



SINGLE TENANT BUILDINGS RANGING  
FROM 7,000 SF - 31,100 SF

[VIEW PROPERTY VIDEO](#)



**MOVE-IN READY**

2510 TWINWOOD PKWY, BROOKSHIRE, TX 77423

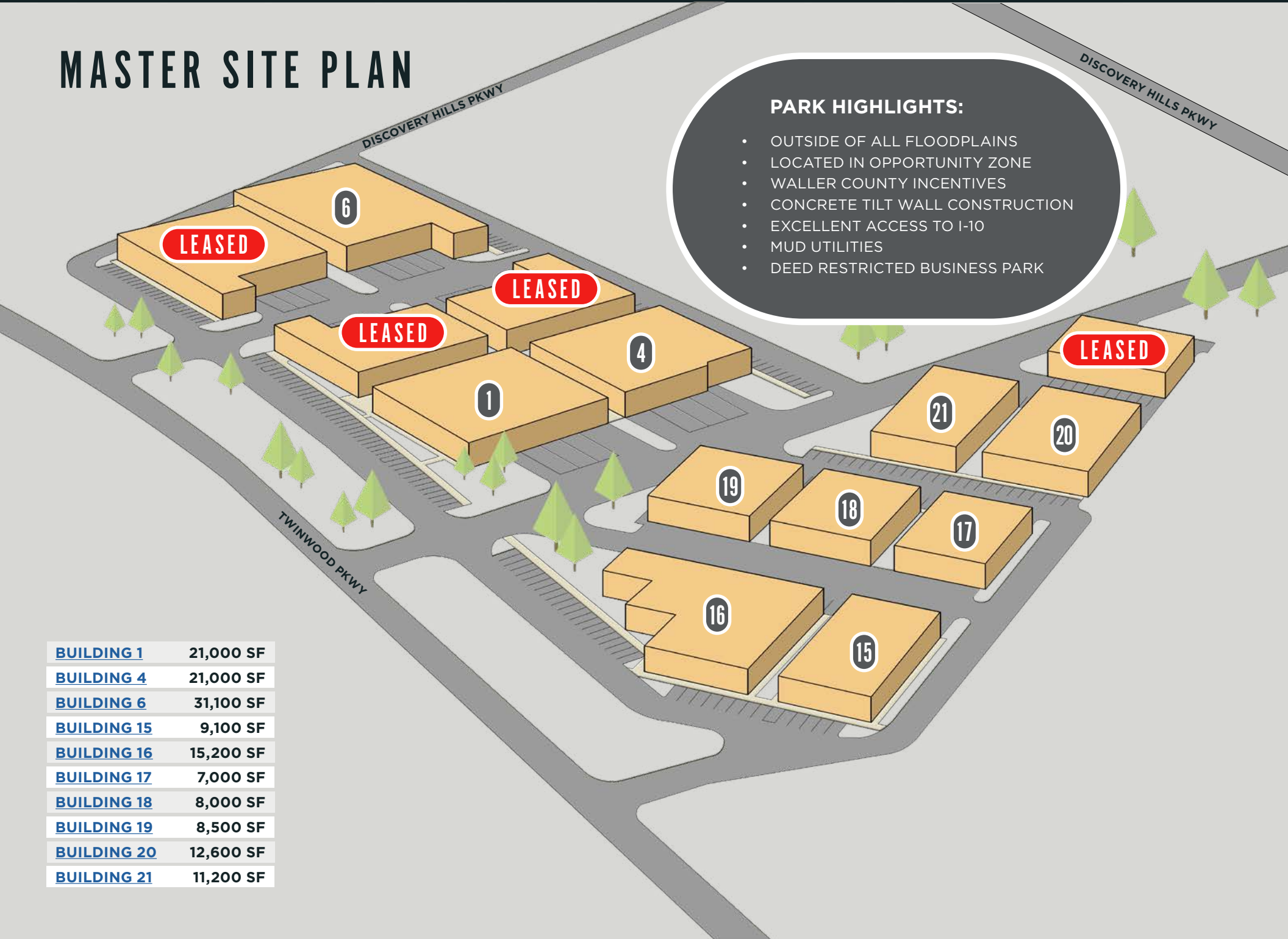


# MASTER SITE PLAN

## PARK HIGHLIGHTS:

- OUTSIDE OF ALL FLOODPLAINS
- LOCATED IN OPPORTUNITY ZONE
- WALLER COUNTY INCENTIVES
- CONCRETE TILT WALL CONSTRUCTION
- EXCELLENT ACCESS TO I-10
- MUD UTILITIES
- DEED RESTRICTED BUSINESS PARK

<b>BUILDING 1</b>	21,000 SF
<b>BUILDING 4</b>	21,000 SF
<b>BUILDING 6</b>	31,100 SF
<b>BUILDING 15</b>	9,100 SF
<b>BUILDING 16</b>	15,200 SF
<b>BUILDING 17</b>	7,000 SF
<b>BUILDING 18</b>	8,000 SF
<b>BUILDING 19</b>	8,500 SF
<b>BUILDING 20</b>	12,600 SF
<b>BUILDING 21</b>	11,200 SF





# PROPERTY PHOTOS



# BUILDING 1 HIGHLIGHTS

2514 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±21,000



**OFFICE SF**  
±2,000



**CLEAR HEIGHT**  
28'



**DOCK DOORS**  
3

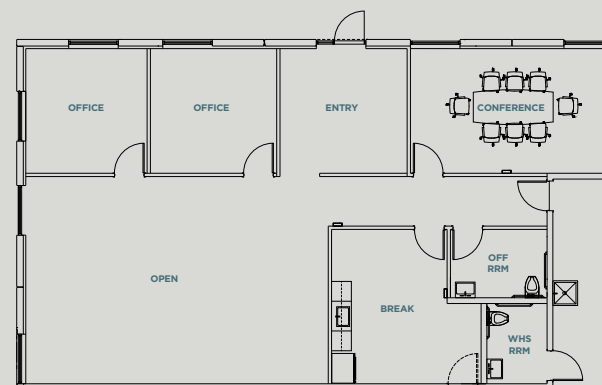


**RAMPS**  
1



**SPRINKLER**  
ESFR

**OFFICE PLAN**  
2,000 RSF



# BUILDING 4 HIGHLIGHTS

2701 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±21,000



**OFFICE SF**  
±2,000



**CLEAR HEIGHT**  
28'



**DOCK DOORS**  
3

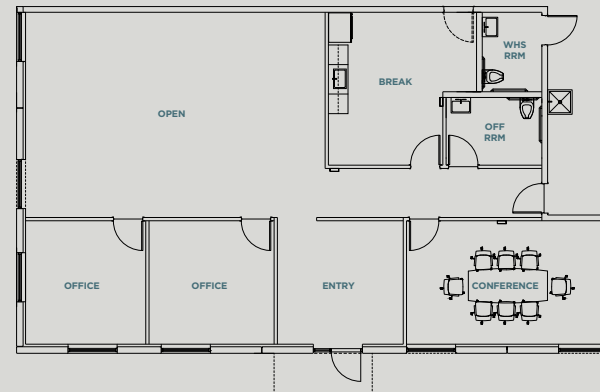


**RAMPS**  
1



**SPRINKLER**  
ESFR

**OFFICE PLAN**  
2,000 RSF



# BUILDING 6 HIGHLIGHTS

2709 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±31,100



**OFFICE SF**  
±2,000



**CLEAR HEIGHT**  
28'



**DOCK DOORS**  
3

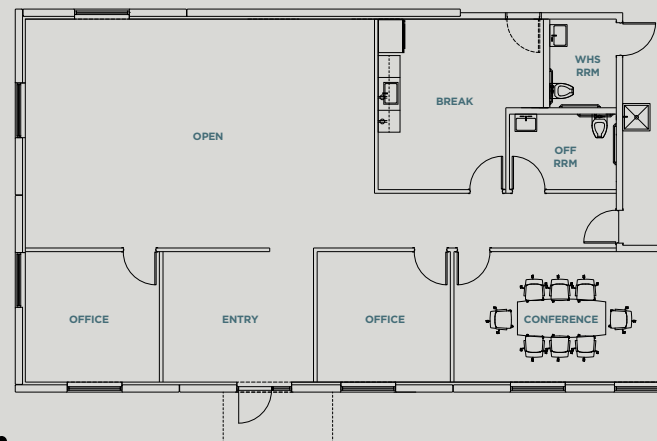


**RAMPS**  
1



**SPRINKLER**  
ESFR

**OFFICE PLAN**  
2,000 RSF



# BUILDING 15 HIGHLIGHTS

2526 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±9,100



**OFFICE SF**  
±1,000



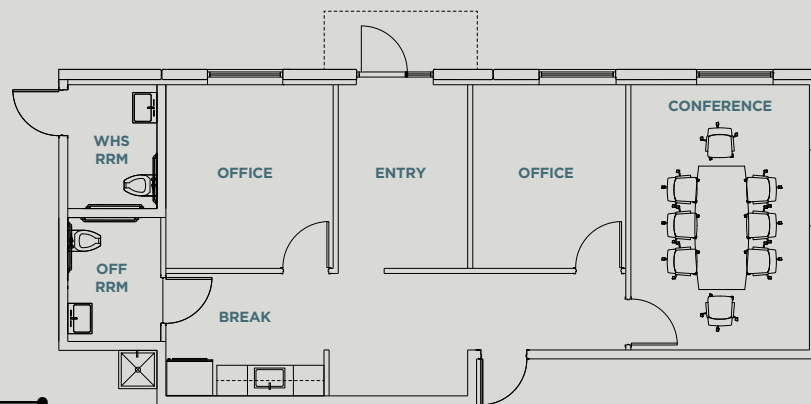
**CLEAR HEIGHT**  
18'



**GRADE-LEVEL DOORS**  
2



**OFFICE PLAN**  
1,000 RSF



# BUILDING 16 HIGHLIGHTS

2522 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±15,200



**OFFICE SF**  
±1,000



**CLEAR HEIGHT**  
18'

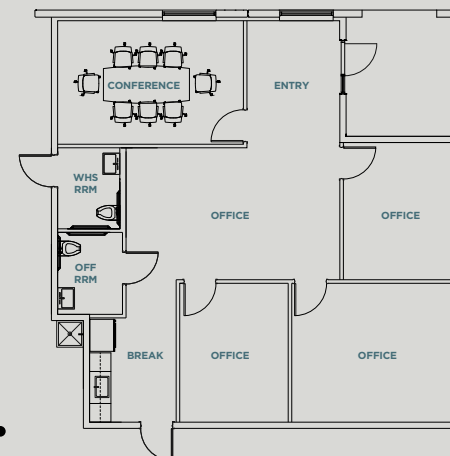


**GRADE-LEVEL DOORS**  
3



**SPRINKLER**  
ESFR

**OFFICE PLAN**  
1,000 RSF





# BUILDING 17 HIGHLIGHTS

2608 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±7,000



**OFFICE SF**  
±1,000



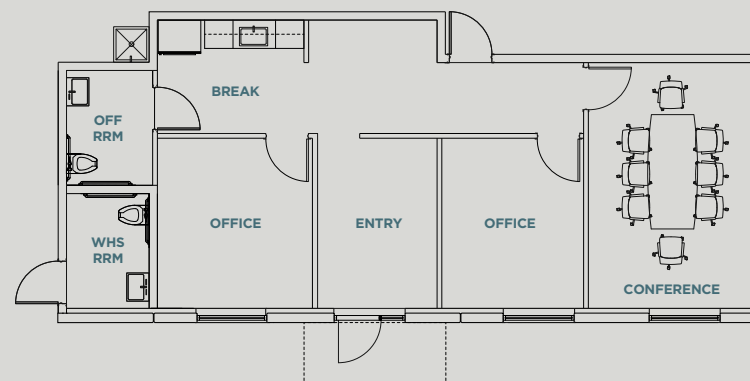
**CLEAR HEIGHT**  
18'



**GRADE-LEVEL DOORS**  
2



**OFFICE PLAN**  
1,000 RSF



# BUILDING 18 HIGHLIGHTS

2604 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±8,000



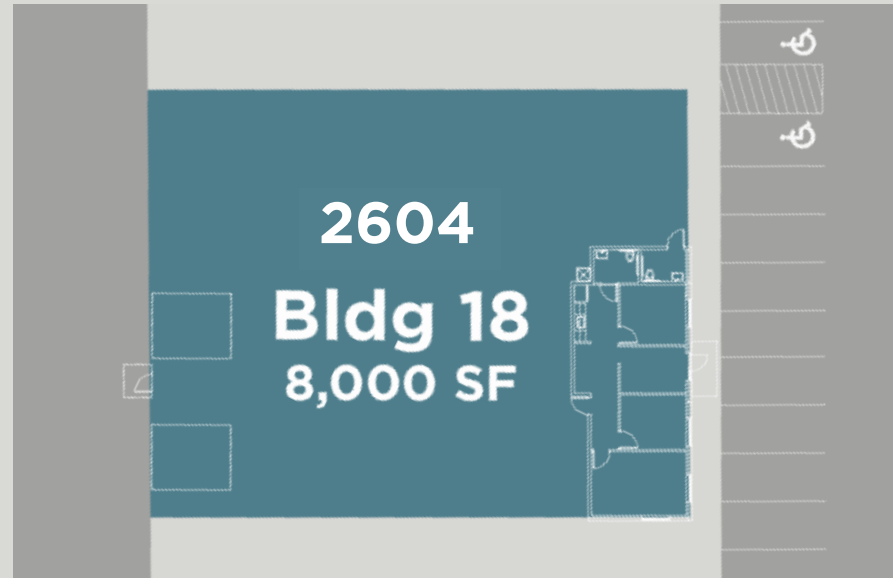
**OFFICE SF**  
±1,000



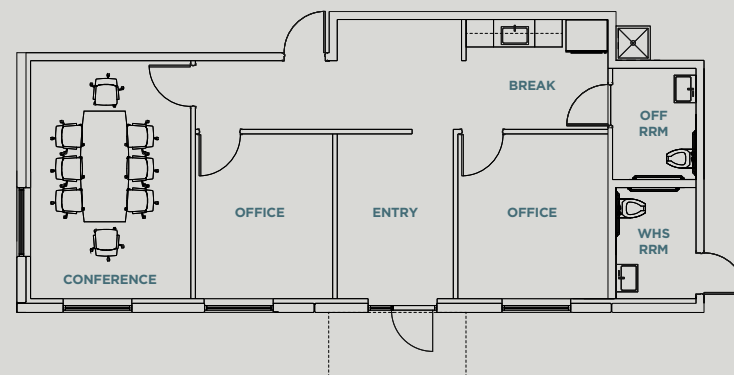
**CLEAR HEIGHT**  
18'



**GRADE-LEVEL DOORS**  
2



**OFFICE PLAN**  
1,000 RSF



# BUILDING 19 HIGHLIGHTS

2600 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±8,500



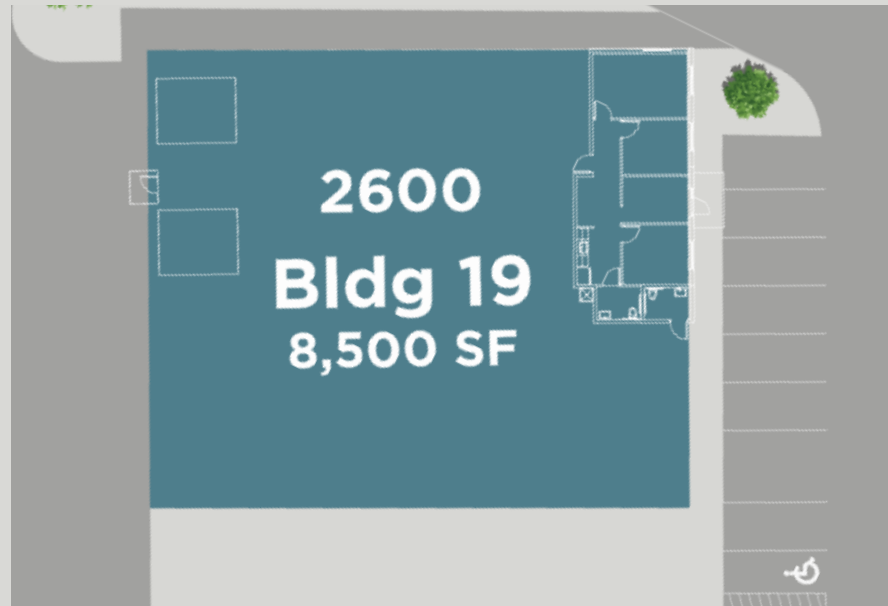
**OFFICE SF**  
±1,000



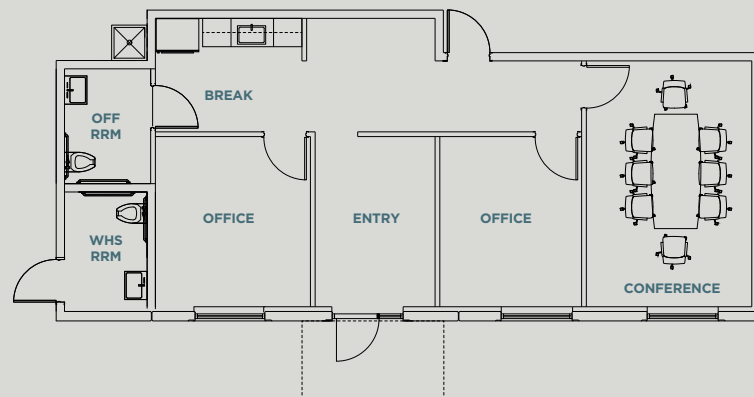
**CLEAR HEIGHT**  
18'



**GRADE-LEVEL DOORS**  
2



**OFFICE PLAN**  
1,000 RSF



# BUILDING 20 HIGHLIGHTS

2609 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±12,600



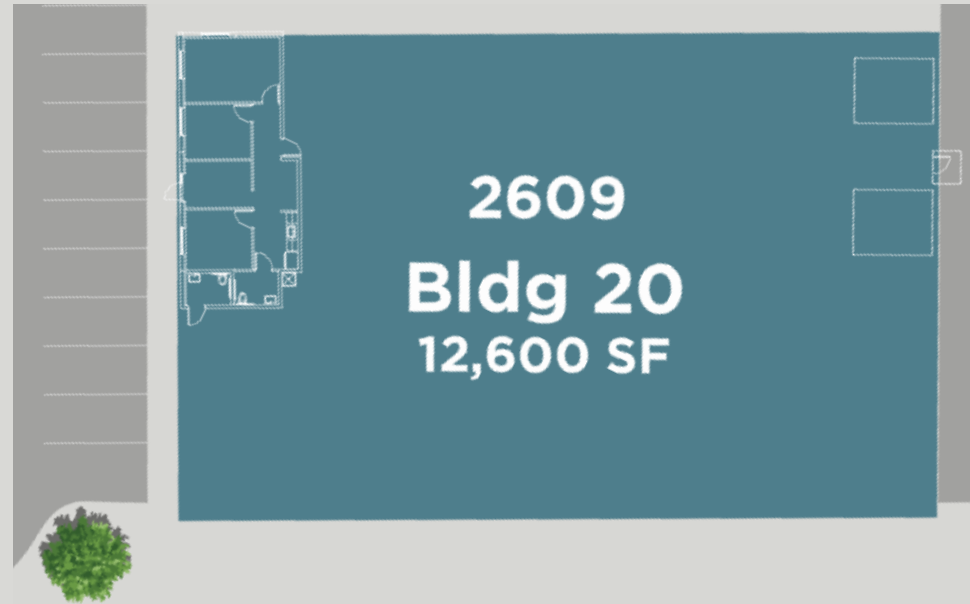
**OFFICE SF**  
±1,000



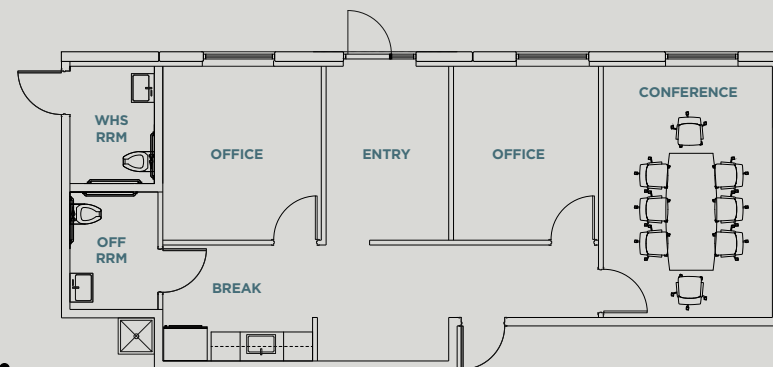
**CLEAR HEIGHT**  
18'



**GRADE-LEVEL DOORS**  
2



**OFFICE PLAN**  
1,000 RSF





# BUILDING 21 HIGHLIGHTS

2605 TWINWOOD PKWY, BROOKSHIRE, TX 77423

## BUILDING SPECS



**TOTAL SF**  
±11,200



**OFFICE SF**  
±1,000



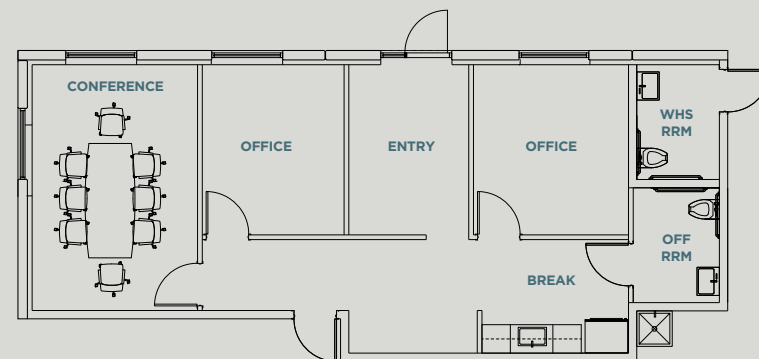
**CLEAR HEIGHT**  
18'



**GRADE-LEVEL DOORS**  
2



**OFFICE PLAN**  
1,000 RSF



# INDUSTRIAL NEIGHBORS



SOUTHERN GLAZER'S WINE AND SPIRITS

Domino's HEB

TESLA

FERGUSON

amazon

GOYA

COSTCO WHOLESALE

IGLOO

Crawford

MEDLINE

ROOMS TO GO

PODS

ROSS DRESS FOR LESS

ENTERPRISE CTR

TWINWOOD COMMERCE CENTER

Southern Est. 2000 Creations 2020

JORDAN RANCH



DISCOVERY HILLS PKWY

TWINWOOD PKWY

WOODS RD

10

10

PECAN CREEK DR

GREEN PRAIRIE DR

BOYD DR

DAHLIA RUN DR





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