

# TWINWOOD COMMERCE CENTER



FOR SALE OR LEASE

## TWO NEW DISTRIBUTION BUILDINGS ON +/- 5.2 ACRES IN FEDERAL OPPORTUNITY ZONE

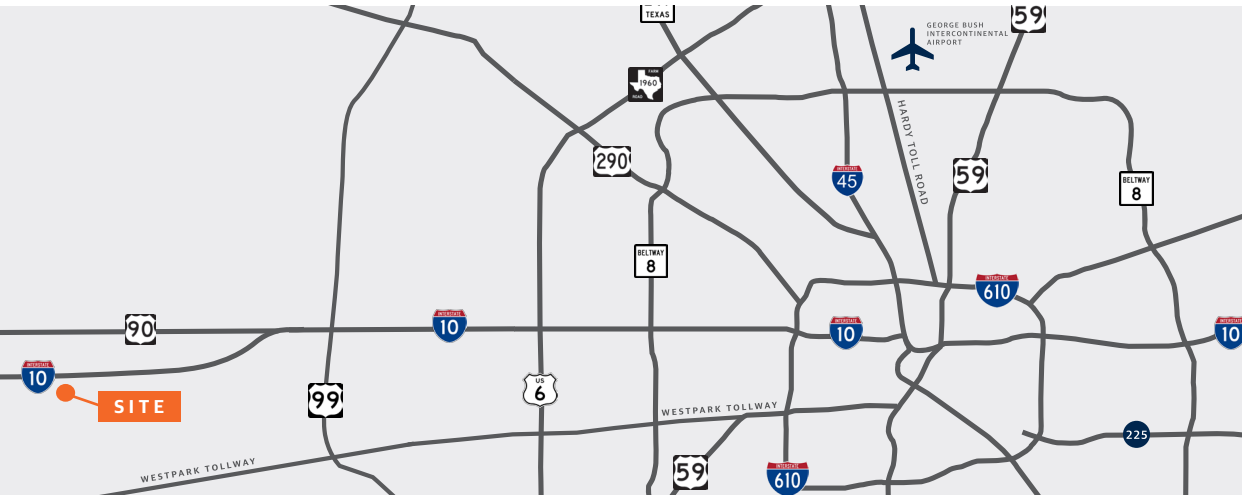


### BUILDING DETAILS

- 43,680 SF and 46,800 SF Freestanding Dock High Concrete Tiltwall Buildings (Coming Soon)
- 32' Clear Height
- Office (and Mezzanine if desired) Built To Suit (Not Included in Shell Sales Price)
- ESFR Sprinkler System
- 60' Speed Bay; 50'x52' Column Spacing
- 3 Phase 480 volt 600 amp Electrical Service

### 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
- 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



### CONTACT INFORMATION

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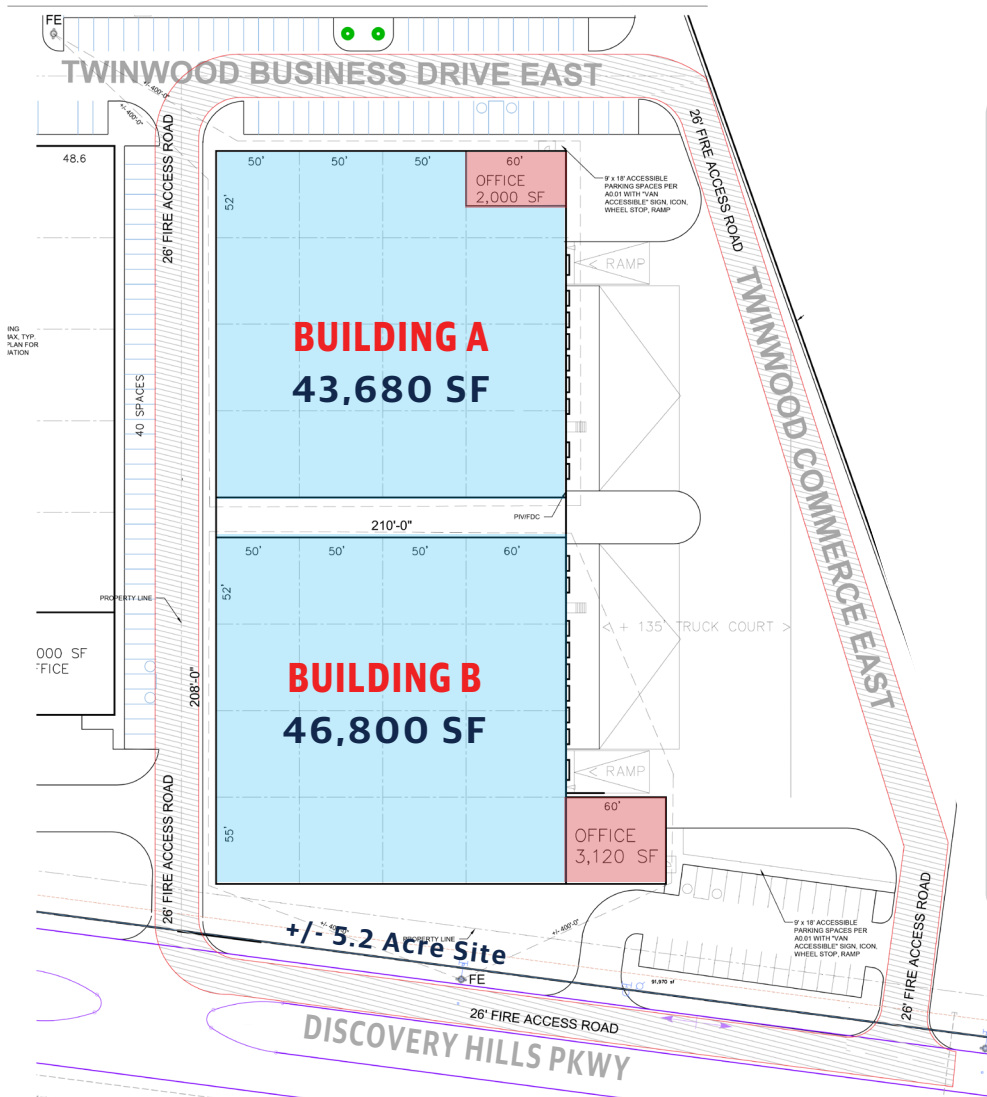
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## SITE PLAN & BUILDING SPECIFICATIONS



- **Building A** 43,680 SF total on +/- 2.22 Acres
  - 2706 Twinwood Business Drive East  
Brookshire, TX 77423
- **Building B** 46,800 SF total on +/- 2.99 Acres
  - 2392 Discovery Hills Parkway  
Brookshire, TX 77423
- Office To Suit (Plan Shows Proposed Office Areas)
- 32' Clear Height
- 135' Truck Court
- LED Lighting in Warehouse
- 3 Phase 480 Volt 600 AMP Electrical Service
- 1 Ramped 12'x16' Truck Door
- 9 Dock-High, Side Load Truck Doors
- ESFR Sprinter System
- 60' Speed Bay; 50'x 52' Column Spacing

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**INSITE**  
Commercial Real Estate

43,680 SF AND 46,800 SF SPEC TILT WALL DISTRIBUTION BUILDINGS - AUGUST 2025 DELIVERY



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