

MASTER PLANNED BUSINESS PARK WITH FLEXIBLE SPACE OPTIONS FROM 45,505 SF – 181,253 SF

# ENTERPRISE PARK AT TWINWOOD

ROSS  
DRESS FOR LESS

ENTERPRISE CENTER

DISCOVERY HILLS PKWY

15 ACRES  
BUILD TO SUIT

TWINWOOD PKWY

BUILDING 3  
181,253 SF

PHASE II

BUILDING 4  
91,011 SF

BUILDING 1  
181,253 SF

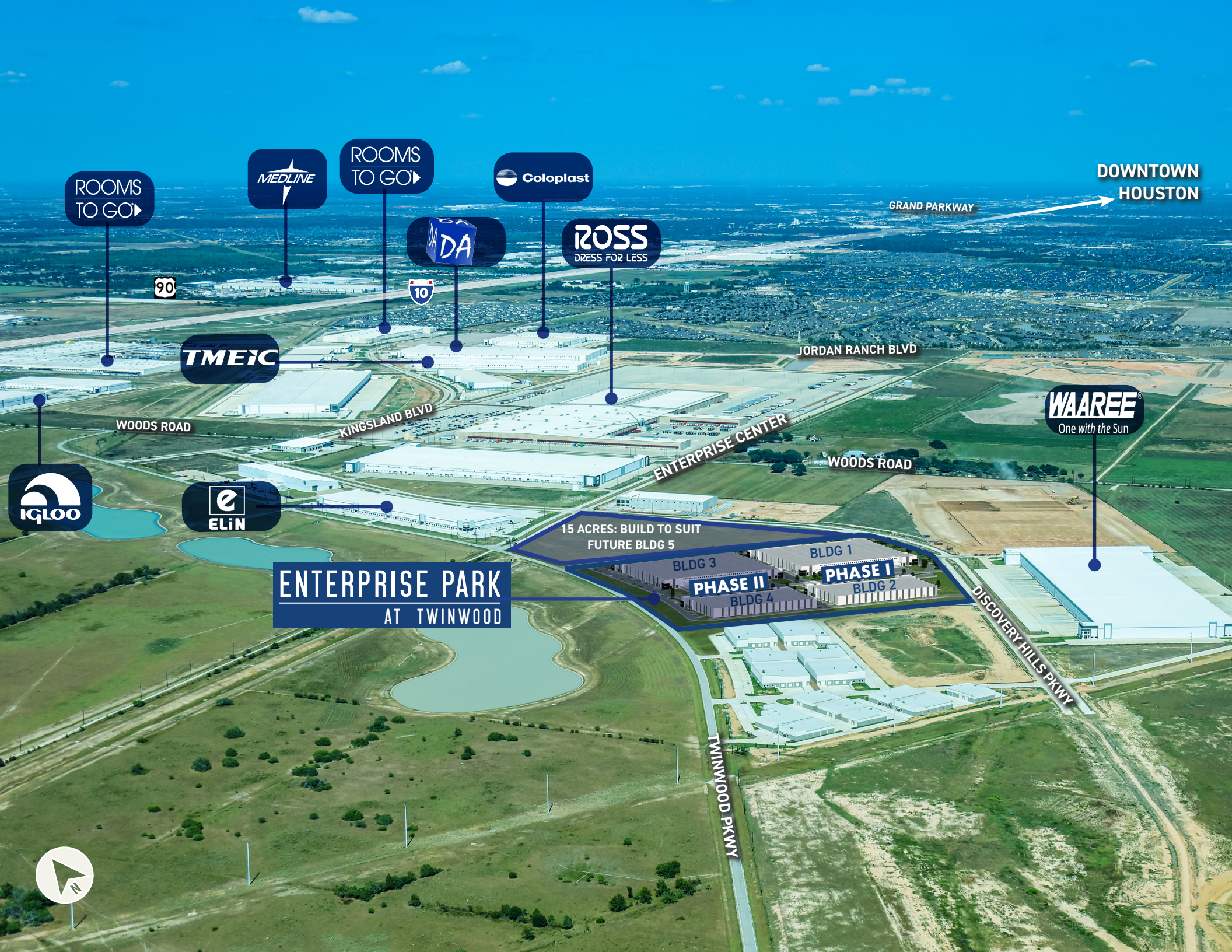
PHASE I

BUILDING 2  
91,011 SF

PHASE I COMPLETION:  
EST. -JULY 2025

CBRE





DOWNTOWN  
HOUSTON

GRAND PARKWAY

JORDAN RANCH BLVD

**WAAREE**  
One with the Sun

WOODS ROAD

ENTERPRISE CENTER

KINGSLAND BLVD

WOODS ROAD

**e**  
ELIN

**IGLOO**

**TMEIC**

**ROSS**  
DRESS FOR LESS

**Coloplast**

**DA**

ROOMS  
TO GO

**MEDLINE**

ROOMS  
TO GO

90

10

15 ACRES: BUILD TO SUIT  
FUTURE BLDG 5

BLDG 1

PHASE I

BLDG 2

BLDG 3

PHASE II

BLDG 4

**ENTERPRISE PARK**  
AT TWINWOOD

DISCOVERY HILLS PKWY

TWINWOOD PKWY

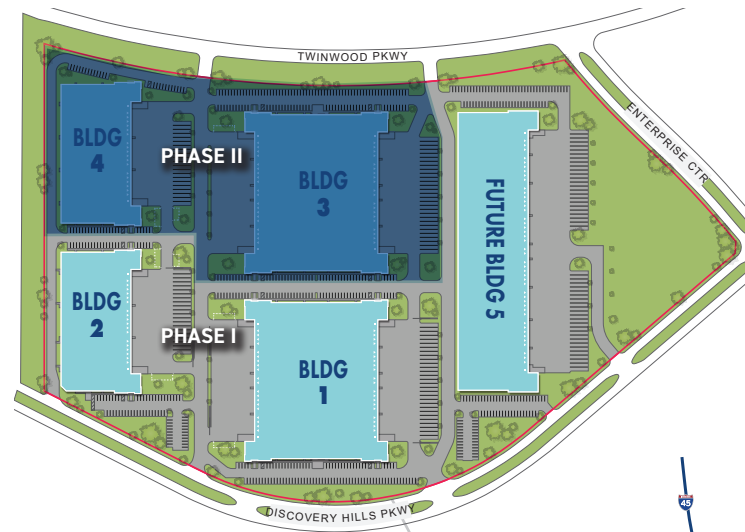




# PARK HIGHLIGHTS

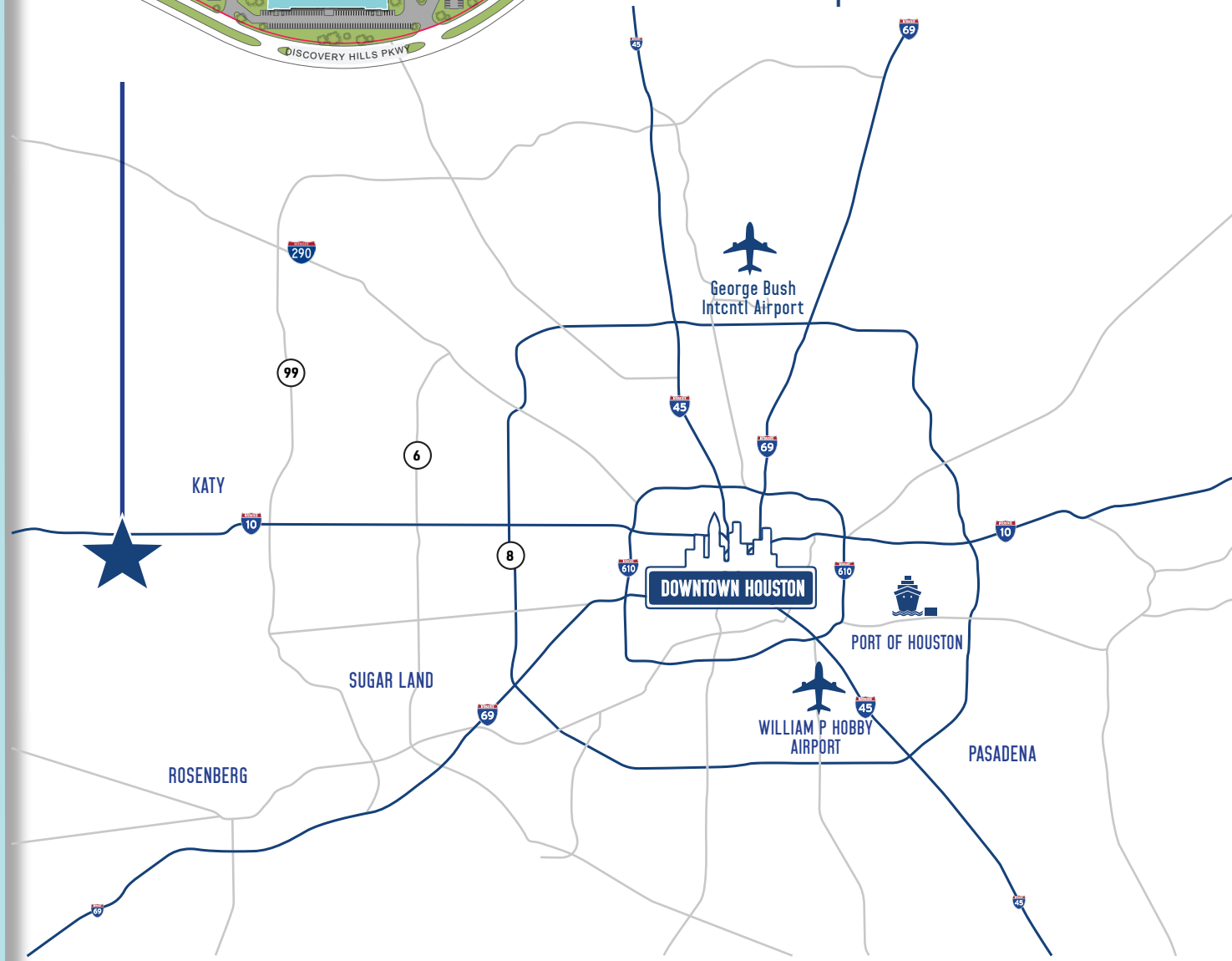
Enterprise Park at Twinwood is strategically located less than a mile from Interstate 10 in the fast growing West Houston/Katy corridor. This Master-Planned Industrial Park will feature four state-of-the-art buildings. Each building will be equipped with the following make-ready property amenities:

- Custom Speculative Office
- LED Warehouse Lighting Fixtures
- Whitebox Warehouse Interiors
- Multiple 35,000 lb. Dock Levelers
- HVLS Warehouse Fans
- Fenced Truck Courts
- ESFR Sprinkler Systems



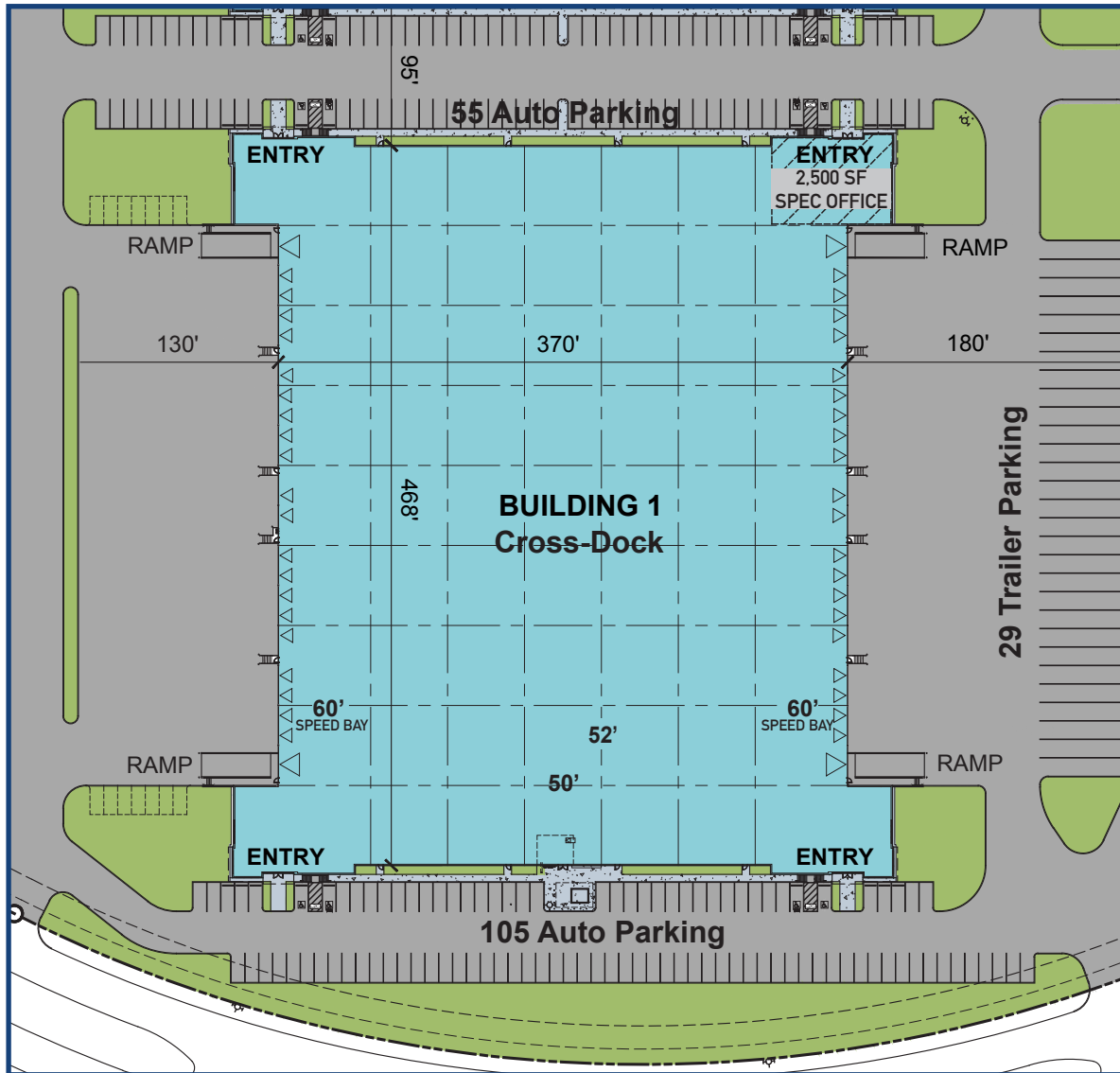
## DRIVE TIMES

I-10	2 minutes
Hwy 290	26 minutes
Houston CBD	45 minutes
Hobby Airport	45 minutes
Port of Houston	54 minutes
IAH Airport	57 minutes



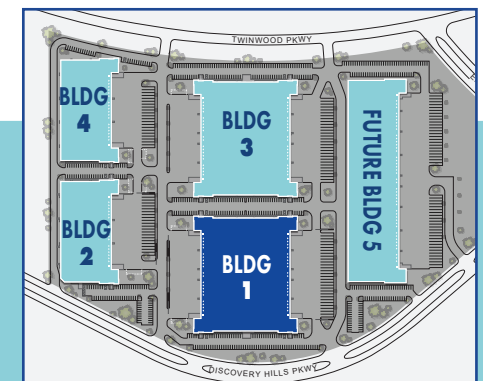
# BUILDING 1

## CONSTRUCTION COMPLETE: PHASE 1



## BUILDING SIZE: 181,253 SF

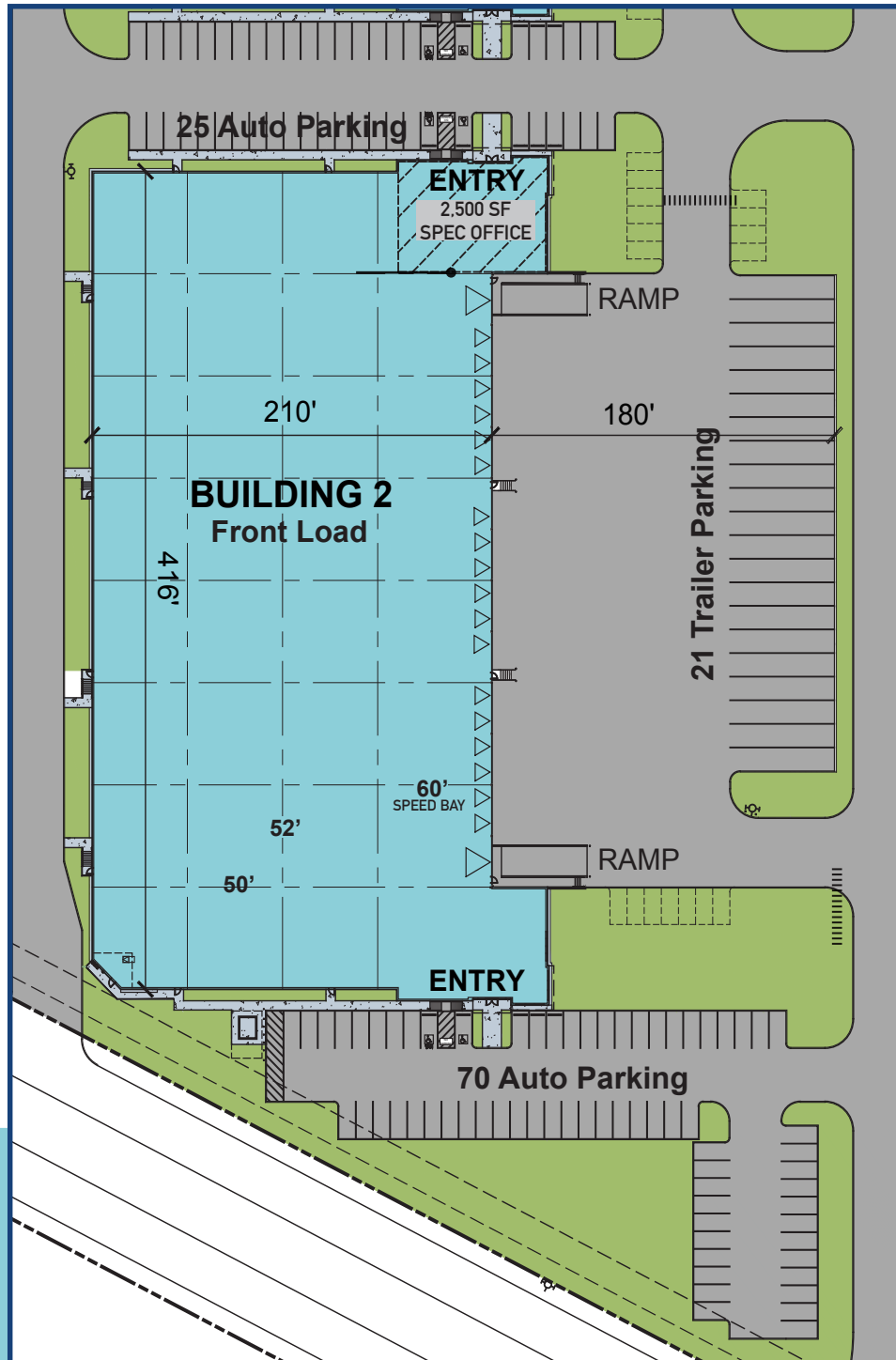
- 2,500 SF Custom Spec Office
- 32' Clear Height
- 44 Dock High Doors
- 4 Drive-In Ramps
- ESFR Sprinkler System
- 160 Parking Spaces
- 30' Candles of LED Warehouse Lighting
- 29 Trailer Spaces
- 50'x52' Column Spacing with 60' Speed Bays
- Twelve (12) 35,000 lb. DockLevelers
- 180' Fenced Truck Court





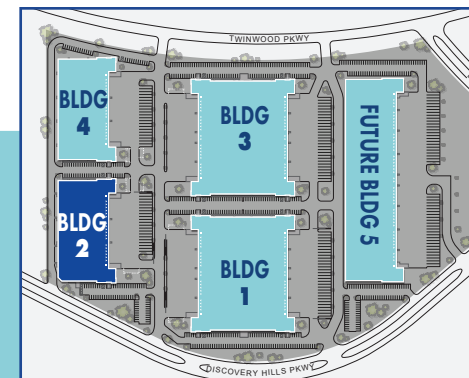
# BUILDING 2

## CONSTRUCTION COMPLETE: PHASE 1



## BUILDING SIZE: 91,011 SF

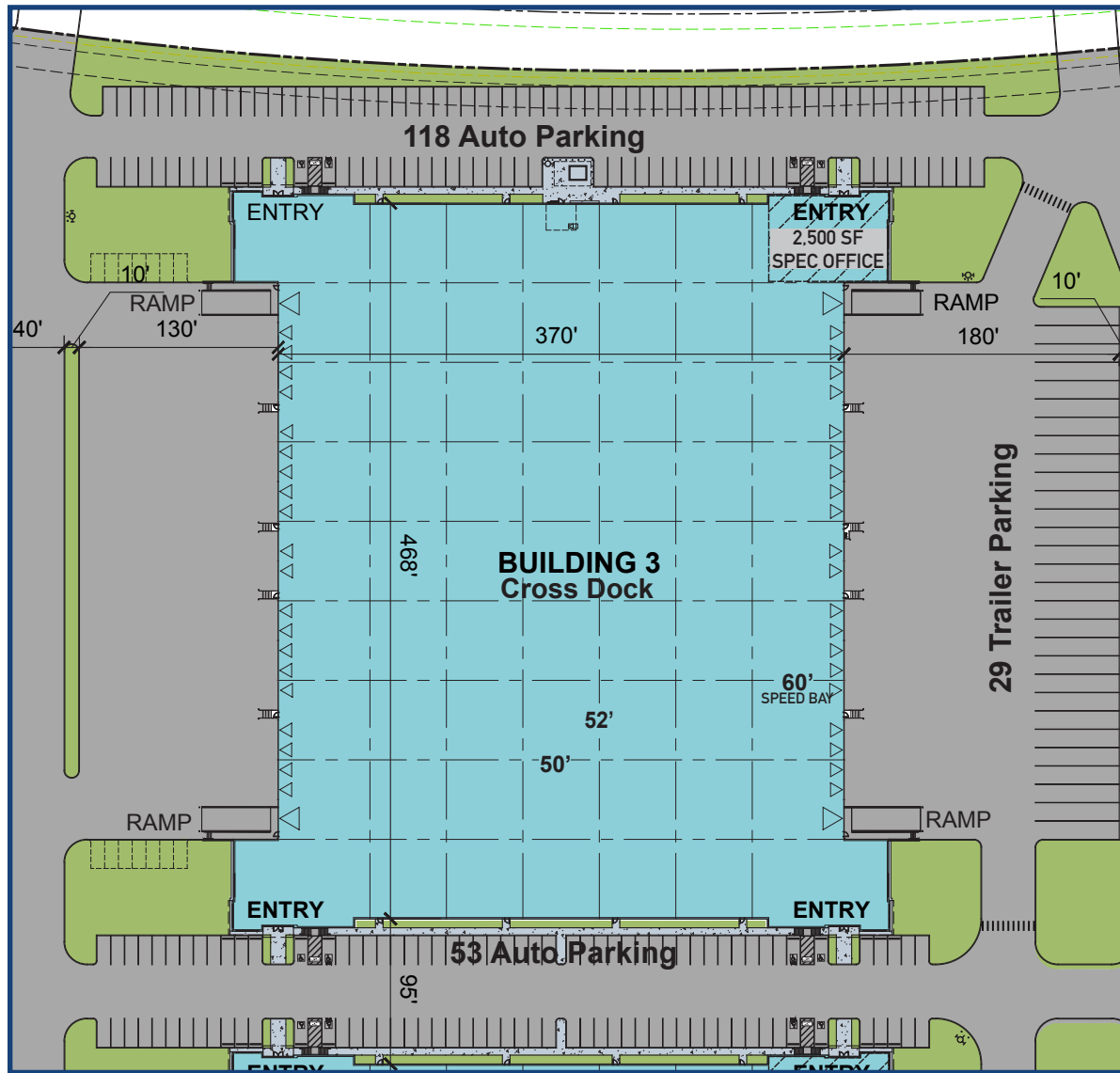
- 2,500 SF Custom Spec Office
- Six (6) 35,000 lb. Dock Levelers
- 20 Overhead Doors
- 2 Grade-Level Doors
- 32' Clear Height
- ESFR Sprinkler System
- 30' Candles of LED Warehouse Lighting
- 180' Fenced Truck Court
- 95 Parking Spaces
- 21 Trailer Spaces
- 50'x52' Column Spacing with 60' Speed Bays





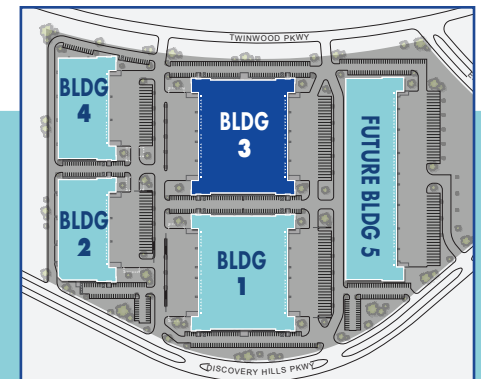
# BUILDING 3

COMPLETION: PHASE II - TBD



**BUILDING SIZE: 181,253SF**

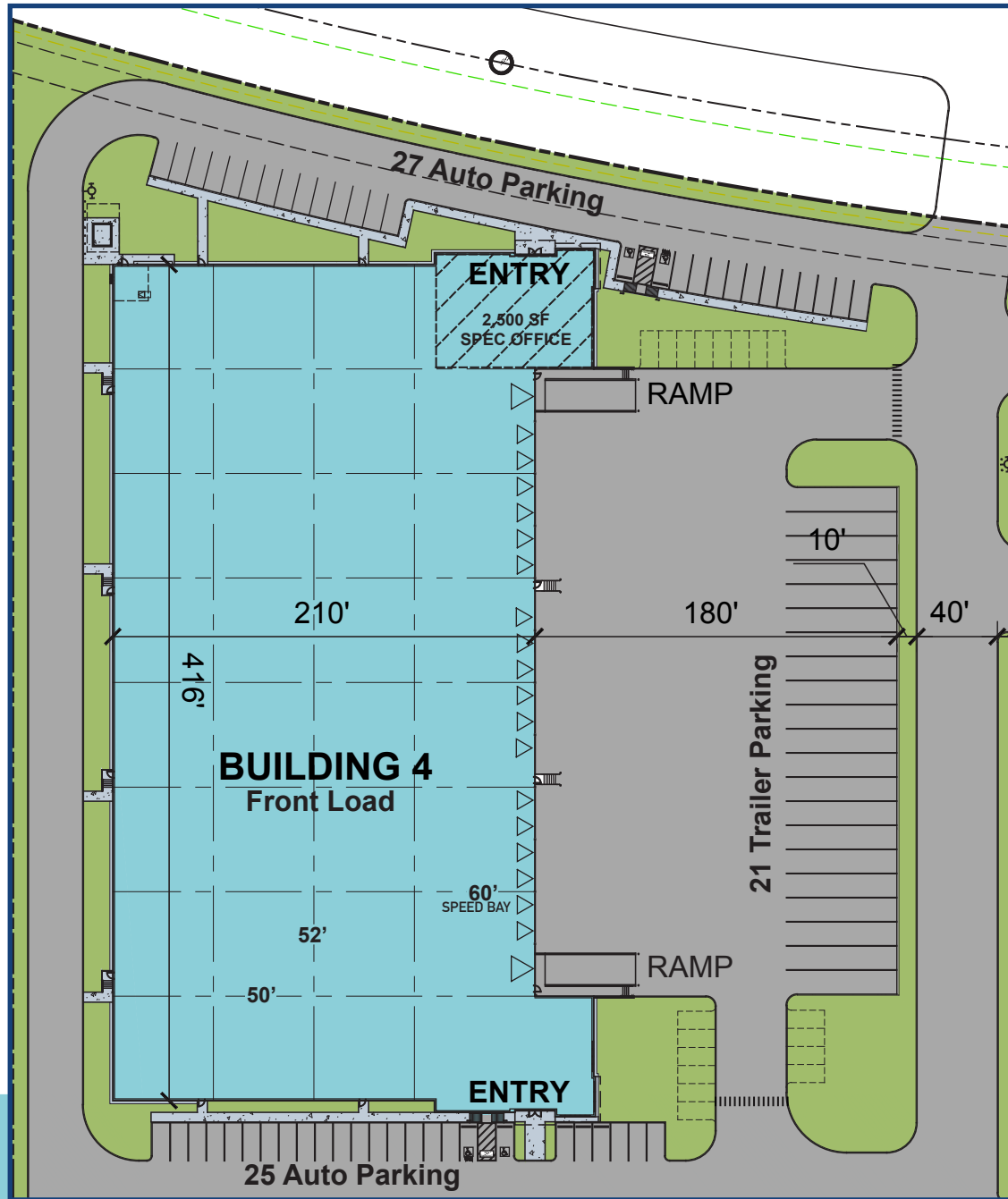
- 2,500 SF Custom Spec Office
- 32' Clear Height
- 44 Dock High Doors
- 4 Drive-In Ramps
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- 160 Parking Spaces
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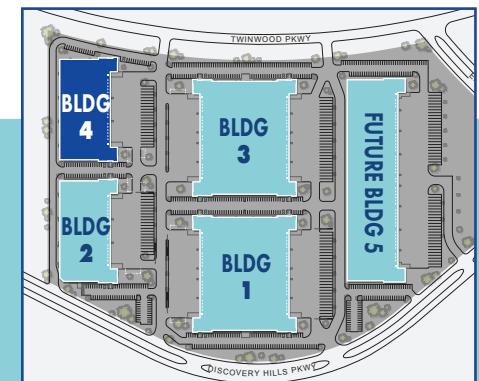
# BUILDING 4

COMPLETION: PHASE II - TBD



**BUILDING SIZE: 91,011 SF**

- 2,500 SF Custom Spec Office
- Six (6) 35,000 lb. Dock Levelers
- 20 Overhead Doors
- 2 Grade-Level Doors
- 32' Clear Height
- ESFR Sprinkler System
- 30' Candles of LED Warehouse Lighting
- 180' Fenced Truck Court
- 95 Parking Spaces
- 21 Trailer Spaces
- 50'x52' Column Spacing with 60' Speed Bays





# DRIVE TIMES TO MAJOR TEXAS CITIES

Enterprise Park



Houston CBD

45 min

Austin

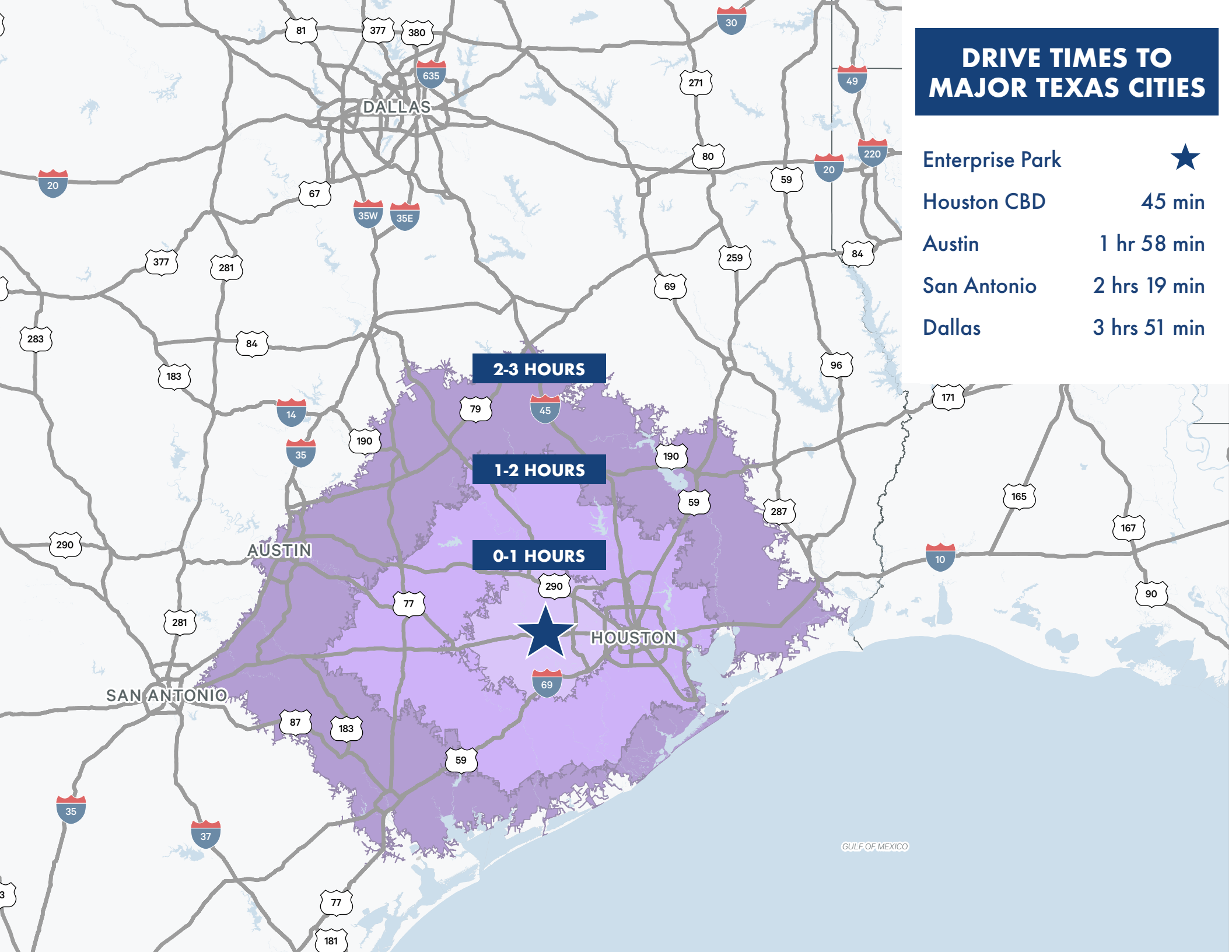
1 hr 58 min

San Antonio

2 hrs 19 min

Dallas

3 hrs 51 min



2-3 HOURS

1-2 HOURS

0-1 HOURS

GULF OF MEXICO





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