

DISCOVERY HILLS COMMERCE CENTER AT TWINWOOD

FOR SALE
4 PROPOSED DISTRIBUTION BUILDINGS (162,760 TOTAL SF)
ON +/- 9.51 ACRES IN FEDERAL OPPORTUNITY ZONE



**CONTACT
INFORMATION**

INSITE

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DISCOVERY HILLS COMMERCE CENTER

FOR SALE

4 PROPOSED DISTRIBUTION BUILDINGS (28,080 SF TO 54,600 SF) ON +/- 9.51 ACRES IN FEDERAL OPPORTUNITY ZONE

BUILDING DETAILS

Phase I Buildings - 226,720 Total SF (Under Construction)

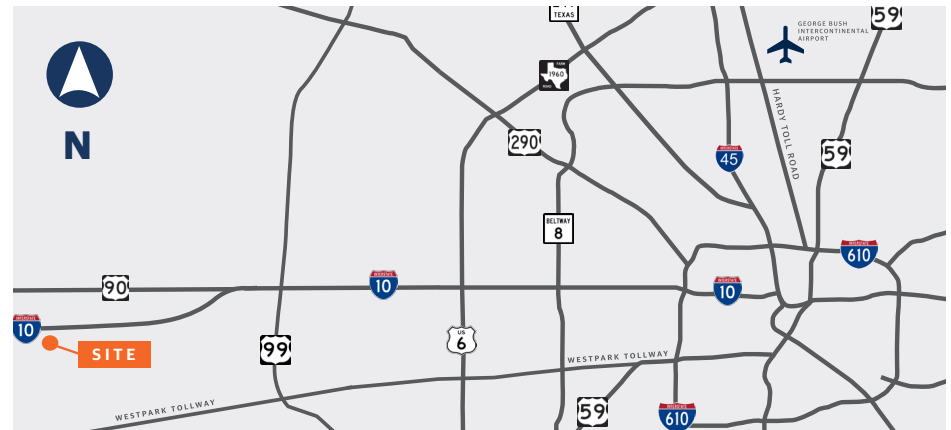
- **Building 1** 46,800 SF - 2694 Twinwood PKWY
- **Building 2** 31,200 SF - 2582 Discovery Hills PKWY
- **Building 3** 54,080 SF - 2574 Discovery Hills PKWY
- **Building 5** 54,080 SF - 2578 Discovery Hills PKWY

Proposed Buildings - 162,760 SF

- **Building 6** 54,600 SF - 2582 Discovery Hills PKWY
- **Building 7** 33,280 SF - 2586 Discovery Hills PKWY
- **Building 8** 46,800 SF - 2702 Twinwood PKWY
- **Building 9** 28,080 SF - 2698 Twinwood PKWY

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 2024
- 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



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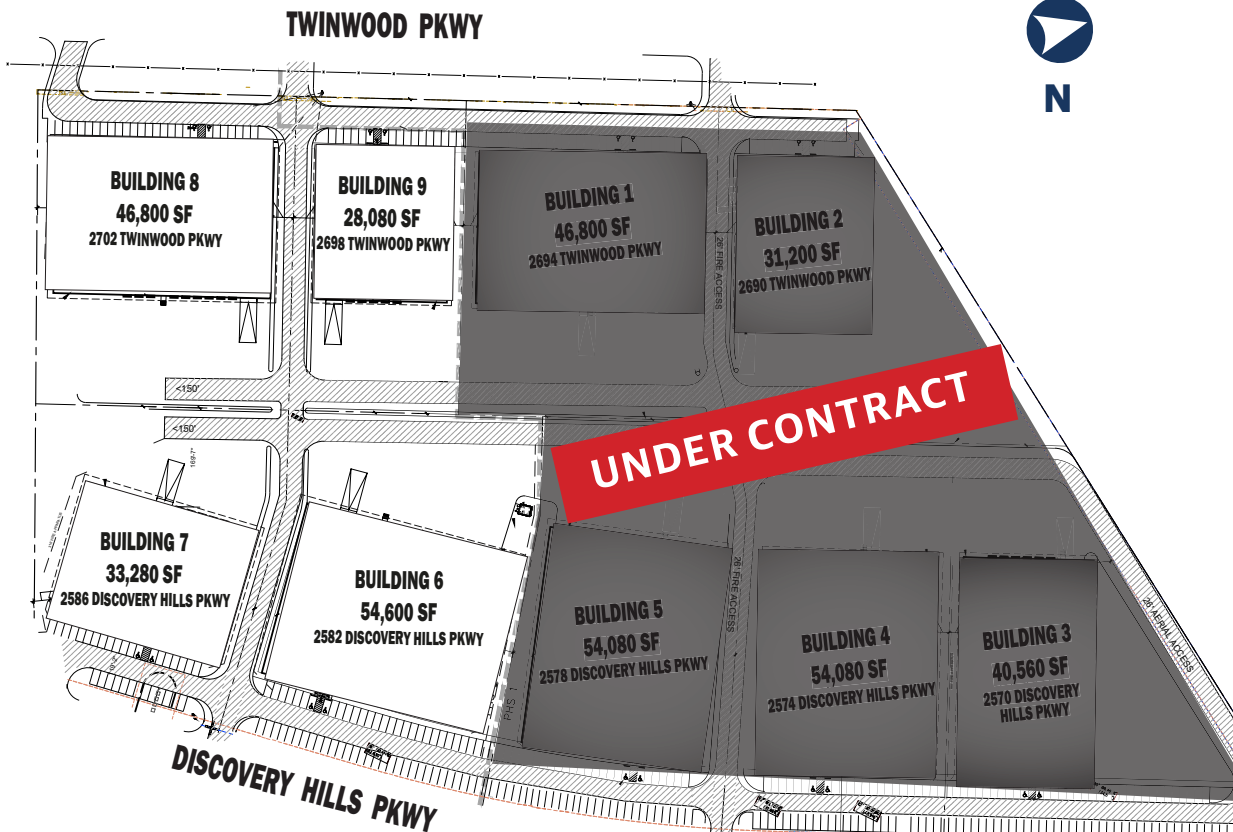
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4 PROPOSED DISTRIBUTION BUILDINGS #6-9 SITE PLAN & BUILDING SPECIFICATIONS



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' Truck Doors
- 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

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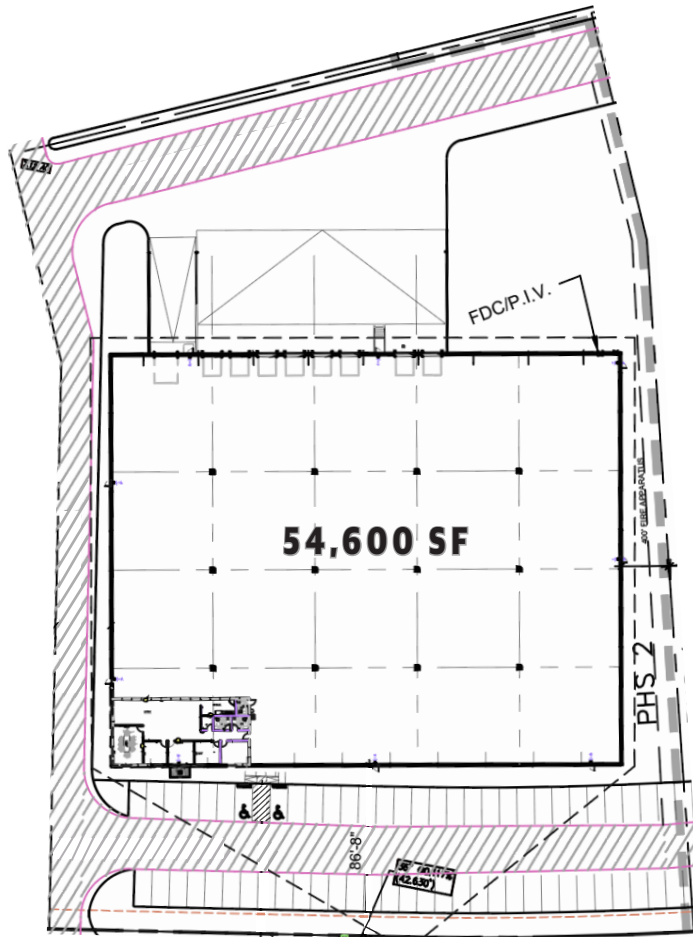
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DISCOVERY HILLS COMMERCE CENTER

2582 DISCOVERY HILLS PKWY. BROOKSHIRE, TX 77423



DISCOVERY HILLS PKWY

* OFFICE SHOWN ABOVE IS AN EXAMPLE

PROPOSED BUILDING 6

| | |
|------------------|--|
| BUILDING SIZE | 54,600 SF |
| CLEAR HEIGHT | 32' |
| BUILDING CONFIG. | REAR LOAD (260' x 210') |
| DOCK DOORS | 8 DOCK HIGH (9'x 10') |
| DRIVE IN DOORS | 1 RAMPED DOOR (12' x 16') |
| SPEED BAY | 60' |
| TYPICAL BAYS | 52' x 50' |
| 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 | OFFICE (& MEZZANINE IF DESIRED) BUILT TO SUIT |
| SITE SIZE | +/-2.85 ACRES |

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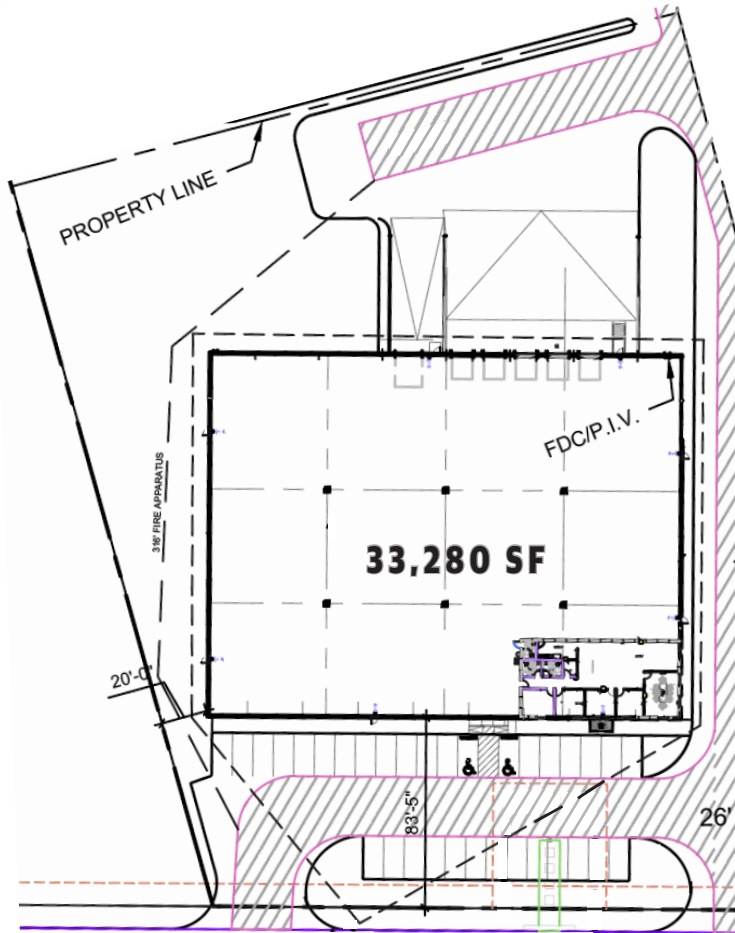
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DISCOVERY HILLS PKWY

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PROPOSED BUILDING 7

| | |
|------------------|--|
| BUILDING SIZE | 33,280 SF |
| CLEAR HEIGHT | 32' |
| BUILDING CONFIG. | REAR LOAD (208'x160') |
| DOCK DOORS | 5 DOCK HIGH (9'x10') |
| DRIVE IN DOORS | 1 RAMPED DOOR (12'x16') |
| SPEED BAY | 60' |
| TYPICAL BAYS | 52' x 50' |
| 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 | OFFICE (& MEZZANINE IF DESIRED) BUILT TO SUIT |
| SITE SIZE | +/-2.27 ACRES |

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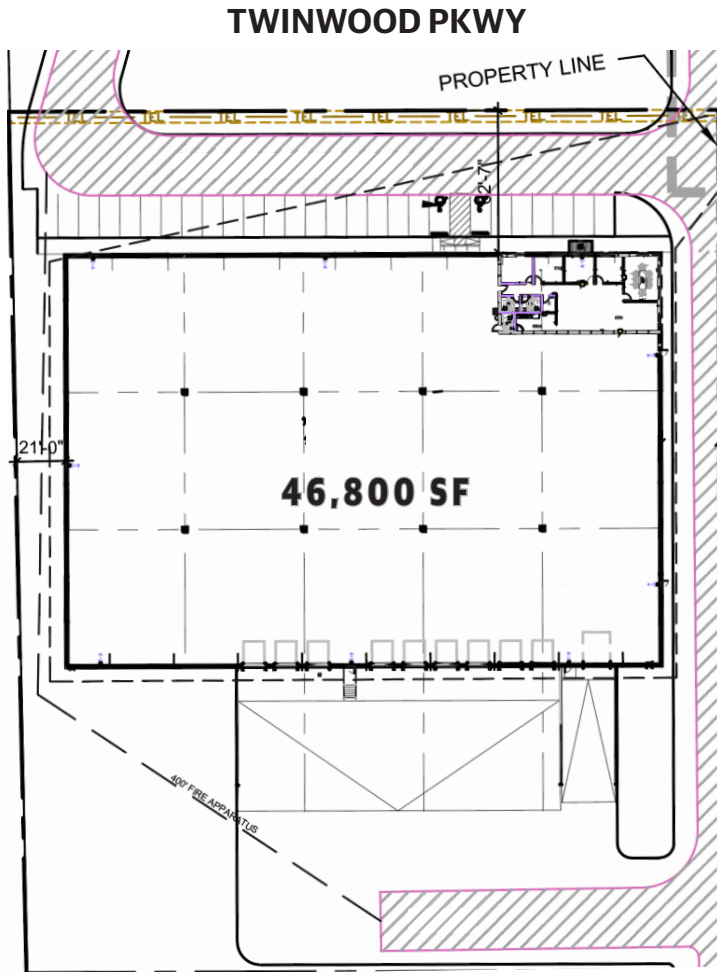
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2702 TWINWOOD PKWY. BROOKSHIRE, TX 77423



* OFFICE SHOWN ABOVE IS AN EXAMPLE

PROPOSED BUILDING 8

| | |
|------------------|--|
| BUILDING SIZE | 46,800 SF |
| CLEAR HEIGHT | 32' |
| BUILDING CONFIG. | REAR LOAD (260'x180') |
| 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 | OFFICE (& MEZZANINE IF DESIRED) BUILT TO SUIT |
| SITE SIZE | +/-2.64 ACRES |

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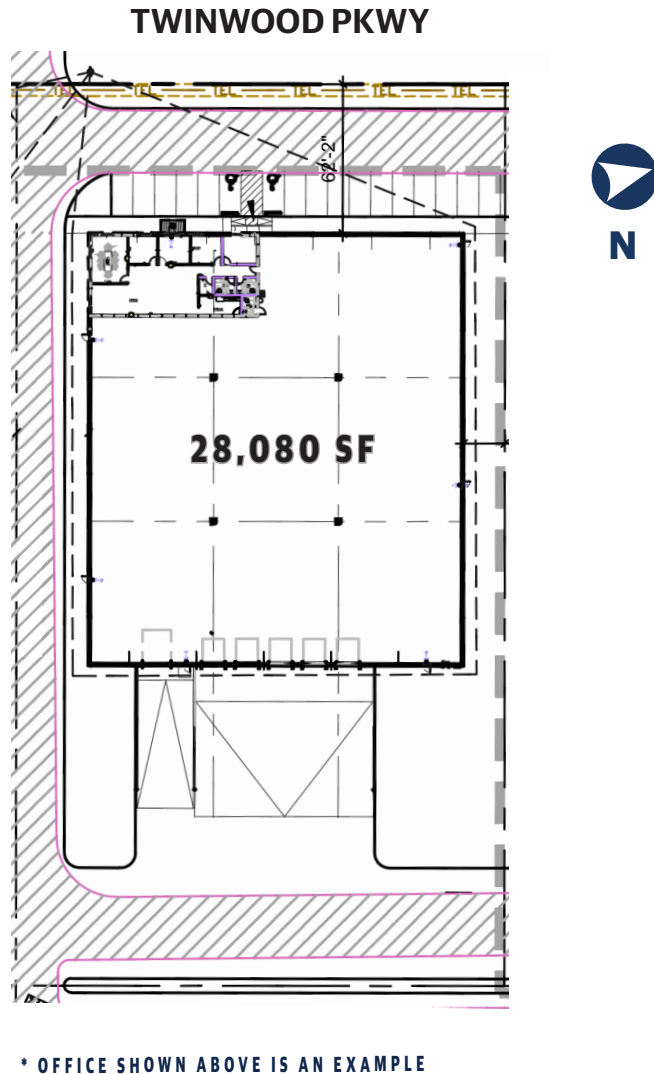
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2698 TWINWOOD PKWY. BROOKSHIRE, TX 77423



PROPOSED BUILDING 9

| | |
|------------------|--|
| BUILDING SIZE | 28,080 SF |
| CLEAR HEIGHT | 32' |
| BUILDING CONFIG. | REAR LOAD (156'x180') |
| DOCK DOORS | 5 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 600 AMPS |
| LIGHTING | LED-2 FIXTURES PER WHSE BAY |
| CAR PARKING | 15 + 2 HANDICAP |
| OFFICE | OFFICE (& MEZZANINE IF DESIRED) BUILT TO SUIT |
| SITE SIZE | +/-1.75 ACRES |

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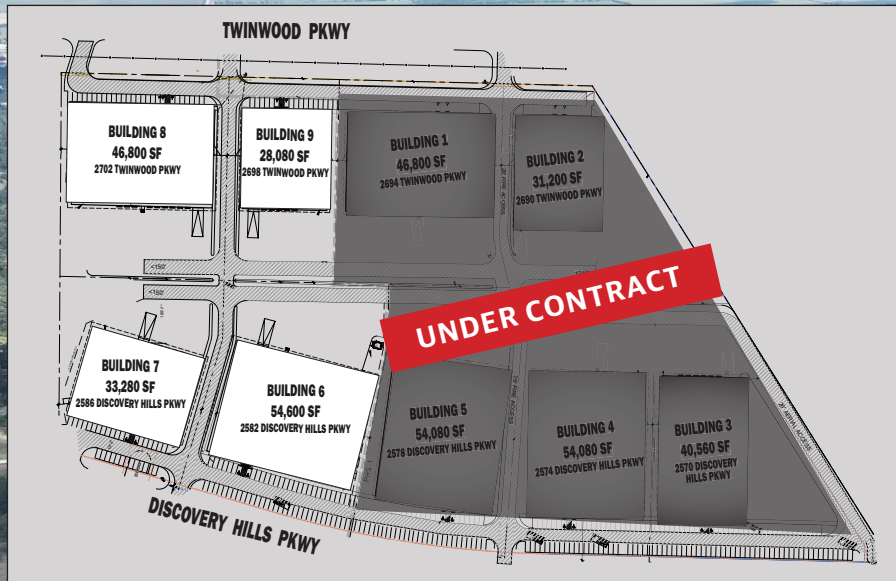
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SITE AERIAL



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