

FOR SALE OR LEASE

DISCOVERY HILLS COMMERCE CENTER AT TWINWOOD



BUILDING 1 - 46,800 SF AVAILABLE

DELIVERED MARCH 2026 | 2694 TWINWOOD PKWY. BROOKSHIRE, TX 77423

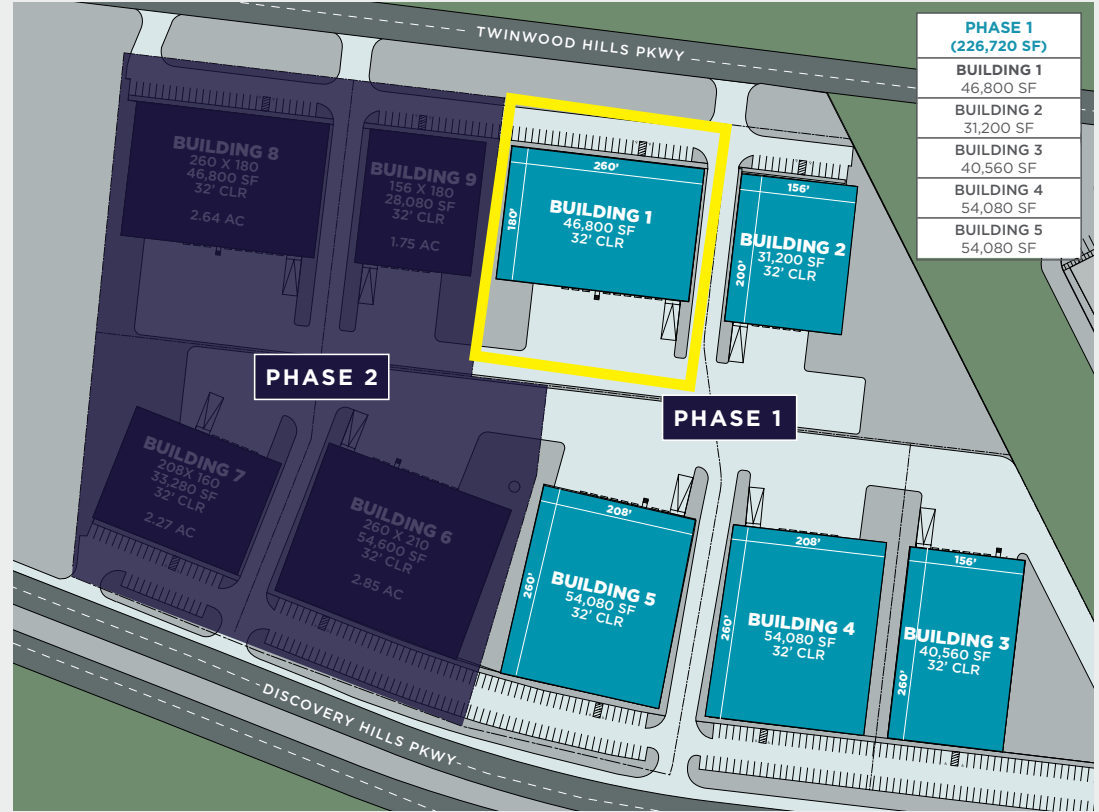


PROPERTY PHOTOS



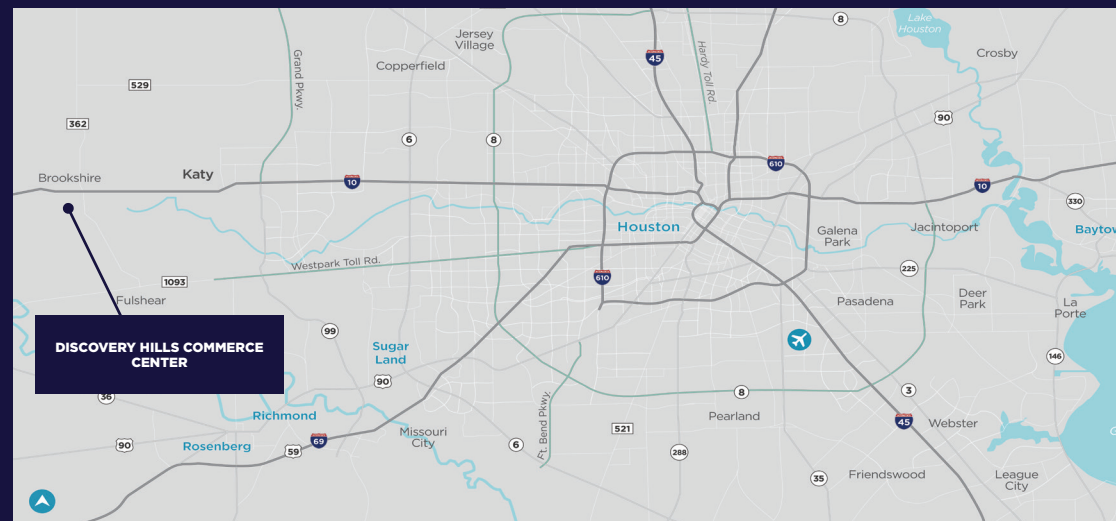
PROPERTY DETAILS

-  Convenient Access to I-10 (1.7 miles) and Hwy 90
-  Located in Federal Opportunity Zone with significant tax benefits
-  Local & State Incentives Available
-  Waller County Property Tax Rate: 2.667 for 2025
-  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



PROPOSED BUILDING 6-9 DETAILS















- Concrete Tiltwall Construction
- 135' Truck Courts (can be fenced in for privacy if desired)
- Dock High Rear Load Configuration with Multiple 9'x10' TrucDoors
- 1 Ramped 12'x16' Truck Door
- 32' Clear Height
- 60' Speed Bay; 50'x52' Column Spacing
- LED Lighting in Warehouse
- 3 Phase 480 Volt Electrical Services
- ESFR Sprinkler System
- Office (and Mezzanine if desired) Built to Suit

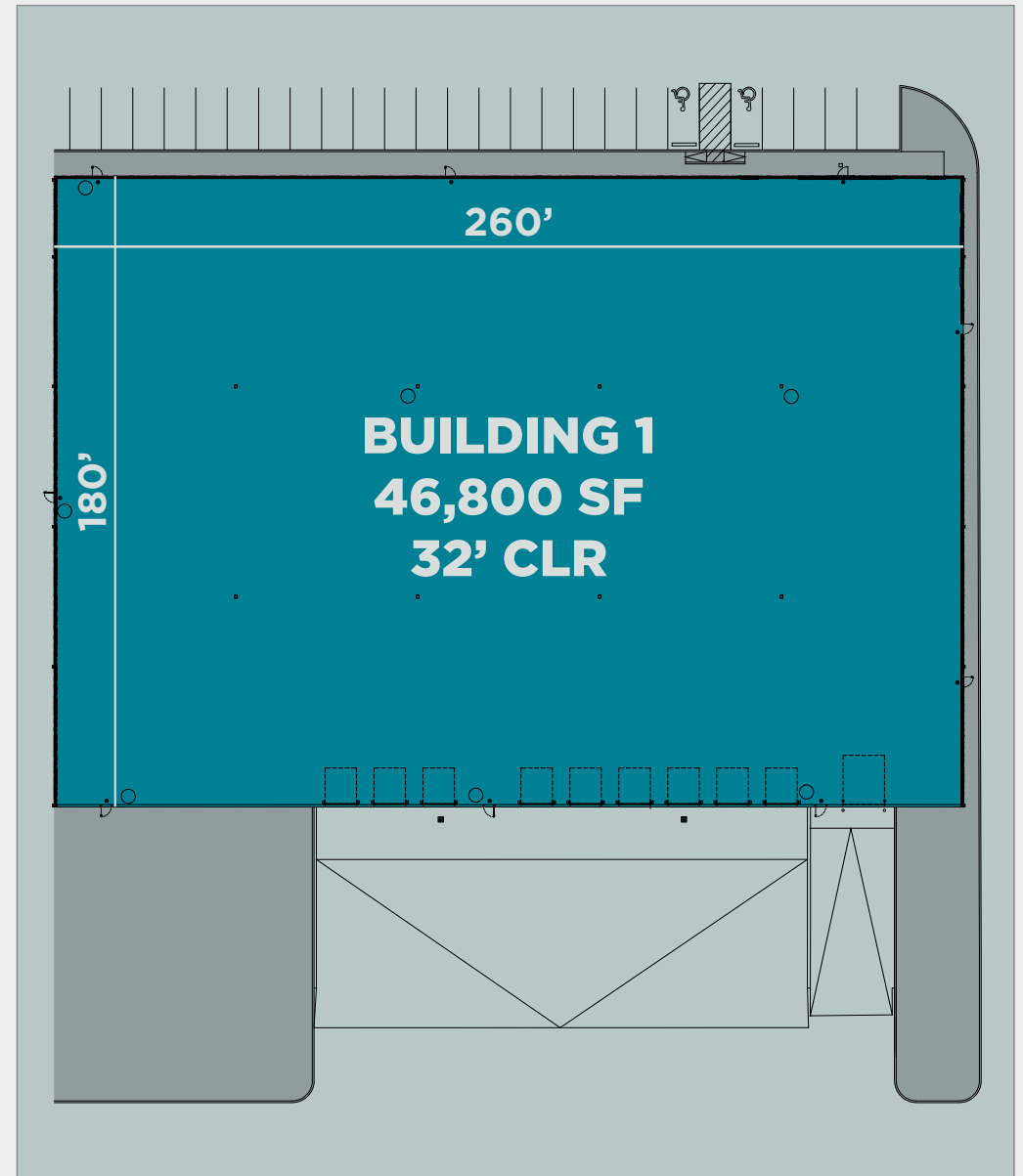


BUILDING 1 HIGHLIGHTS

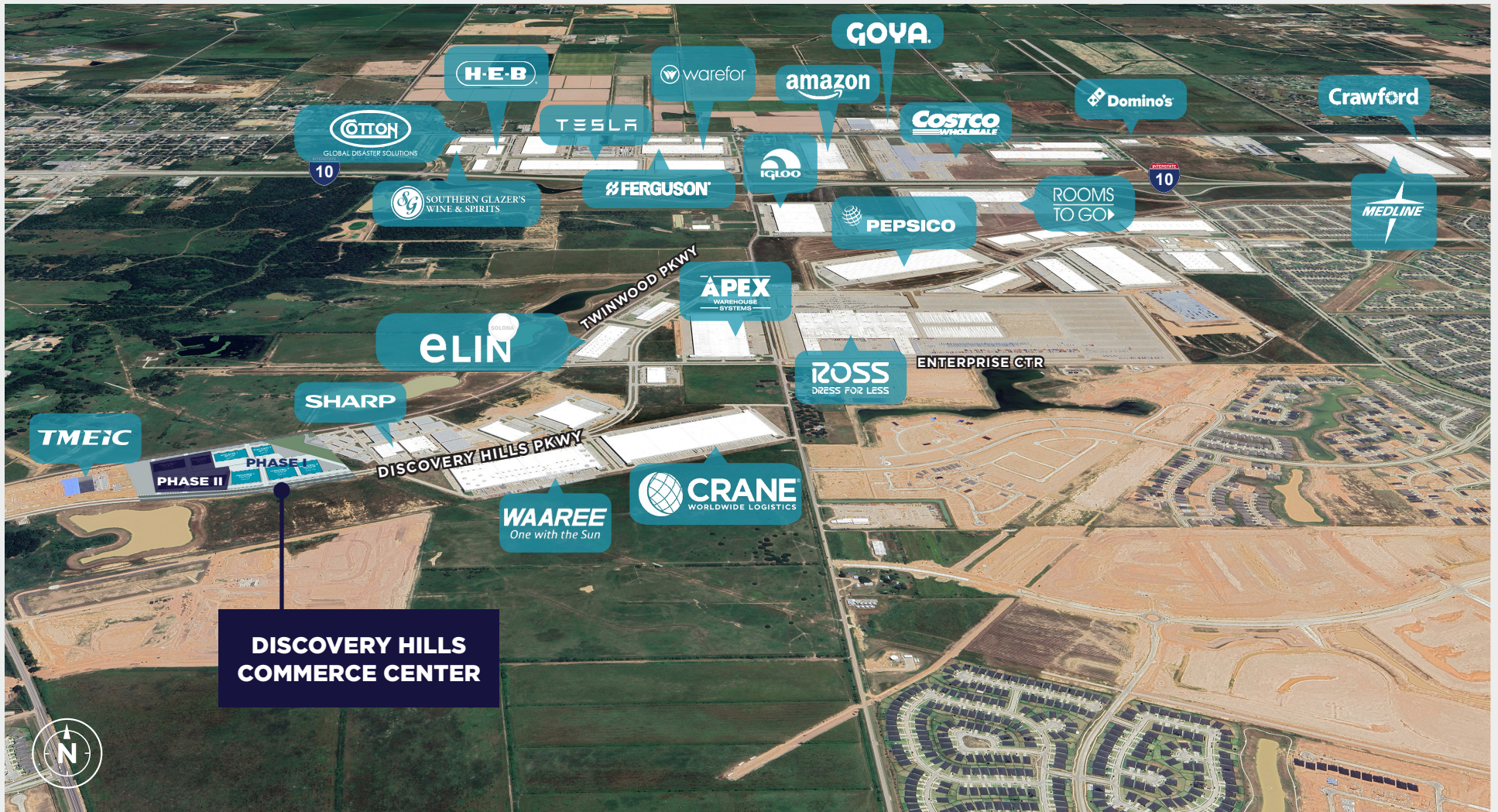
2694 TWINWOOD PKWY. BROOKSHIRE, TX 77423

BUILDING 1

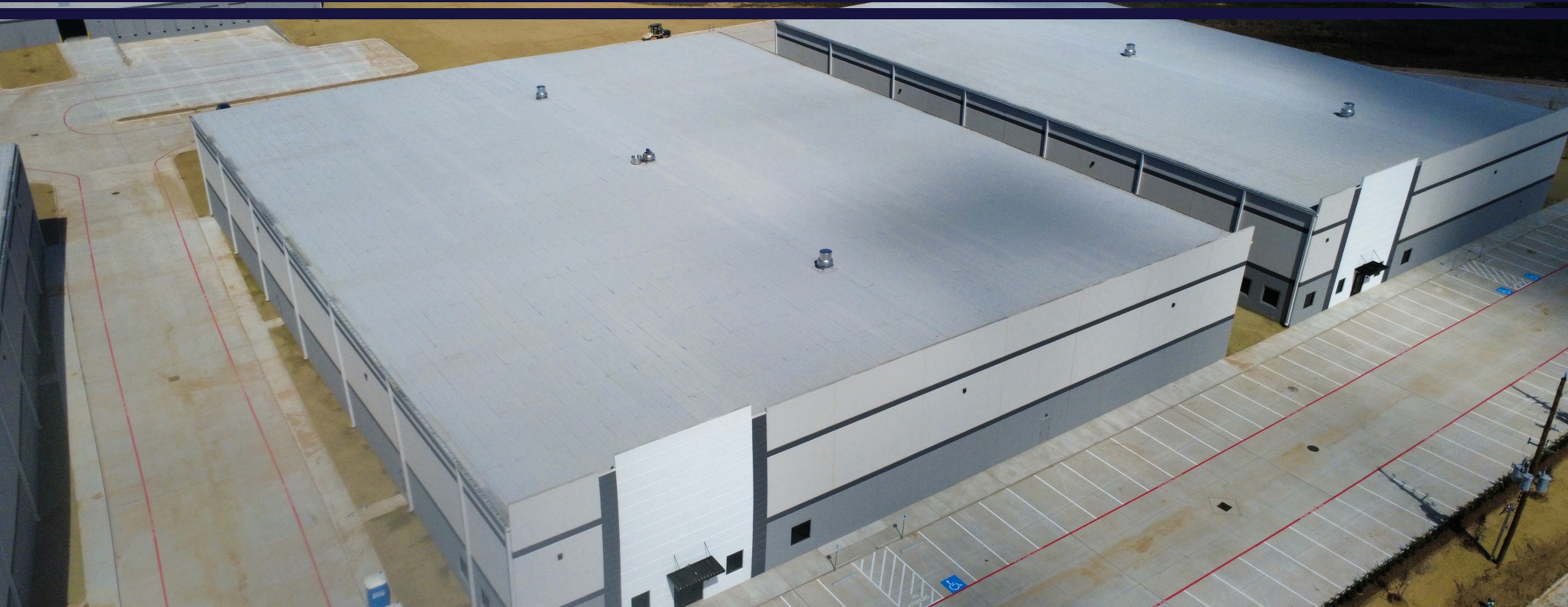
	BUILDING SIZE	46,800 SF
	CLEAR HEIGHT	32'
	BUILDING CONFIG.	Rear Load (260' X 180')
	DOCK DOORS	9 Dock High (9'X10')
	DRIVE IN DOORS	1 Ramped Door (12'x16')
	SPEED BAY	60'
	TYPICAL BAYS	52' X 60'
	TRUCK COURT	135'
	SPRINKLER SYSTEM	ESFR
	ELECTRICAL	3 Phase 480 Volt 800 Amps
	LIGHTING	LED-2 Fixtures per WHSE Bay
	CAR PARKING	25 + 2 Handicap
	OFFICE	Built to suit
	SITE SIZE	± 2.64 Acres



INDUSTRIAL NEIGHBORS MAP



DISCOVERY HILLS COMMERCE CENTER AT TWINWOOD



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