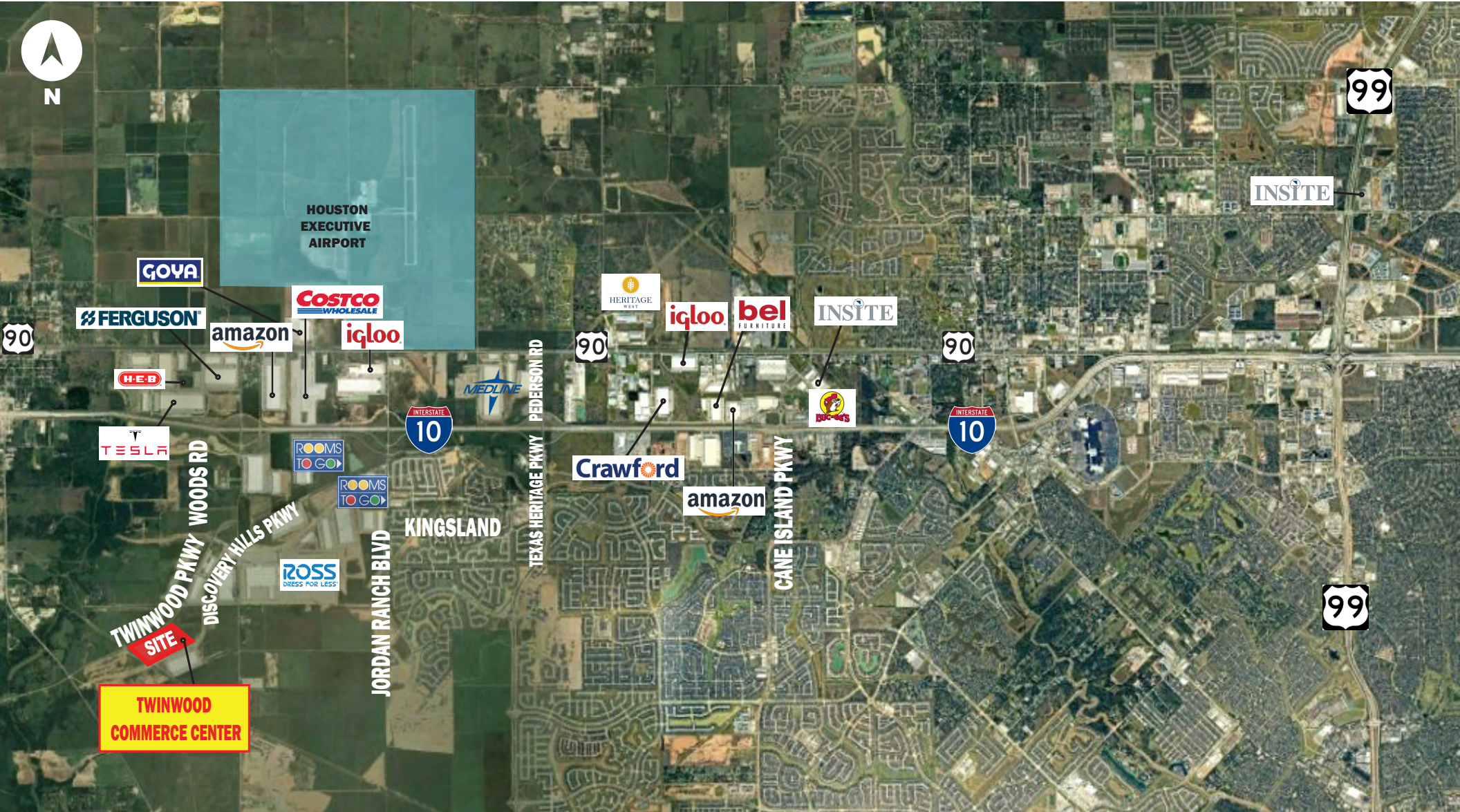
- Tilt-wall buildings on +/-5.2 acres in Master Planned Deed Restricted The Uplands at Twinwood Park
- Building A 46,800 SF Total on +/-2.22 Acres
- Building B 46,800 SF on +/-2.99 Acres
- Office to Suit
- 43,680 SF Warehouse
- 135' Truck Court
- 1 Ramped 12'x16' Truck Door
- 9 Dock-High, Side Load Truck Doors
- Offsite Detention, No Flood Plain

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