



3715 EAST FWY | BAYTOWN, TX 77521

±417,337 SF | UNDER CONSTRUCTION

ESTIMATED DELIVERY NOVEMBER 2026

FTZ Ready
CLICK TO LEARN MORE

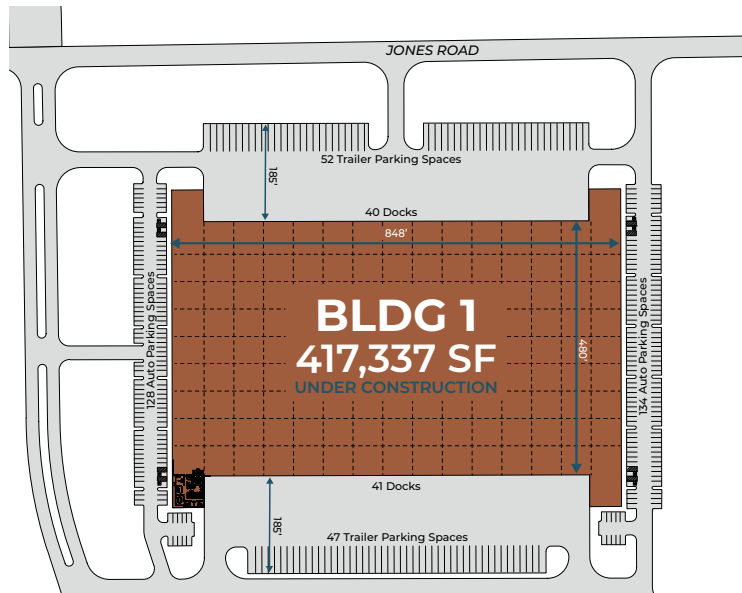
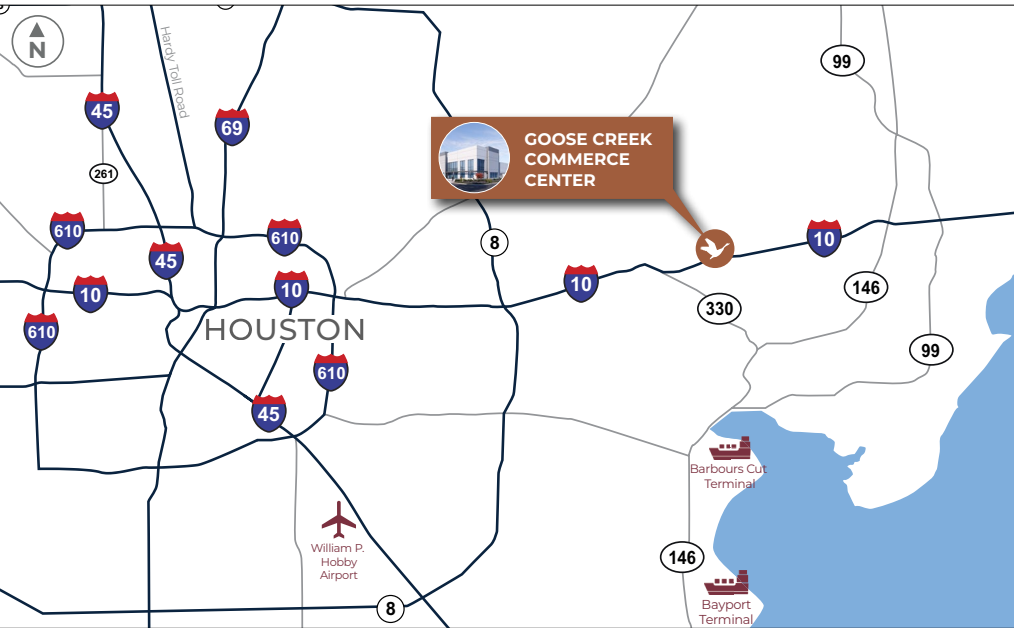


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OUR DRONE VIDEO

HILLWOOD
A PEROT COMPANY®

BUILDING 1

Goose Creek Commerce Center is a Class-A industrial park that sits directly on Interstate 10 in the highly sought after Southeast ("Port") Submarket. This submarket has seen substantial growth due to its strategic location and accessibility to major truck, barge, and rail routes, making it a key hub for logistics and distribution operations. The site is a 15-minute drive from Barbour's Cut Terminal and a 25-minute drive from Bayport Terminal via a direct freeway route, reducing drayage costs. Target occupiers are well connected and can distribute regionally to Houston, Austin, Dallas, San Antonio, and the Rio Grande Valley.



±417,337 SF available



3.5K SF make ready office space



Cross-dock configuration



36' clear height



185' truck courts



81 dock doors (dock levelers on site)



4 drive-in doors



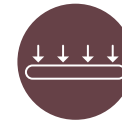
99 trailer parking



262 auto parking



20-year roof warranty



7" fully reinforced slab



50' x 56' column spacing bays; 60' at speed bays



ESFR sprinkler system



Motion sensor LED lighting



FTZ Ready



**21.6M PEOPLE
WITHIN A
4 HOUR DRIVE**

Dallas

 Current Population (20 mile radius)	3,627,169
 Distance	260 miles
 Drive Time	4 hours

Texas

Louisiana

Bat

 Current Population (20 mile radius)	1,835,945
 Distance	190 miles
 Drive Time	3.2 hours

Austin

71

San Antonio

 Current Population (20 mile radius)	2,156,466
 Distance	220 miles
 Drive Time	3.5 hours

Houston



**GOOSE CREEK
COMMERCE
CENTER**

 Current Population (20 mile radius)	4,207,901
 Distance	25 miles
 Drive Time	45 minutes

Source: ESRI

Development



RYAN BAUMGARTNER

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Leasing



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GOOSE CREEK COMMERCE CENTER | BUILDING 1

3715 EAST FWY | BAYTOWN, TX 77521

NEARBY MARKET INFORMATION

FTZ Ready
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RAIL

Union Pacific Intermodal



22 mi.



30 min.

BNSF Intermodal



29 mi.



40 min.

PORT OF HOUSTON

Barbours Cut Terminal



14 mi.



15 min.

Bayport Terminal



18 mi.



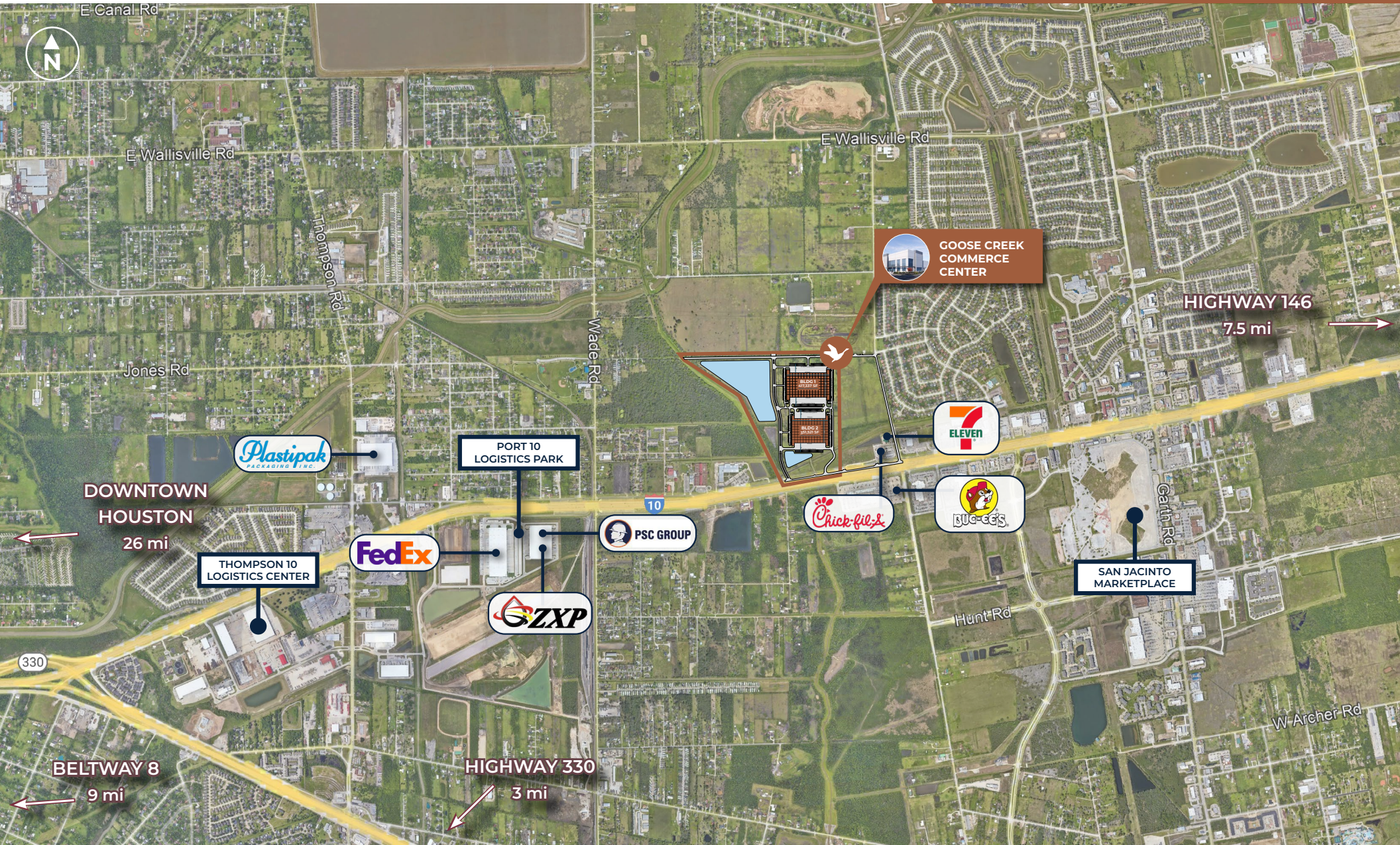
25 min.



GOOSE CREEK COMMERCE CENTER | BUILDING 1

3715 EAST FWY | BAYTOWN, TX 77521

AREA INFORMATION



DRIVE TIMES

Interstate 10

Direct Frontage

Highway 330

3 mi. 5 min.

Highway 146

7.5 mi. 12 min.

Beltway 8

9 mi 9 min.

Downtown Houston

26 mi 25 min.



GOOSE CREEK COMMERCE CENTER | BUILDING 1

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INGRESS / EGRESS



DRIVE TIMES

Interstate 10

Direct Frontage

Highway 330

3 mi. 5 min.

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9 mi 9 min.

Downtown Houston

26 mi 25 min.



GOOSE CREEK COMMERCE CENTER | BUILDING 1

3715 EAST FWY | BAYTOWN, TX 77521

PHASE I SITE PLAN

PHASE I UNDER CONSTRUCTION
ESTIMATED DELIVERY OCT/NOV 2026



Development



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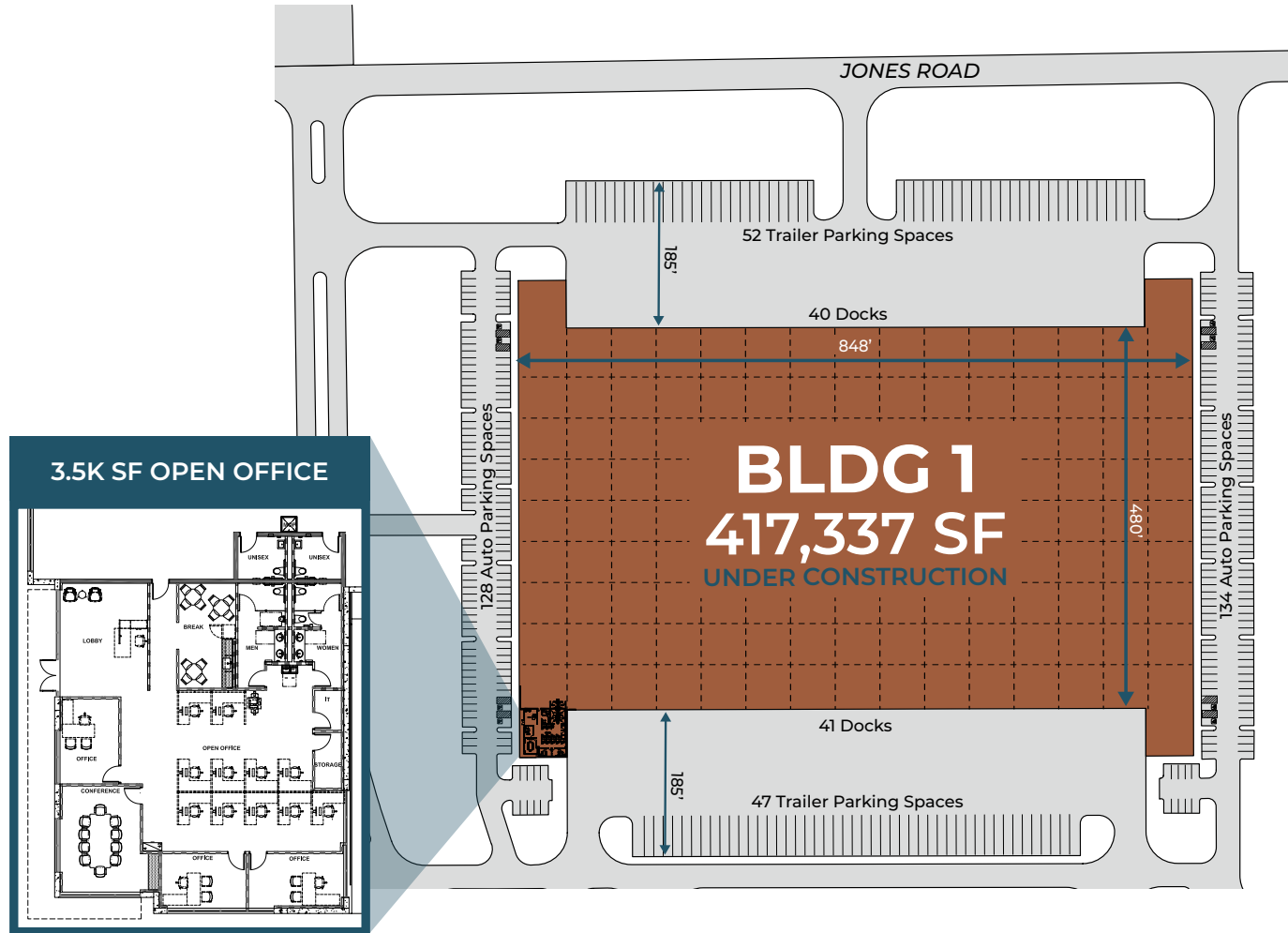
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PHASE I UNDER CONSTRUCTION
ESTIMATED DELIVERY NOV 2026

Divisible to accommodate multiple tenant sizes

BUILDING 1

-  3.5K SF make ready office
-  262 auto parking spaces
-  99 trailer parking spaces
-  81 dock doors (dock levelers on site)
-  4 drive-in doors
-  20-year roof warranty
-  7" fully reinforced slab
-  36' clear height
-  50' x 56' column spacing
60' at speed bays
-  Motion sensor LED lighting

DEVELOPMENT



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LEASING



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