



2694 Twinwood Pkwy - Bldg 1 | 2690 Twinwood Pkwy - Bldg 2 | 2578 Discovery Hills Pkwy - Bldg 5

DISCOVERY HILLS COMMERCE PARK AT TWINWOOD

DISTRIBUTION BUILDINGS

FOR SALE OR LEASE

31,200 SF TO 54,080 SF

CARTER HOLMES

cholmes@nairl.com

C: 713 417 5447

NICK PETERSON, SIOR

npeterson@nairl.com

C: 281 536 9972

JORDAN FOX

jfox@nairl.com

C: 979 255 7734

NAI ROBERT LYNN HOUSTON INDUSTRIAL

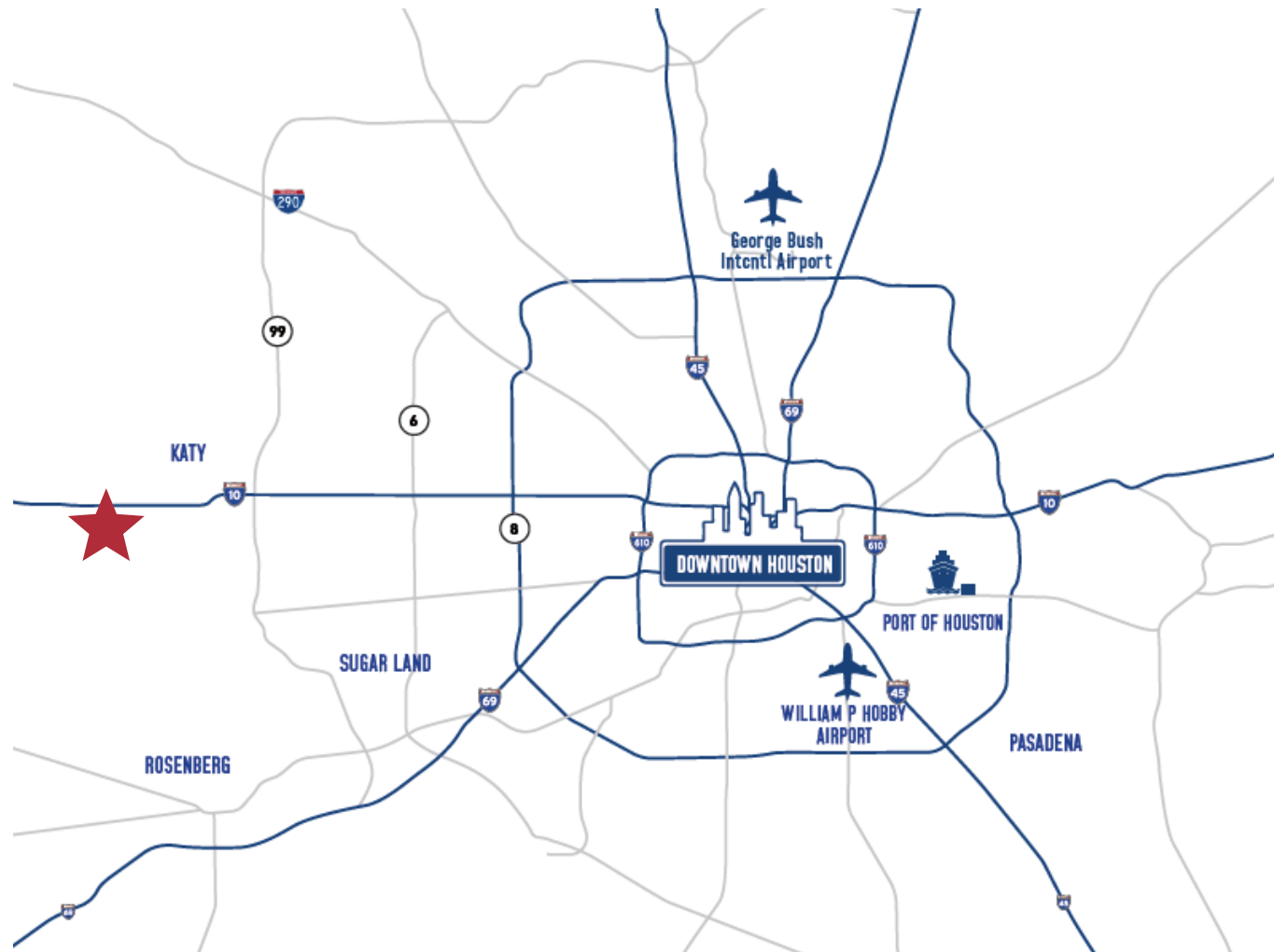
2550 N. LOOP WEST, SUITE 265 • HOUSTON, TX 77092 • NAIRL.COM

DISCOVERY HILLS COMMERCE PARK

Brookshire, TX 77423

DISCOVERY HILLS COMMERCE 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 five distribution buildings. Each building will be equipped with the following make ready property amenities:

- 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



CARTER HOLMES

cholmes@nairl.com
C: 713 417 5447

NICK PETERSON, SIOR

npeterson@nairl.com
C: 281 536 9972

JORDAN FOX

jfox@nairl.com
C: 979 255 7734

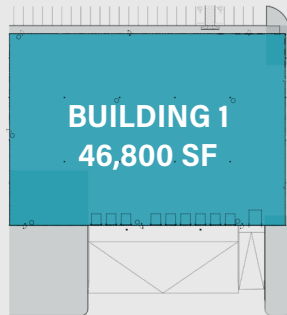
NAI ROBERT LYNN HOUSTON INDUSTRIAL

2550 N. LOOP WEST, SUITE 265 • HOUSTON, TX 77092 • NAIRL.COM

DISCOVERY HILLS COMMERCE PARK

Brookshire, TX 77423

BUILDING 1

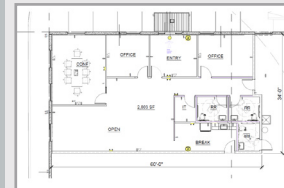


ADDRESS	2694 Twinwood Pkwy
BUILDING SIZE	46,800 SF
CLEAR HEIGHT	32'
CONFIGURATION	Rear Load (260' X 180')
DOCK DOORS	9 Dock High (9'X10')
DRIVE IN DOORS	1 Ramped Door (12'x16')
SPEED BAY	60'
TYPICAL BAYS	52' X 60'
TRUCK COURT	135'
SPRINKLER SYSTEM	ESFR
ELECTRICAL	3 Phase 480, Volt 800 Amps
LIGHTING	LED-2 Fixtures per WHSE Bay
CAR PARKING	25 + 2 Handicap
OFFICE	Built to suit
SITE SIZE	±2.64 Acres

BUILDING 2

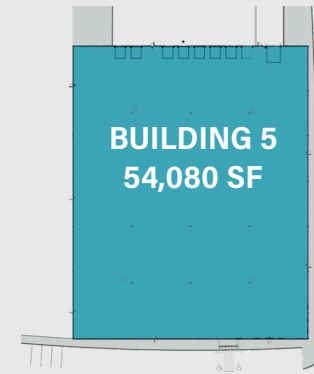


Spec Office
2,000 SF



ADDRESS	2690 Twinwood Pkwy
BUILDING SIZE	31,200 SF
SPEC OFFICE	±2,000 SF
CLEAR HEIGHT	32'
CONFIGURATION	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' X 60'
TRUCK COURT	135'
SPRINKLER SYSTEM	ESFR
ELECTRICAL	3 Phase 480, Volt 800 Amps
LIGHTING	LED-2 Fixtures per WHSE Bay
CAR PARKING	31 + 2 Handicap
SITE SIZE	±2.27 Acres

BUILDING 5



ADDRESS	2578 Discovery Hills Pkwy
BUILDING SIZE	54,080 SF
CLEAR HEIGHT	32'
CONFIGURATION	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' X 60'
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

CARTER HOLMES

cholmes@nairl.com
C: 713 417 5447

NICK PETERSON, SIOR

npeterson@nairl.com
C: 281 536 9972

JORDAN FOX

jfox@nairl.com
C: 979 255 7734

NAI ROBERT LYNN HOUSTON INDUSTRIAL

2550 N. LOOP WEST, SUITE 265 • HOUSTON, TX 77092 • NAIRL.COM

FOR SALE AND LEASE

DISCOVERY HILLS COMMERCE PARK

Brookshire, TX 77423

NAI Robert Lynn / Industrial



CARTER HOLMES

cholmes@nairl.com
C: 713 417 5447

NICK PETERSON, SIOR

npeterson@nairl.com
C: 281 536 9972

JORDAN FOX

jfox@nairl.com
C: 979 255 7734

NAI ROBERT LYNN HOUSTON INDUSTRIAL

2550 N. LOOP WEST, SUITE 265 ▪ HOUSTON, TX 77092 ▪ NAIRL.COM

DISCOVERY HILLS COMMERCE PARK

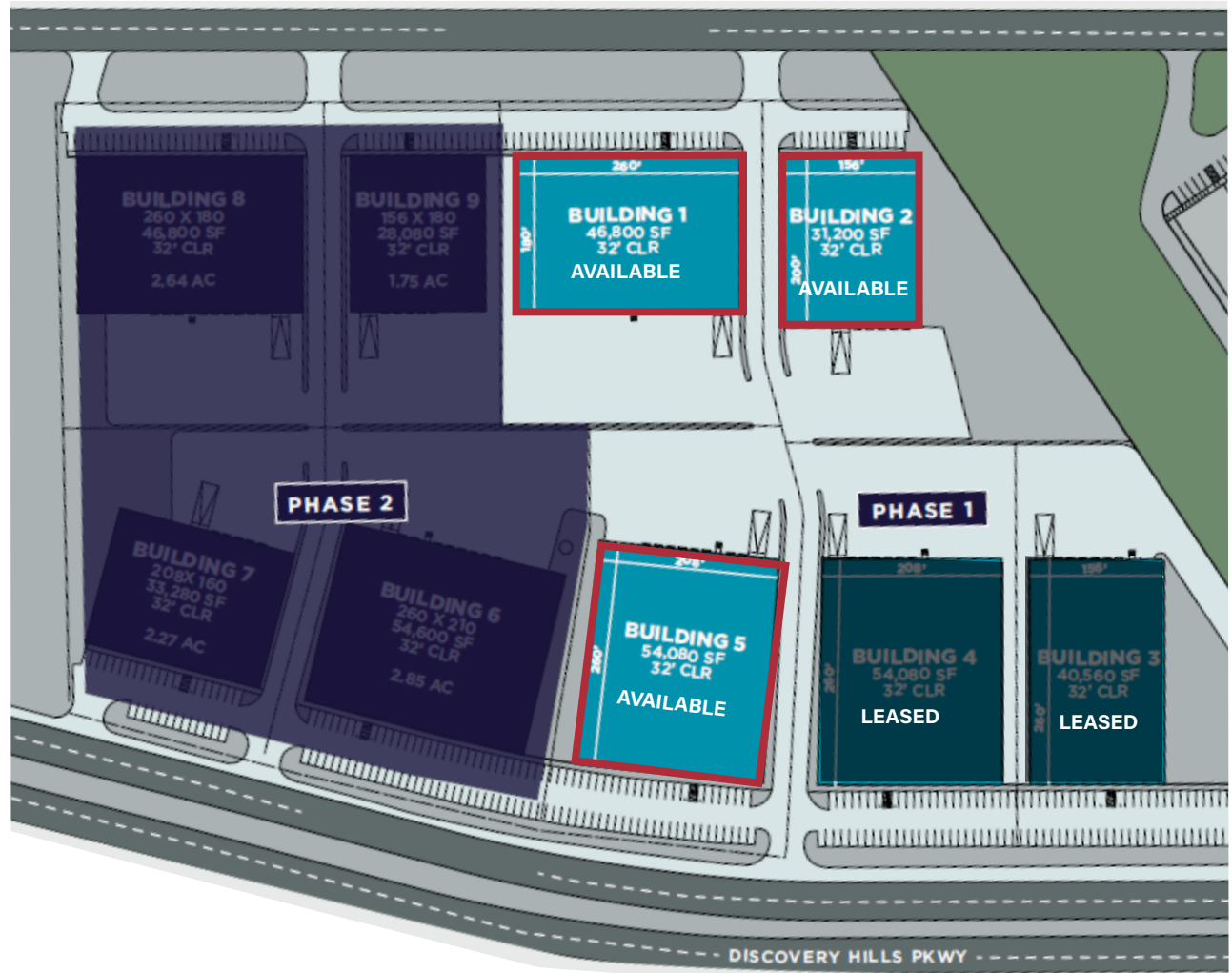
Brookshire, TX 77423

AVAILABLE BUILDINGS

2694 Twinwood Pkwy - Bldg 1	46,800 SF
2690 Twinwood Pkwy - Bldg 2	31,200 SF
2570 Discovery Hills - Bldg 3	40,560 SF
2574 Discovery Hills Pkwy - Bldg 4	54,080 SF
2578 Discovery Hills Pkwy - Bldg 5	54,080 SF

DRIVE TIMES

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



CARTER HOLMES

cholmes@nairl.com
C: 713 417 5447

NICK PETERSON, SIOR

npeterson@nairl.com
C: 281 536 9972

JORDAN FOX

jfox@nairl.com
C: 979 255 7734

NAI ROBERT LYNN HOUSTON INDUSTRIAL

2550 N. LOOP WEST, SUITE 265 • HOUSTON, TX 77092 • NAIRL.COM



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Nick Peterson, SIOR	606463	npeterson@nairl.com	281-536-9972
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nick Peterson, SIOR	606463	npeterson@nairl.com	281-536-9972
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date