

# 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**

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Companies

# 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** 46,800 SF - 2702 Discovery Hills PKWY
- **Building 4** 54,080 SF - 2574 Discovery Hills PKWY
- **Building 5** 54,080 SF - 2578 Discovery Hills PKWY

**UNDER CONTRACT**

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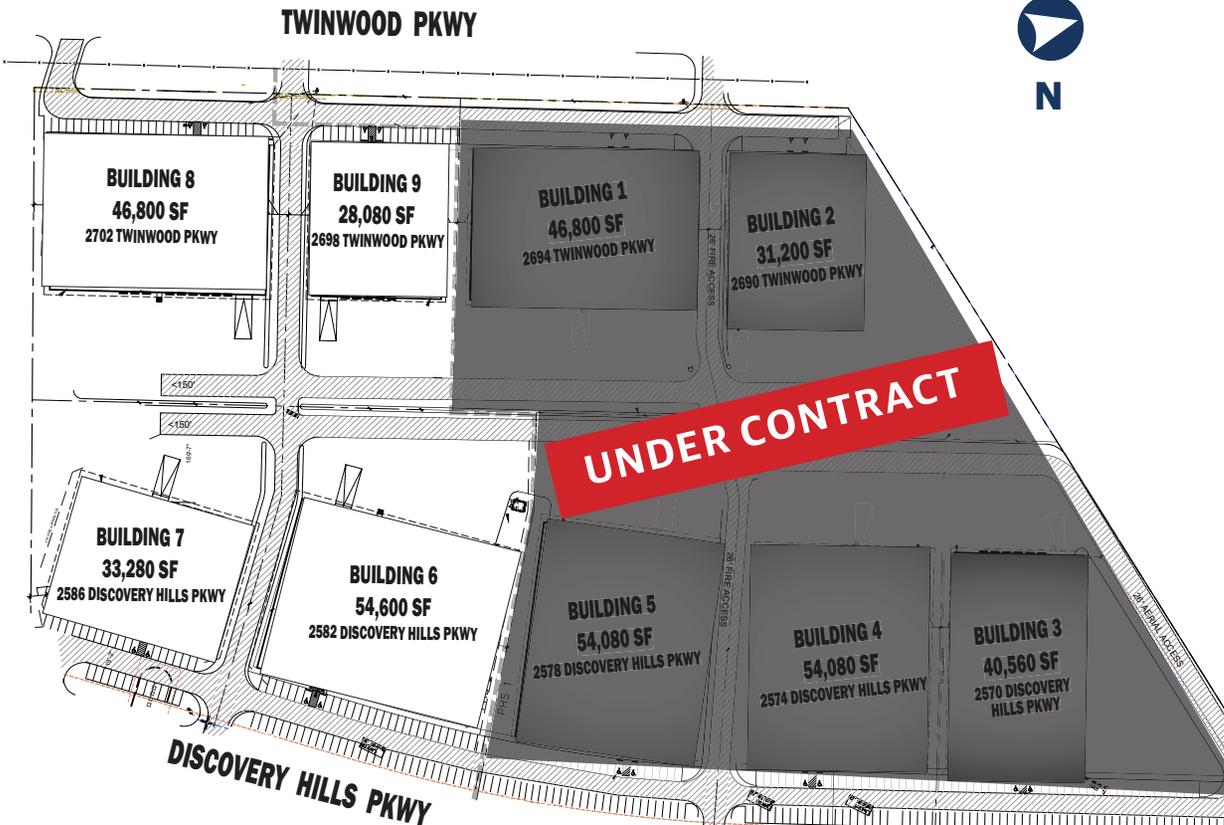
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## 4 PROPOSED DISTRIBUTION BUILDINGS #6-9 SITE PLAN & BUILDING SPECIFICATIONS



### 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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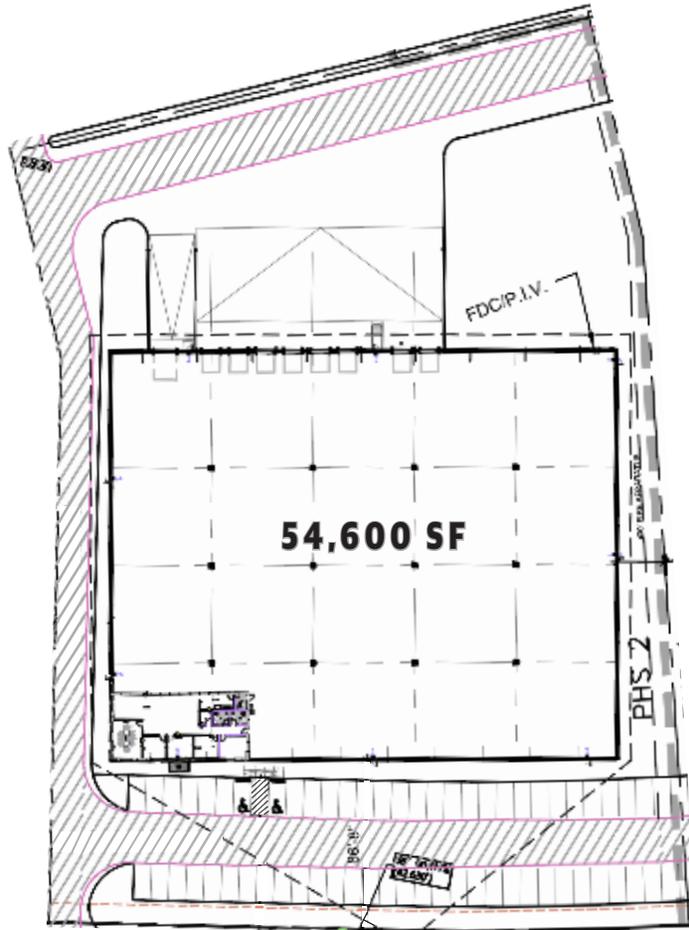
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# DISCOVERY HILLS COMMERCE CENTER

2582 DISCOVERY HILLS PKWY. BROOKSHIRE, TX 77423



**DISCOVERY HILLS PKWY**

\* OFFICE SHOWN ABOVE IS AN EXAMPLE

## PROPOSED BUILDING 6

<b>BUILDING SIZE</b>	<b>54,600 SF</b>
<b>CLEAR HEIGHT</b>	<b>32'</b>
<b>BUILDING CONFIG.</b>	<b>REAR LOAD (260' x 210')</b>
<b>DOCK DOORS</b>	<b>8 DOCK HIGH (9' x 10')</b>
<b>DRIVE IN DOORS</b>	<b>1 RAMPED DOOR (12' x 16')</b>
<b>SPEED BAY</b>	<b>60'</b>
<b>TYPICAL BAYS</b>	<b>52' x 50'</b>
<b>TRUCK COURT</b>	<b>135'</b>
<b>SPRINKLER SYSTEM</b>	<b>ESFR</b>
<b>ELECTRICAL</b>	<b>3 PHASE 480 VOLT 800 AMPS</b>
<b>LIGHTING</b>	<b>LED-2 FIXTURES PER WHSE BAY</b>
<b>CAR PARKING</b>	<b>59 + 2 HANDICAP</b>
<b>OFFICE</b>	<b>OFFICE (&amp; MEZZANINE IF DESIRED) BUILT TO SUIT</b>
<b>SITE SIZE</b>	<b>+/-2.85 ACRES</b>

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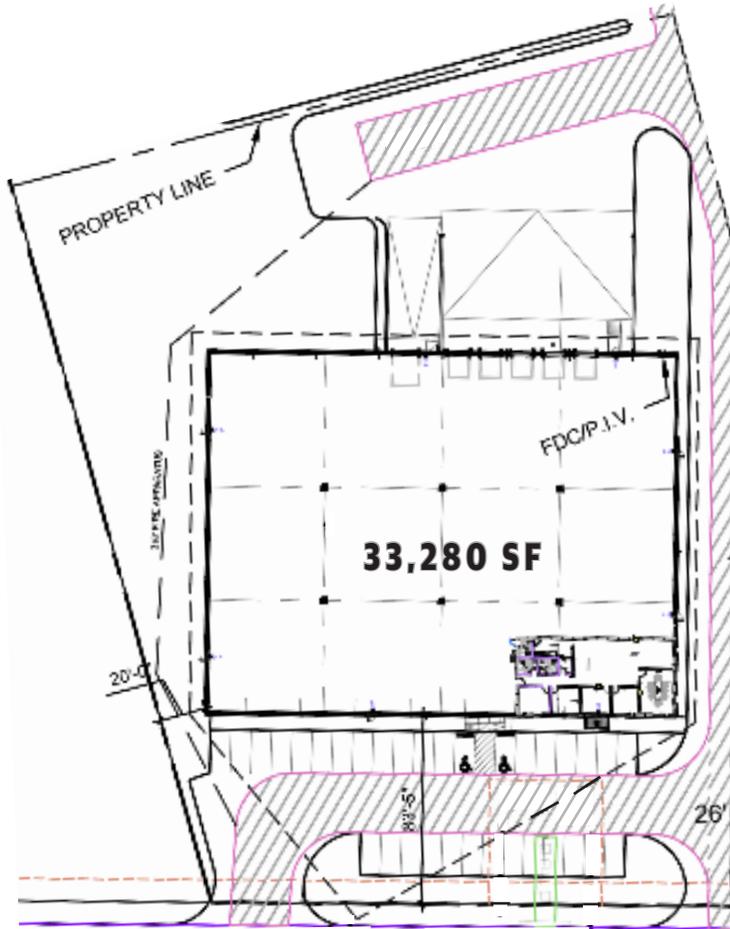
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2586 DISCOVERY HILLS PKWY. BROOKSHIRE, TX 77423



**DISCOVERY HILLS PKWY**

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## PROPOSED BUILDING 7

<b>BUILDING SIZE</b>	<b>33,280 SF</b>
<b>CLEAR HEIGHT</b>	<b>32'</b>
<b>BUILDING CONFIG.</b>	<b>REAR LOAD (208'x160')</b>
<b>DOCK DOORS</b>	<b>5 DOCK HIGH (9'x10')</b>
<b>DRIVE IN DOORS</b>	<b>1 RAMPED DOOR (12'x16')</b>
<b>SPEED BAY</b>	<b>60'</b>
<b>TYPICAL BAYS</b>	<b>52' x 50'</b>
<b>TRUCK COURT</b>	<b>135'</b>
<b>SPRINKLER SYSTEM</b>	<b>ESFR</b>
<b>ELECTRICAL</b>	<b>3 PHASE 480 VOLT 600 AMPS</b>
<b>LIGHTING</b>	<b>LED-2 FIXTURES PER WHSE BAY</b>
<b>CAR PARKING</b>	<b>31 + 2 HANDICAP</b>
<b>OFFICE</b>	<b>OFFICE (&amp; MEZZANINE IF DESIRED) BUILT TO SUIT</b>
<b>SITE SIZE</b>	<b>+/-2.27 ACRES</b>

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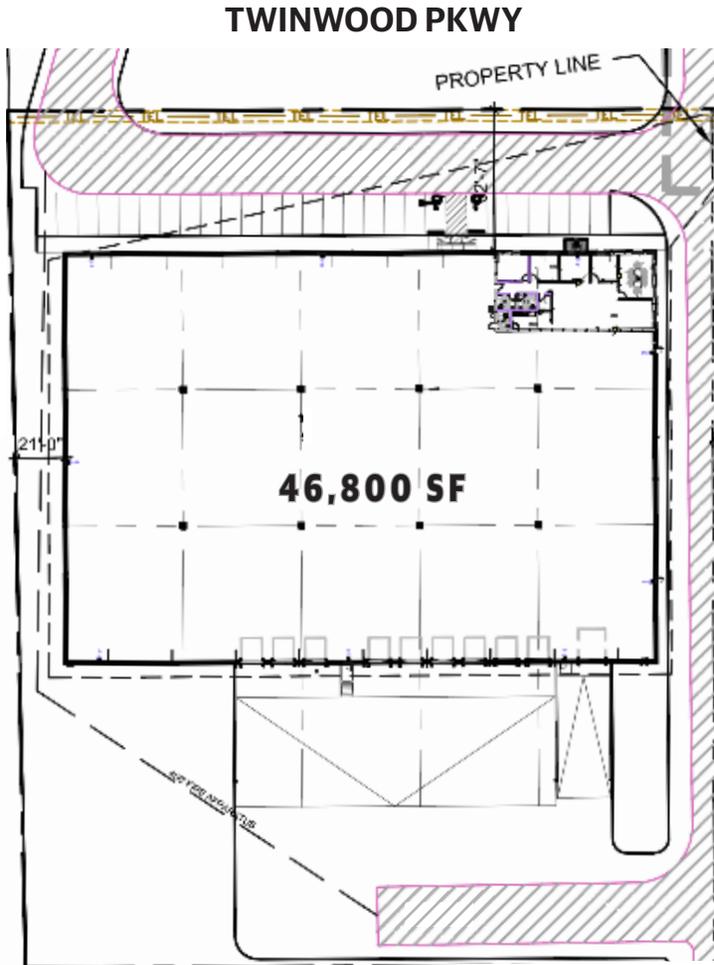
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2702 TWINWOOD PKWY. BROOKSHIRE, TX 77423



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## 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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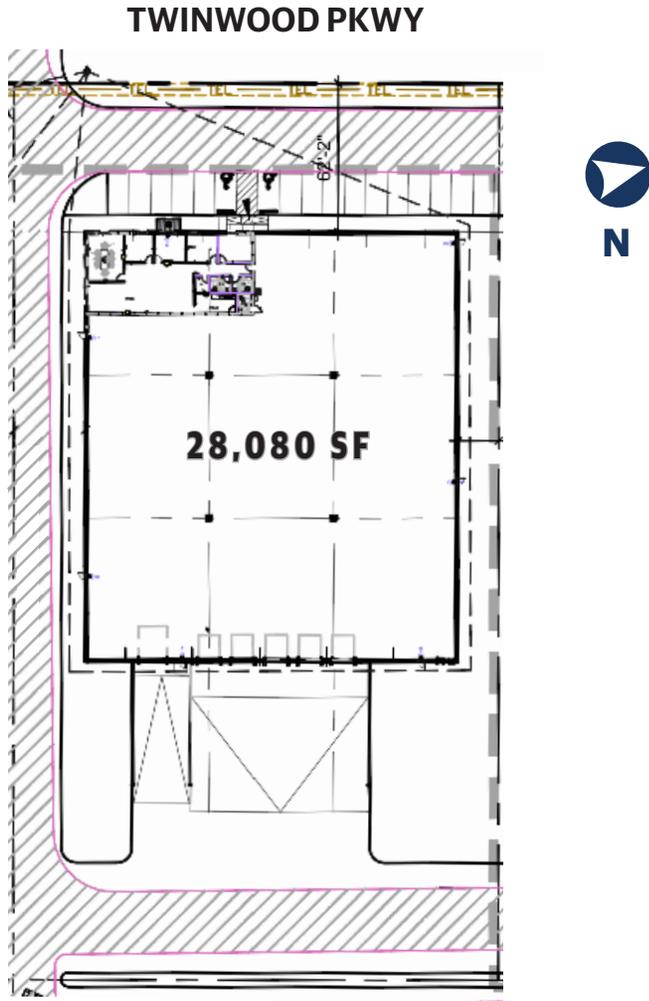
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# DISCOVERY HILLS COMMERCE CENTER

2698 TWINWOOD PKWY. BROOKSHIRE, TX 77423



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## PROPOSED BUILDING 9

<b>BUILDING SIZE</b>	<b>28,080 SF</b>
<b>CLEAR HEIGHT</b>	<b>32'</b>
<b>BUILDING CONFIG.</b>	<b>REAR LOAD (156'x180')</b>
<b>DOCK DOORS</b>	<b>5 DOCK HIGH (9'x10')</b>
<b>DRIVE IN DOORS</b>	<b>1 RAMPED DOOR (12'x16')</b>
<b>SPEED BAY</b>	<b>60'</b>
<b>TYPICAL BAYS</b>	<b>52' x 60'</b>
<b>TRUCK COURT</b>	<b>135'</b>
<b>SPRINKLER SYSTEM</b>	<b>ESFR</b>
<b>ELECTRICAL</b>	<b>3 PHASE 480 VOLT 600 AMPS</b>
<b>LIGHTING</b>	<b>LED-2 FIXTURES PER WHSE BAY</b>
<b>CAR PARKING</b>	<b>15 + 2 HANDICAP</b>
<b>OFFICE</b>	<b>OFFICE (&amp; MEZZANINE IF DESIRED) BUILT TO SUIT</b>
<b>SITE SIZE</b>	<b>+/-1.75 ACRES</b>

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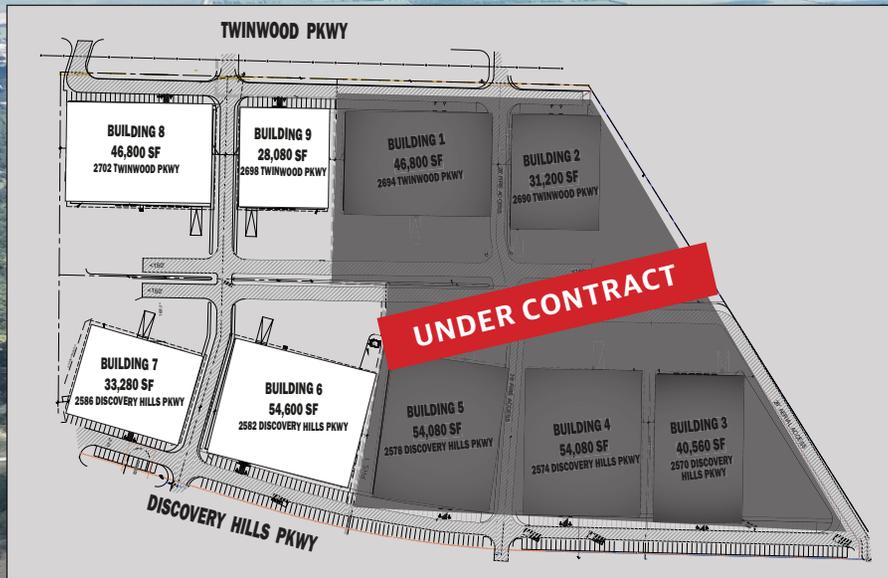
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## SITE AERIAL



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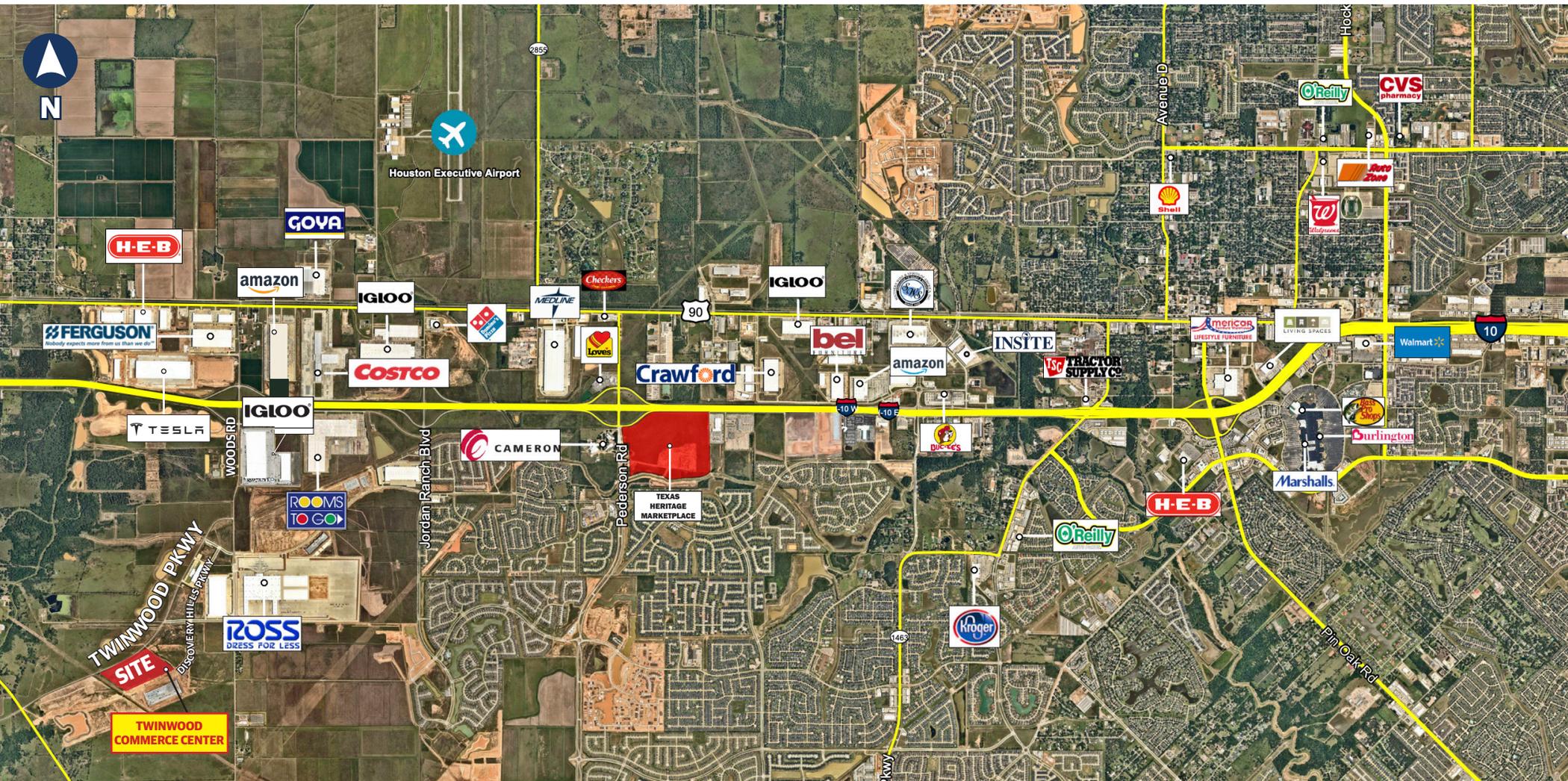
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## BUSINESS NEIGHBORS



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