

FOR SALE OR LEASE

# DISCOVERY HILLS COMMERCE CENTER AT TWINWOOD



**BUILDING 4 - 54,080 SF**

DELIVERED MARCH 2026 | 2574 DISCOVERY HILLS PKWY. BROOKSHIRE, TX 77423

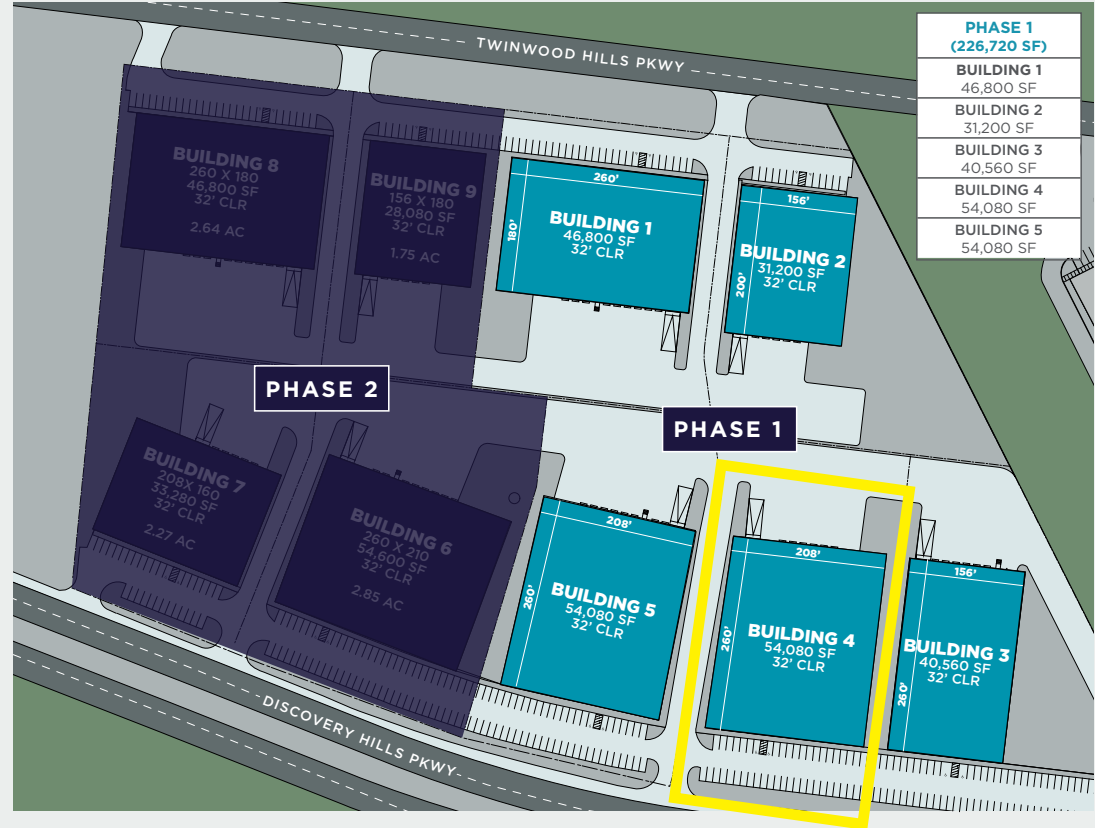


# PROPERTY PHOTOS



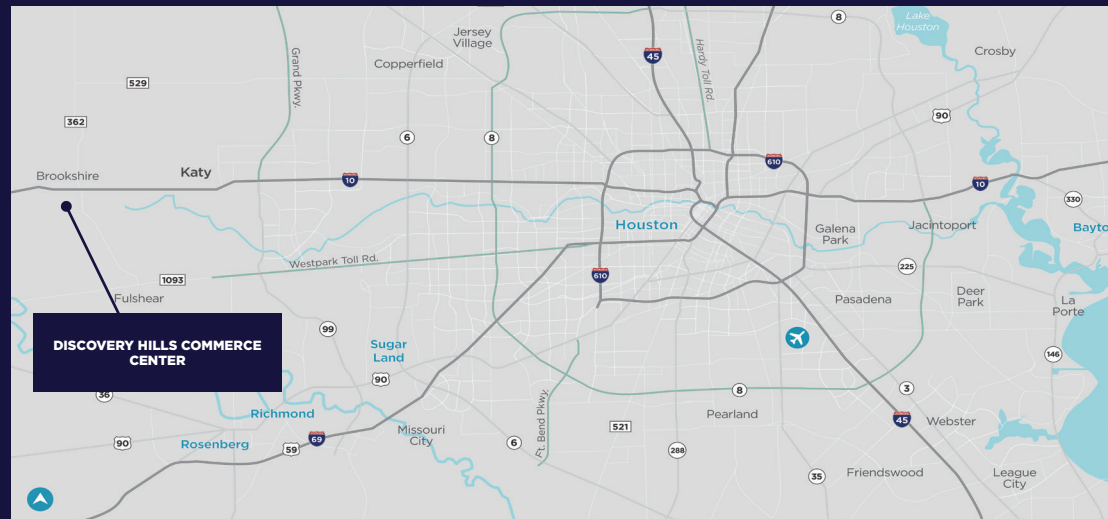
# PROPERTY DETAILS

-  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

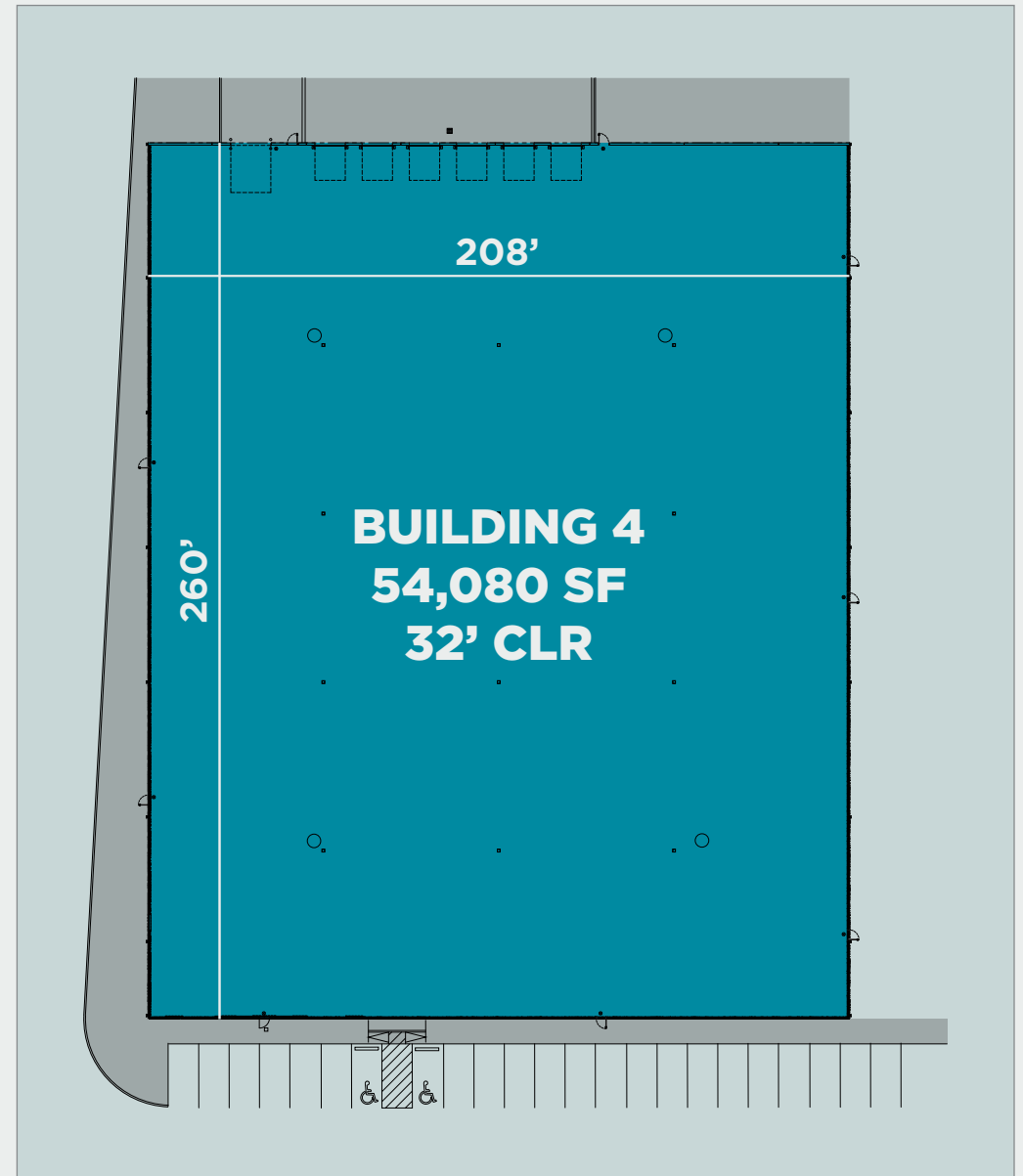


# BUILDING 4 HIGHLIGHTS

2570 TWINWOOD PKWY. BROOKSHIRE, TX 77423

## BUILDING 4

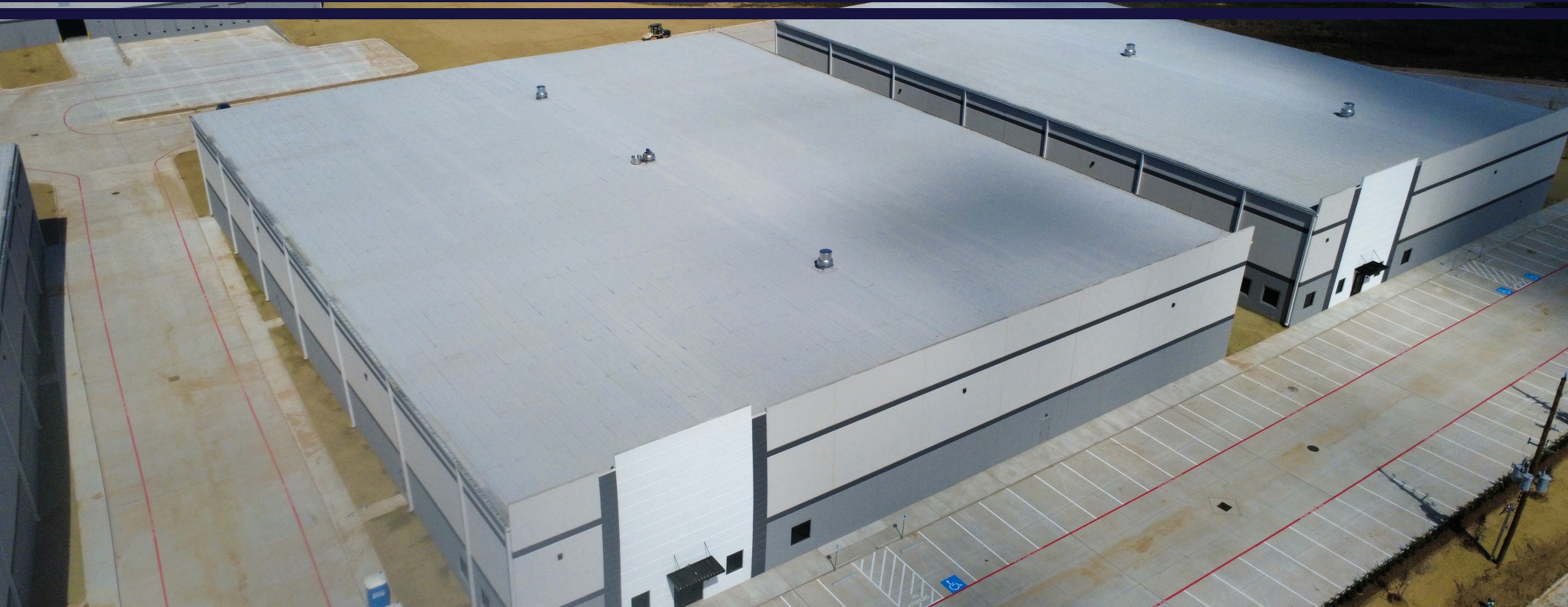
	<b>BUILDING SIZE</b>	54,080 SF
	<b>CLEAR HEIGHT</b>	32'
	<b>BUILDING CONFIG.</b>	Rear Load (208' X 260')
	<b>DOCK DOORS</b>	6 Dock High (9'X10')
	<b>DRIVE IN DOORS</b>	1 Ramped Door (12'x16')
	<b>SPEED BAY</b>	60'
	<b>TYPICAL BAYS</b>	52'X50'
	<b>TRUCK COURT</b>	135'
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>ELECTRICAL</b>	3 Phase 480 Volt 800 Amps
	<b>LIGHTING</b>	LED-2 Fixtures per WHSE Bay
	<b>CAR PARKING</b>	59 + 2 Handicap
	<b>OFFICE</b>	Built to suit
	<b>SITE SIZE</b>	± 2.85 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

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