



3715 EAST FWY | BAYTOWN, TX 77521

±351,521 SF Available

Multi-Phased Development

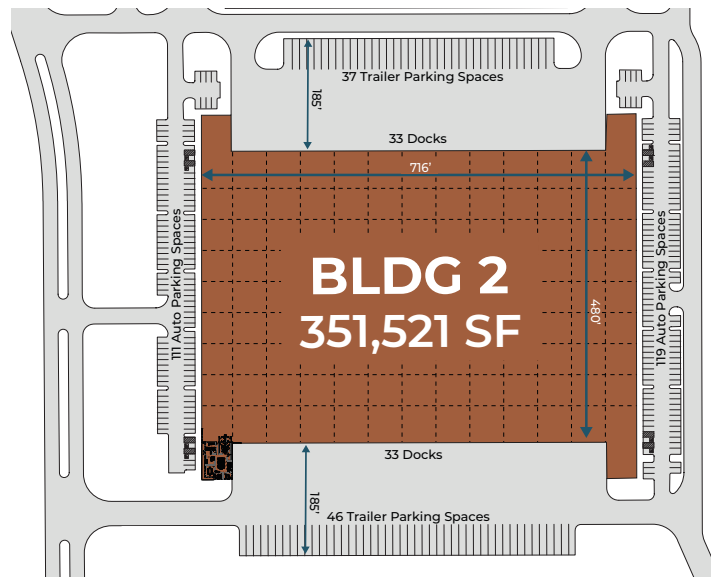
Available Q1 2026



HILLWOOD
A PEROT COMPANY

BUILDING 2

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.



±351,521 SF available



3K SF make ready
office space



Cross-dock
configuration



36'
clear height



185'
truck courts



66 dock doors
(dock levelers on site)



4 drive-in doors



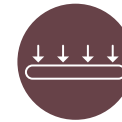
83 trailer parking



230 auto parking



45 mil TPO roof



7" fully reinforced
slab



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



ESFR sprinkler
system



LED lighting,
2 per bay



GOOSE CREEK COMMERCE CENTER | BUILDING 2
3715 EAST FWY | BAYTOWN, TX 77521

REGIONAL CONNECTIVITY



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

Texas

	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

Dallas

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

45

35

10

10

Houston

69



**GOOSE CREEK
COMMERCE
CENTER**

10

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

Source: ESRI

Development



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Leasing



HEATH DONICA

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TYLER MANER

830 992 0834 (c)
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Union Pacific Intermodal



30 min.



40 min.

Barbours Cut Terminal



15 min.



25 min.



Interstate 10	Highway 330	Highway 146	Beltway 8	Downtown Houston
 Direct Frontage	 3 mi.  5 min.	 7.5 mi.  12 min.	 9 mi.  9 min.	 26 mi.  25 min.



GOOSE CREEK COMMERCE CENTER | BUILDING 2

3715 EAST FWY | BAYTOWN, TX 77521

INGRESS / EGRESS



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.



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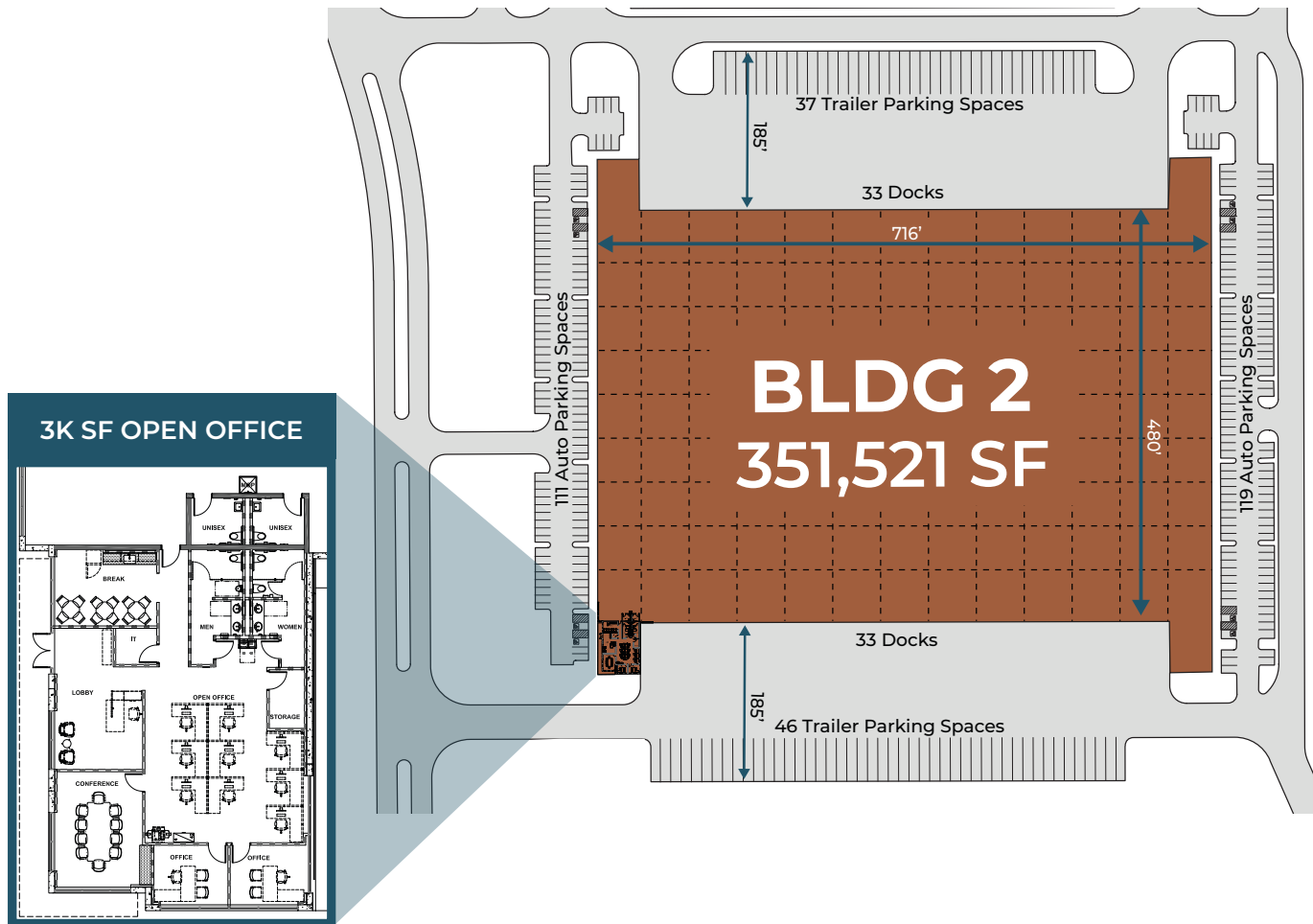


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Divisible to accommodate multiple tenant sizes

BUILDING 2

- 3K SF make ready office
- 230 auto parking spaces
- 83 trailer parking spaces
- 66 dock doors (dock levelers on site)
- 4 drive-in doors
- 45 mil TPO roof
- 7" fully reinforced slab
- 36' clear height
- 50' x 56' column spacing
60' at speed bays
- LED lights, 2 per bay



DEVELOPMENT



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LEASING



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