

FOR SALE OR LEASE

DISCOVERY HILLS COMMERCE CENTER AT TWINWOOD



5 DISTRIBUTION BUILDINGS (226,720 TOTAL SF) - SHELL COMPLETE

DELIVERED MARCH 2026 | 2690 DISCOVERY HILLS 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

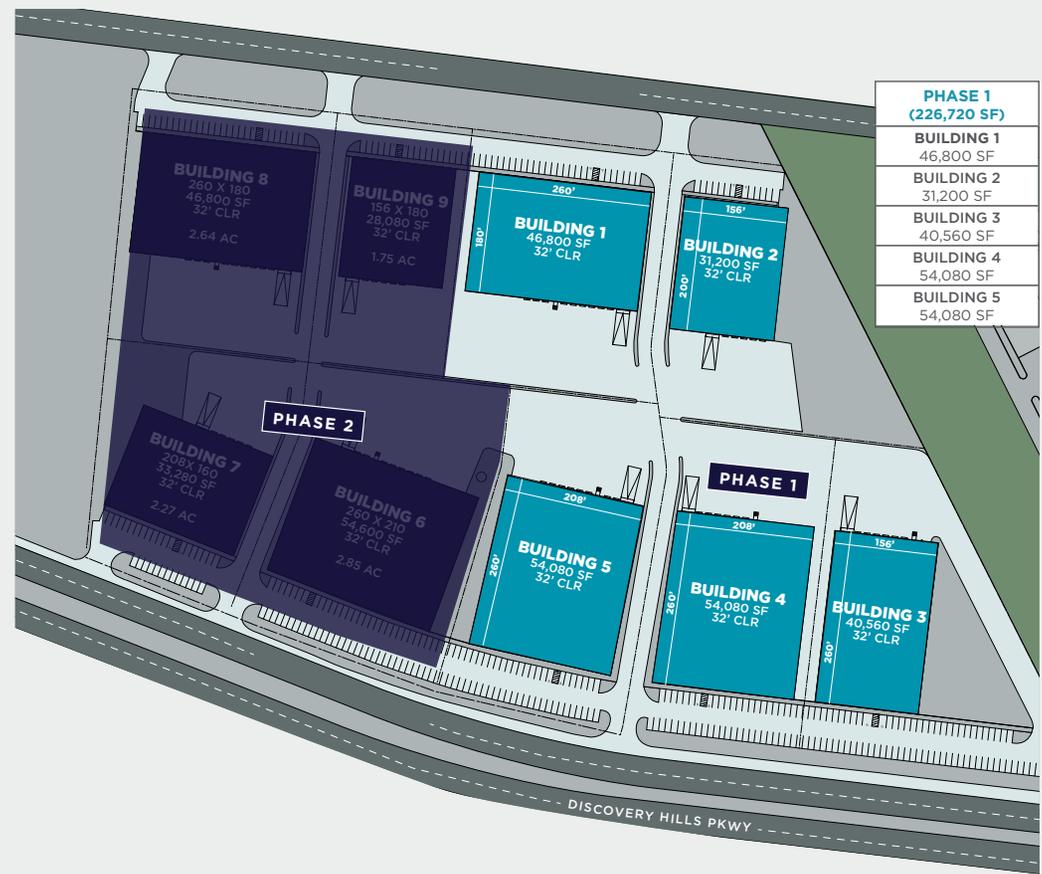
 Local & State Incentives Available

 Waller County Property Tax Rate: 2.667 for 2025

 Outside 100 & 500 Year Flood Plains

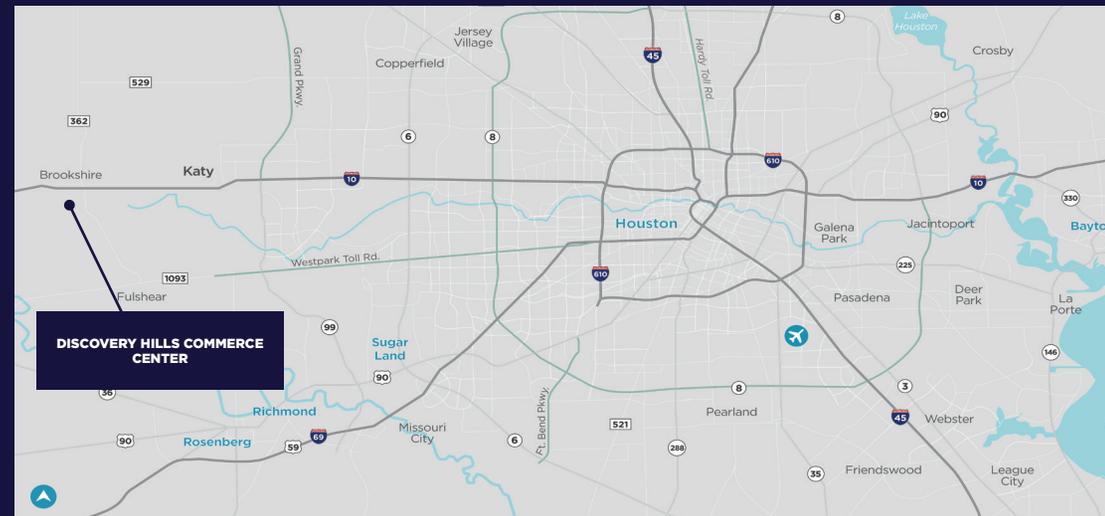
 Regional Master Detention

 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

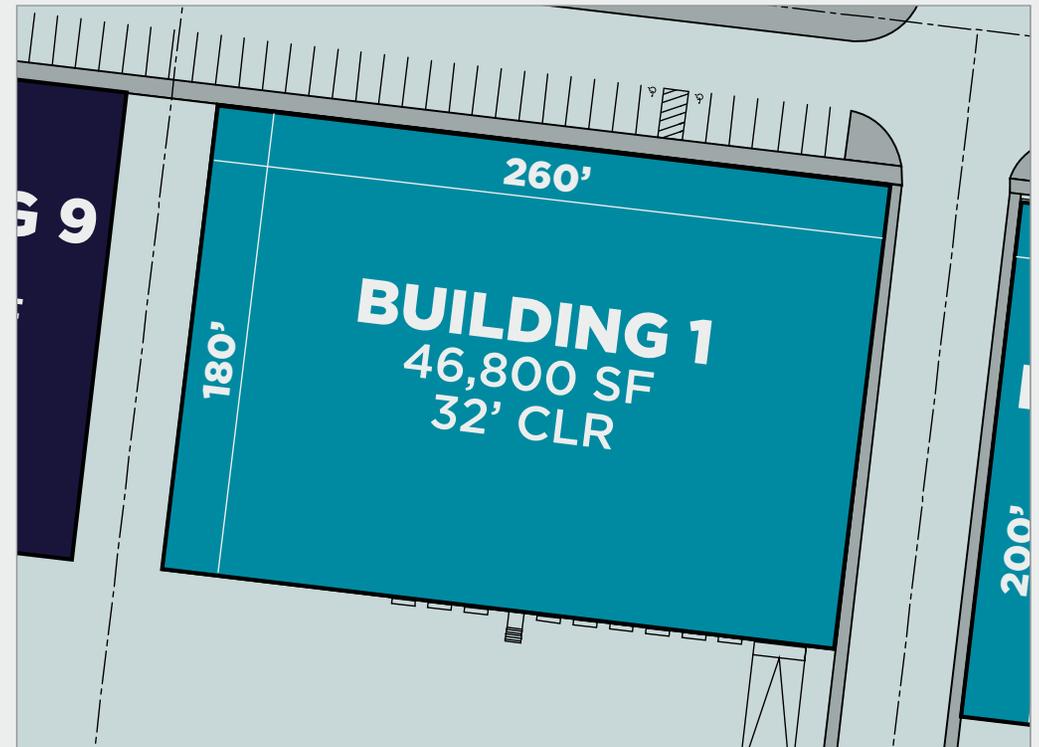


BUILDING 1 HIGHLIGHTS

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

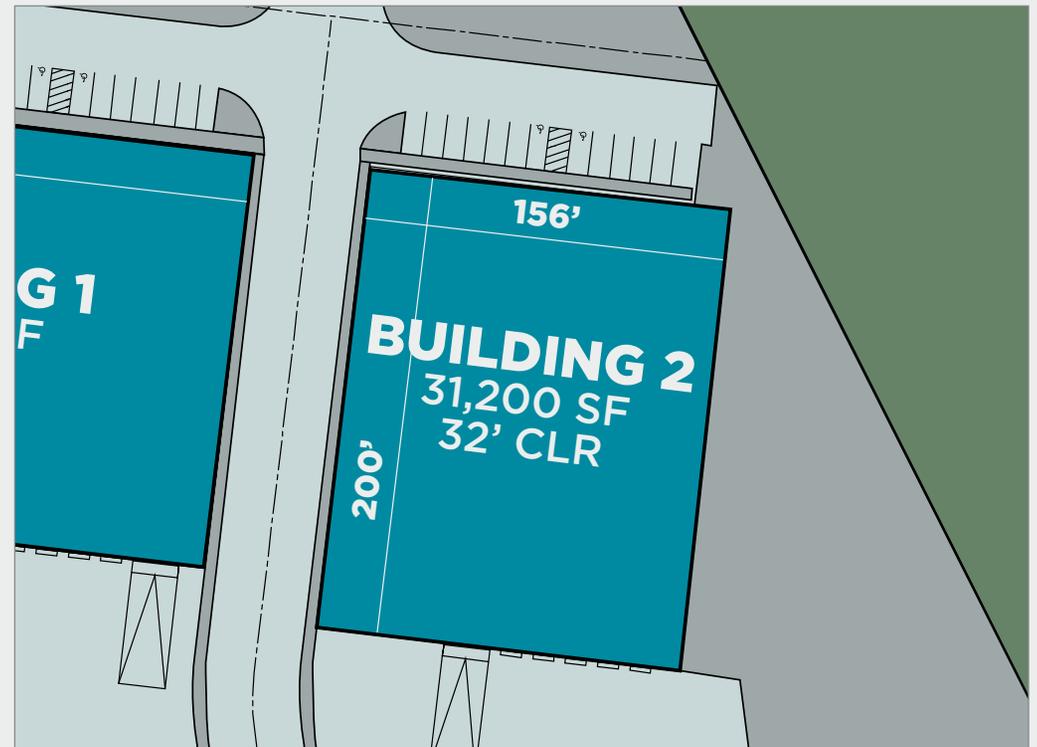


BUILDING 2 HIGHLIGHTS

2690 DISCOVERY HILLS PKWY. BROOKSHIRE, TX 77423

BUILDING 2

	BUILDING SIZE	31,200 SF
	CLEAR HEIGHT	32'
	BUILDING CONFIG.	Rear Load (208' X 160')
	DOCK DOORS	5 Dock High (9'X10')
	DRIVE IN DOORS	1 Ramped Door (12'x16')
	SPEED BAY	60'
	TYPICAL BAYS	52'X50'
	TRUCK COURT	135'
	SPRINKLER SYSTEM	ESFR
	ELECTRICAL	3 Phase 480 Volt 600 Amps
	LIGHTING	LED-2 Fixtures per WHSE Bay
	CAR PARKING	31 + 2 Handicap
	OFFICE	Built to suit
	SITE SIZE	± 2.27 Acres

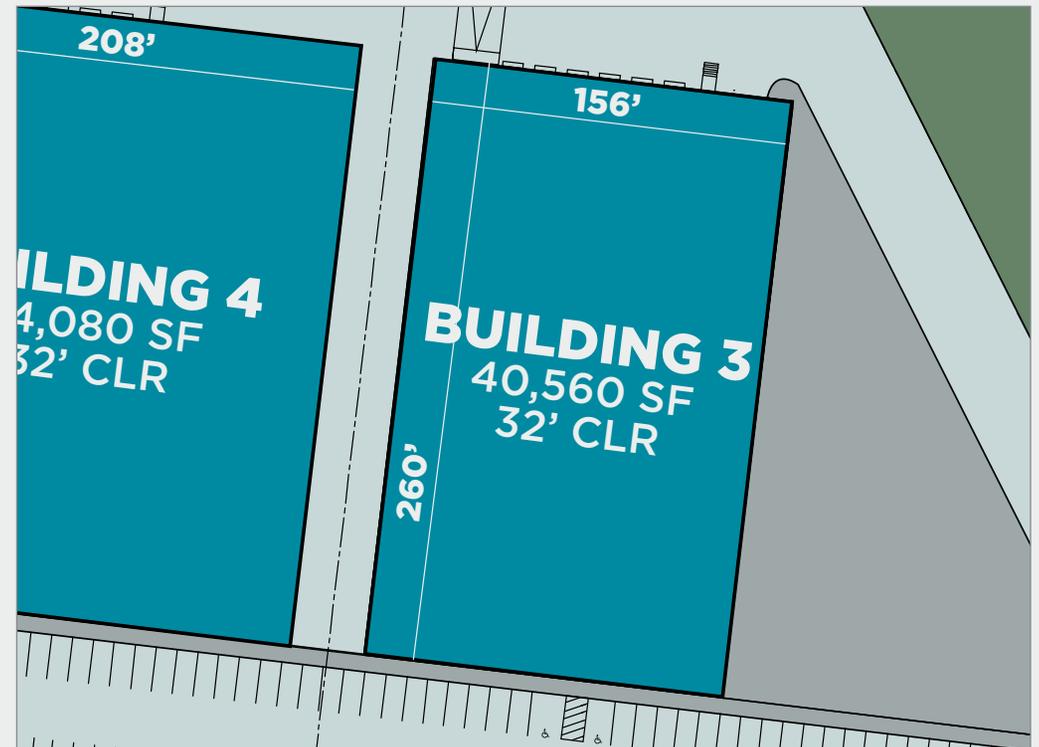


BUILDING 3 HIGHLIGHTS

2570 TWINWOOD PKWY. BROOKSHIRE, TX 77423

BUILDING 3

	BUILDING SIZE	40,560 SF
	CLEAR HEIGHT	32'
	BUILDING CONFIG.	Rear Load (260' X 180')
	DOCK DOORS	6 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

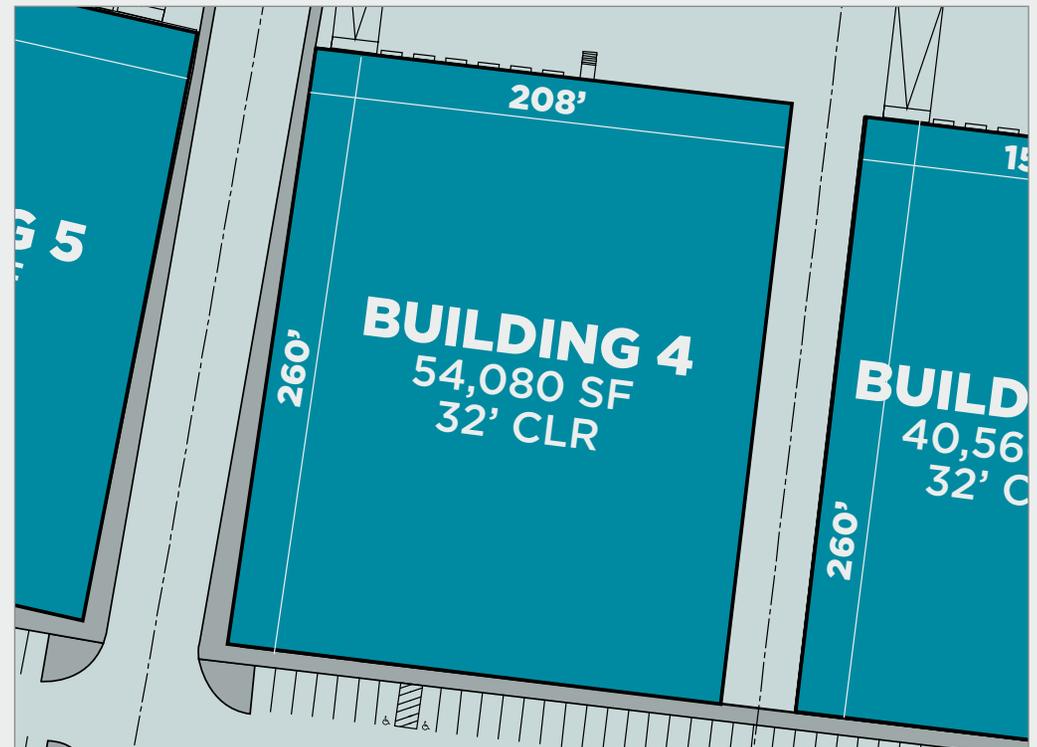


BUILDING 4 HIGHLIGHTS

2574 DISCOVERY HILLS PKWY. BROOKSHIRE, TX 77423

BUILDING 4

	BUILDING SIZE	54,080 SF
	CLEAR HEIGHT	32'
	BUILDING CONFIG.	Rear Load (260' X 210')
	DOCK DOORS	6 Dock High (9'X10')
	DRIVE IN DOORS	1 Ramped Door (12'x16')
	SPEED BAY	60'
	TYPICAL BAYS	52'X50'
	TRUCK COURT	135'
	SPRINKLER SYSTEM	ESFR
	ELECTRICAL	3 Phase 480 Volt 800 Amps
	LIGHTING	LED-2 Fixtures per WHSE Bay
	CAR PARKING	59 + 2 Handicap
	OFFICE	Built to suit
	SITE SIZE	± 2.85 Acres

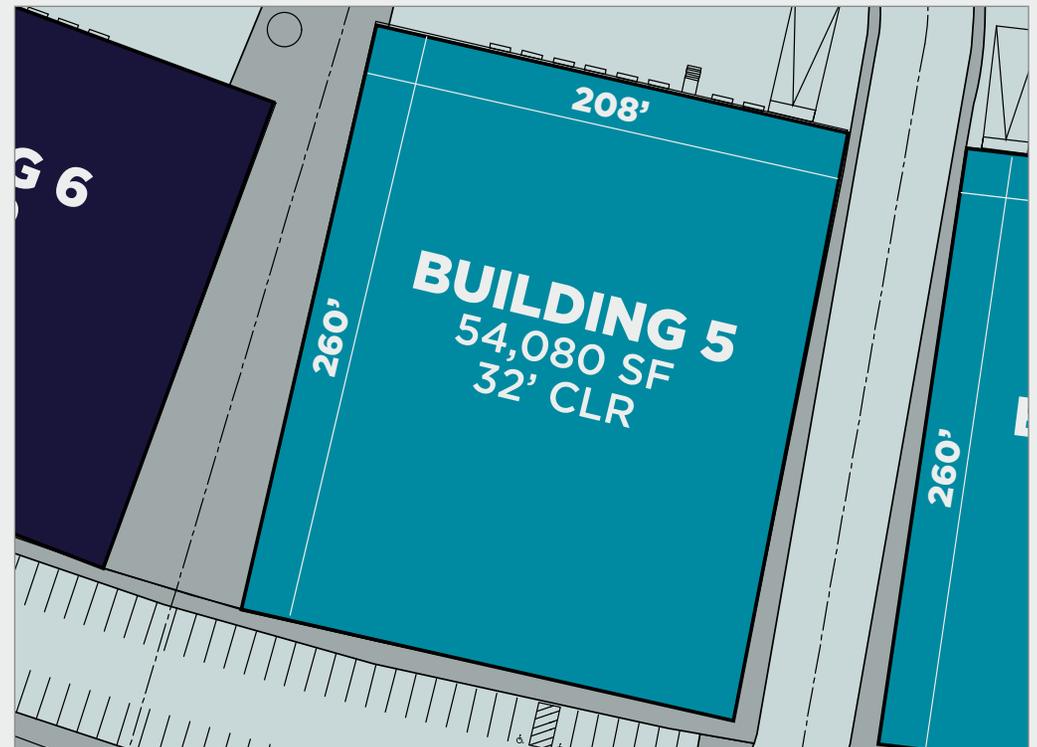


BUILDING 5 HIGHLIGHTS

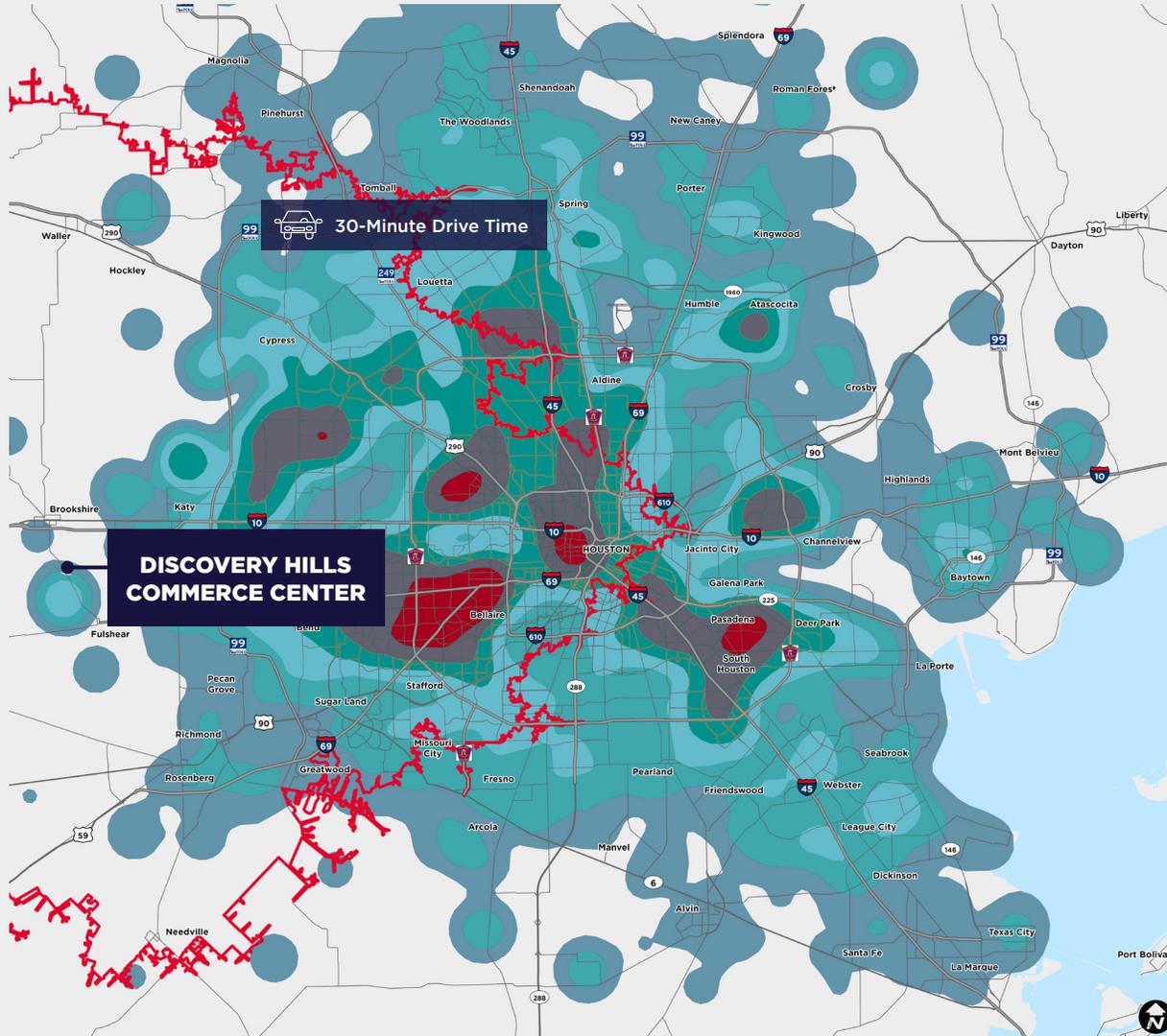
2578 DISCOVERY HILLS PKWY. BROOKSHIRE, TX 77423

BUILDING 5

	BUILDING SIZE	54,080 SF
	CLEAR HEIGHT	32'
	BUILDING CONFIG.	Rear Load (260' X 210')
	DOCK DOORS	8 Dock High (9'X10')
	DRIVE IN DOORS	1 Ramped Door (12'x16')
	SPEED BAY	60'
	TYPICAL BAYS	52'X50'
	TRUCK COURT	135'
	SPRINKLER SYSTEM	ESFR
	ELECTRICAL	3 Phase 480 Volt 800 Amps
	LIGHTING	LED-2 Fixtures per WHSE Bay
	CAR PARKING	59 + 2 Handicap
	OFFICE	Built to suit
	SITE SIZE	± 2.85 Acres



STRONG LABOR FORCE



2025 DEMOGRAPHICS 45 MINUTES

\$85,681

MEDIAN HOUSEHOLD INCOME

53.70%

% COLLEGE EDUCATED

16.50%

% HS DIPLOMA ONLY

4.00%

UNEMPLOYMENT RATE

16.50%

WAREHOUSE EMPLOYEES

2025 TRANSPORTATION & WAREHOUSING RESIDENT WORKER DENSITY



LOW DENSITY

HIGH DENSITY

INDUSTRIAL NEIGHBORS MAP



DISCOVERY HILLS COMMERCE CENTER AT TWINWOOD



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