

FOR SALE OR LEASE

# DISCOVERY HILLS COMMERCE CENTER AT TWINWOOD



**BUILDING 3 - 40,560 SF AVAILABLE**

DELIVERED MARCH 2026 | 2570 DISCOVERY HILLS, BROOKSHIRE, TX 77423

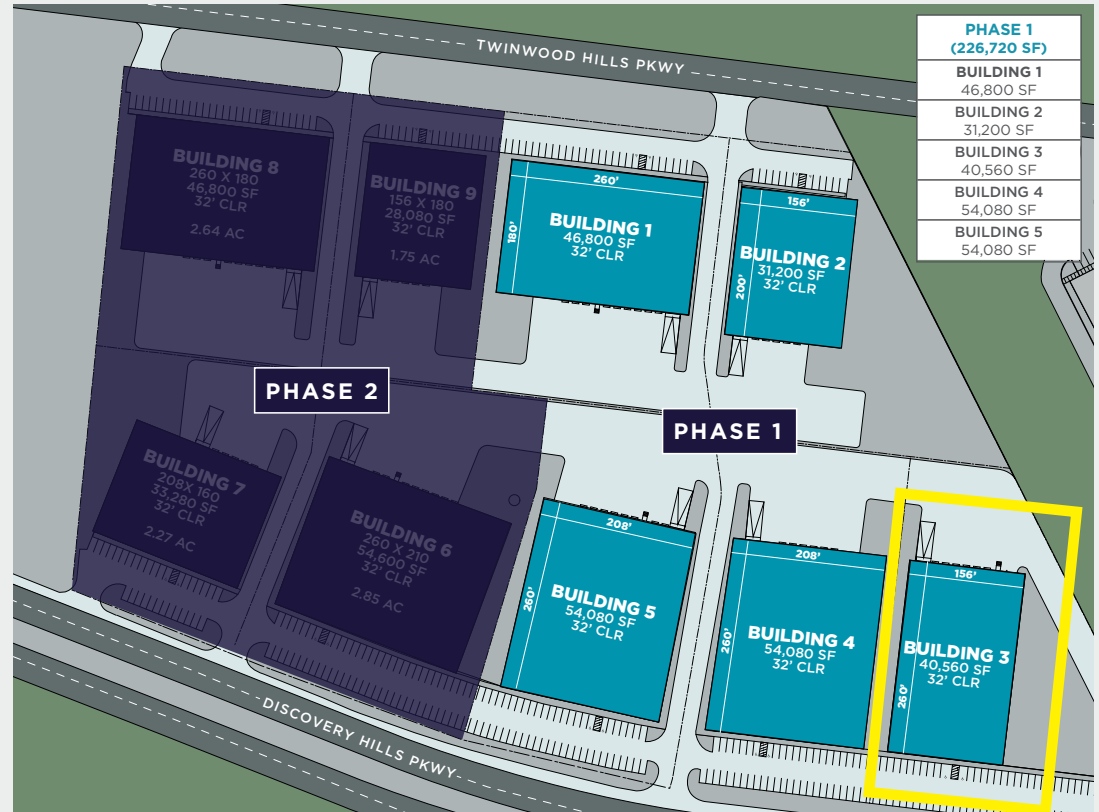


# PROPERTY PHOTOS



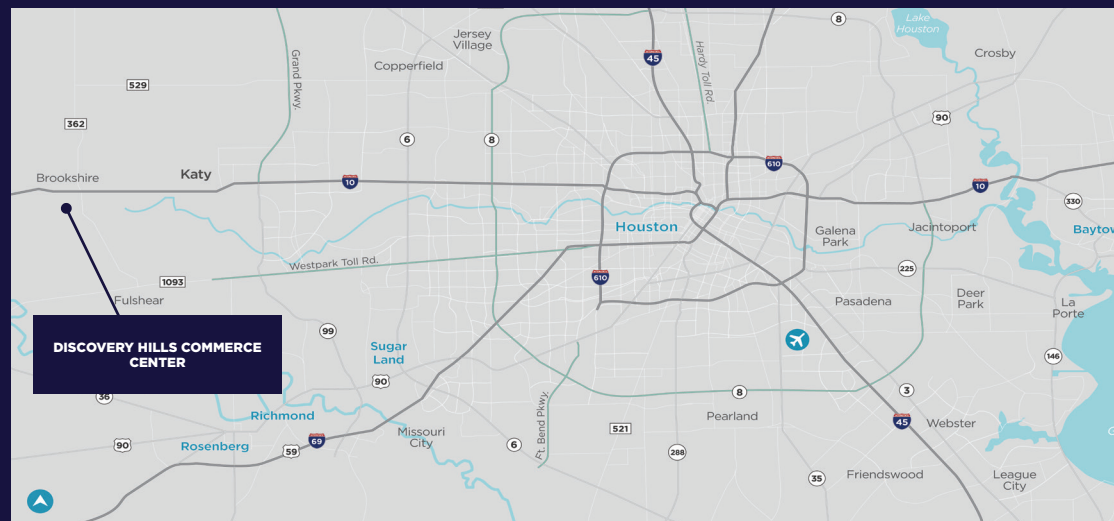
# PROPERTY DETAILS

-  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 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



# 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' TrucDoors
- 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

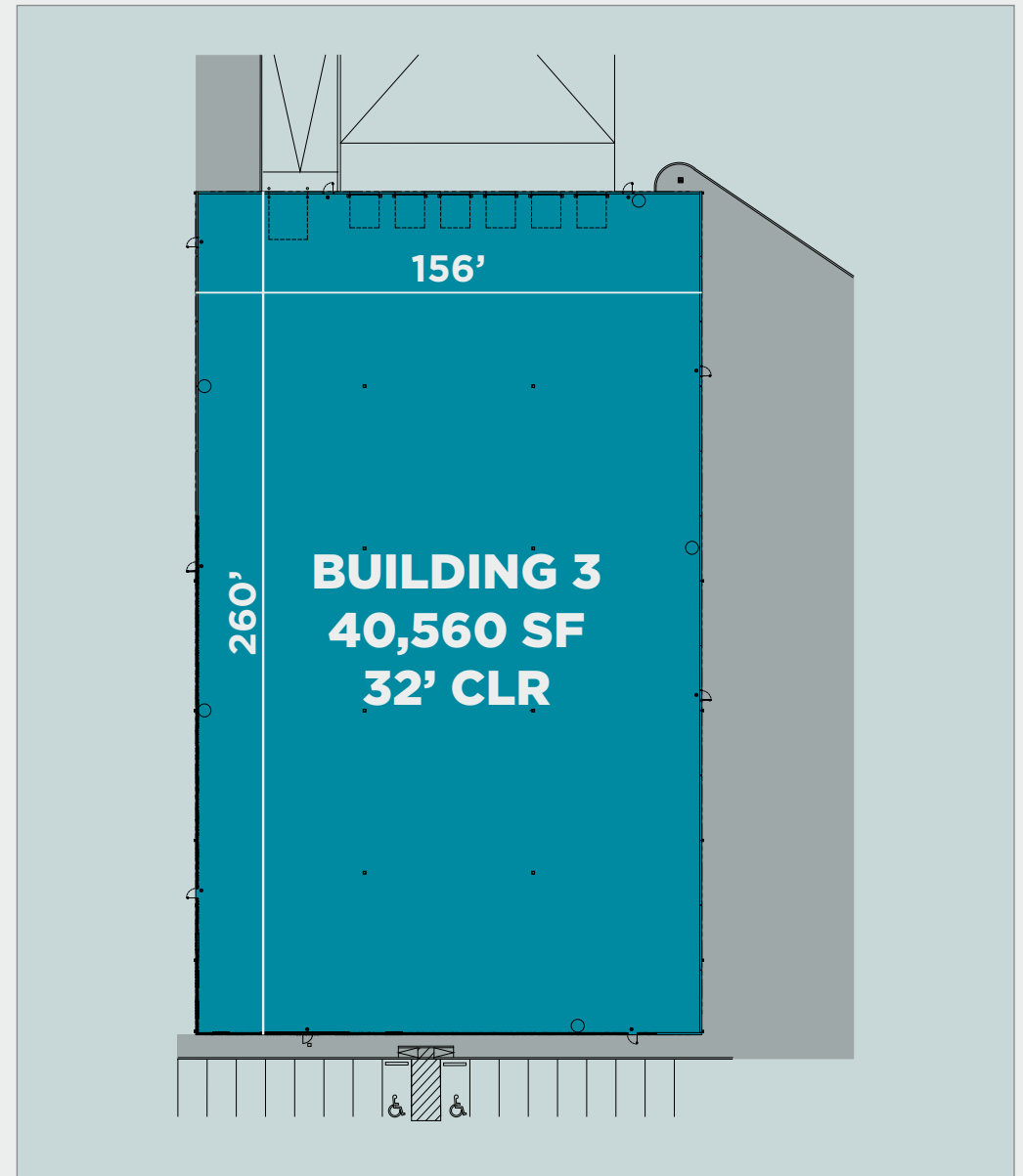


# BUILDING 3 HIGHLIGHTS

2570 TWINWOOD PKWY. BROOKSHIRE, TX 77423

## BUILDING 3

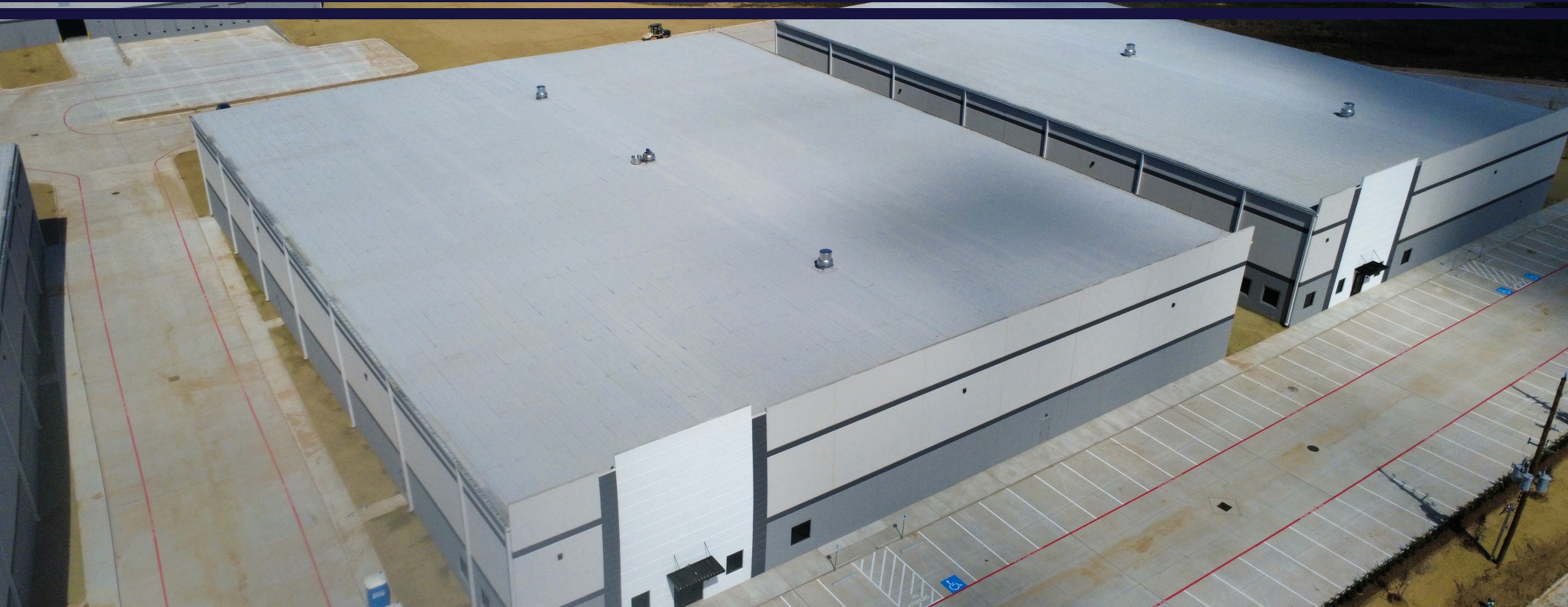
	<b>BUILDING SIZE</b>	40,560 SF
	<b>CLEAR HEIGHT</b>	32'
	<b>BUILDING CONFIG.</b>	Rear Load (156' X 260')
	<b>DOCK DOORS</b>	6 Dock High (9'X10')
	<b>DRIVE IN DOORS</b>	1 Ramped Door (12'x16')
	<b>SPEED BAY</b>	60'
	<b>TYPICAL BAYS</b>	52' X 60'
	<b>TRUCK COURT</b>	135'
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>ELECTRICAL</b>	3 Phase 480 Volt 800 Amps
	<b>LIGHTING</b>	LED-2 Fixtures per WHSE Bay
	<b>CAR PARKING</b>	25 + 2 Handicap
	<b>OFFICE</b>	Built to suit
	<b>SITE SIZE</b>	± 2.64 Acres



# INDUSTRIAL NEIGHBORS MAP



# DISCOVERY HILLS COMMERCE CENTER AT TWINWOOD



**For more information, please contact:**

**CARTER HOLMES**

Senior Director

Direct: 713.417.5447

Carter.Holmes@cushwake.com

**JOHN KRUSE**

Managing Director

Direct: 713.304.4919

John.Kruse@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

