



3715 EAST FWY | BAYTOWN, TX 77521

±417,337 SF Available

Multi-Phased Development

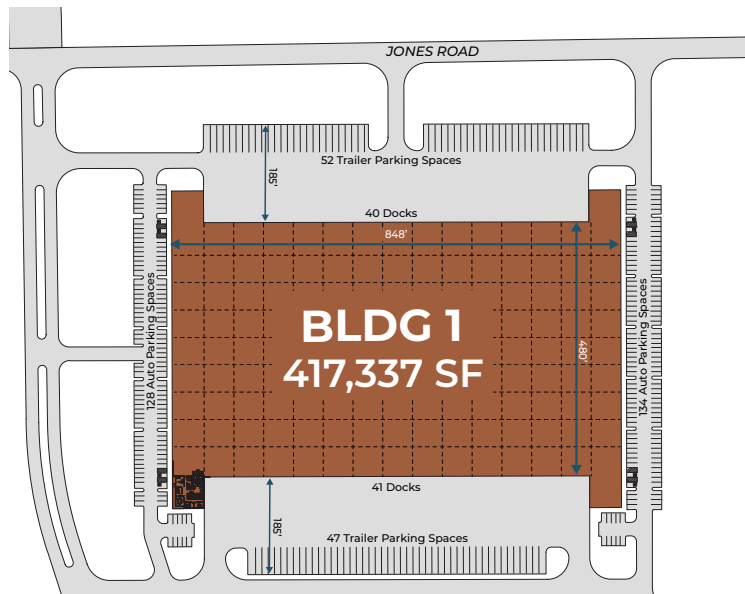
Available Q1 2026



HILLWOOD
A PEROT COMPANY

BUILDING 1

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.



±417,337 SF available



3.5K SF make ready office space



Cross-dock configuration



36' clear height



185' truck courts



81 dock doors (dock levelers on site)



4 drive-in doors



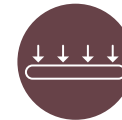
99 trailer parking



262 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 1
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

69

10

Houston



**GOOSE CREEK
COMMERCE
CENTER**

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

Source: ESRI

Development



JORDAN BOOKSTAFF

346 646 1166 (o)
jordan.bookstaff@hillwood.com

Leasing



HEATH DONICA

903 879 1776 (c)
heath.donica@streamrealty.com

TYLER MANER

830 992 0834 (c)
tmaner@streamrealty.com



GOOSE CREEK COMMERCE CENTER | BUILDING 1

3715 EAST FWY | BAYTOWN, TX 77521

NEARBY MARKET INFORMATION



RAIL

Union Pacific Intermodal



22 mi.



30 min.

BNSF Intermodal



29 mi.



40 min.

PORT OF HOUSTON

Barbours Cut Terminal



14 mi.



15 min.

Bayport Terminal



18 mi.



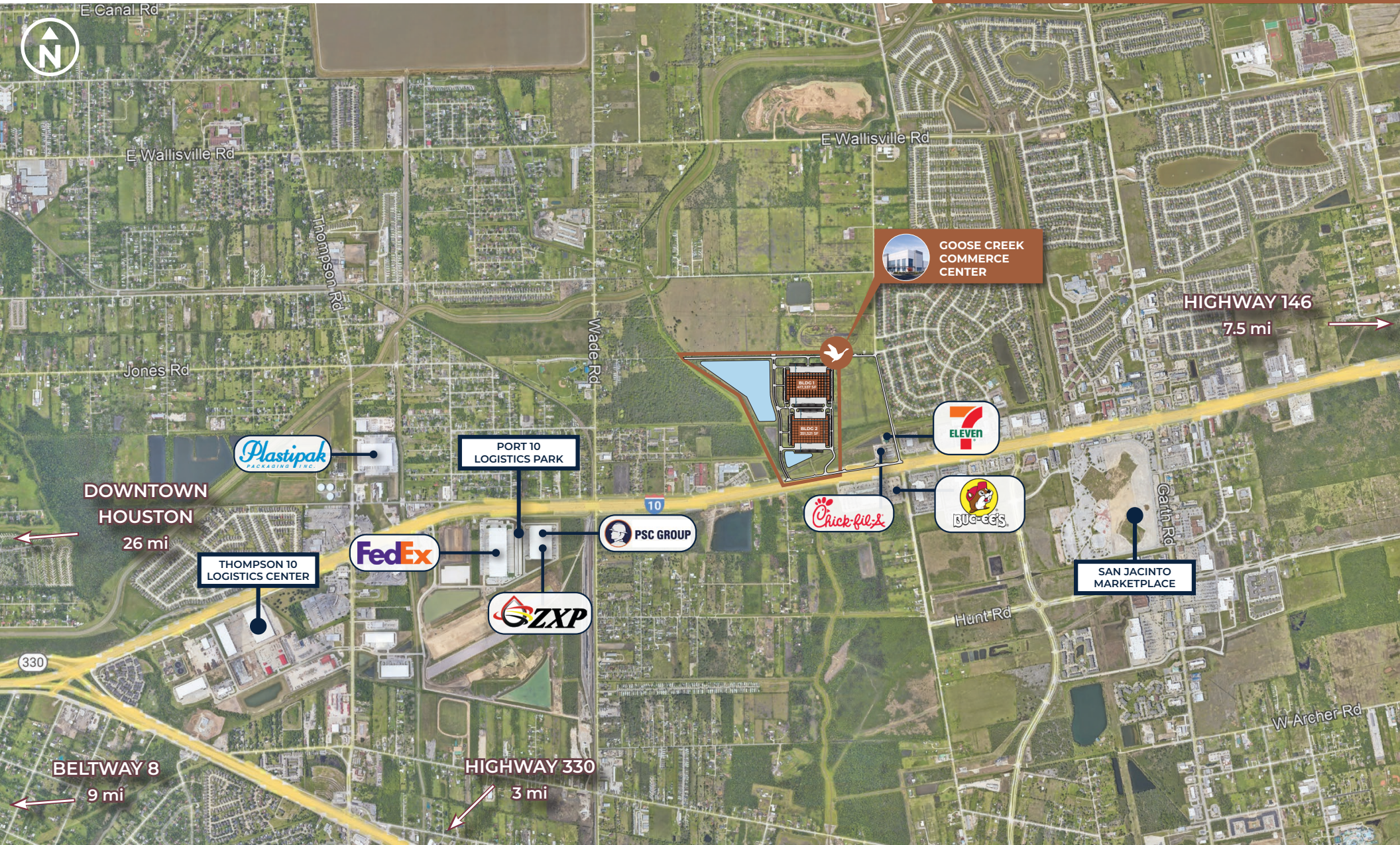
25 min.



GOOSE CREEK COMMERCE CENTER | BUILDING 1

3715 EAST FWY | BAYTOWN, TX 77521

AREA INFORMATION



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.



GOOSE CREEK COMMERCE CENTER | BUILDING 1

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.



GOOSE CREEK COMMERCE CENTER | BUILDING 1

3715 EAST FWY | BAYTOWN, TX 77521

PHASE 1 SITE PLAN



Development



JORDAN BOOKSTAFF

346 646 1166 (o)
jordan.bookstaff@hillwood.com

Leasing

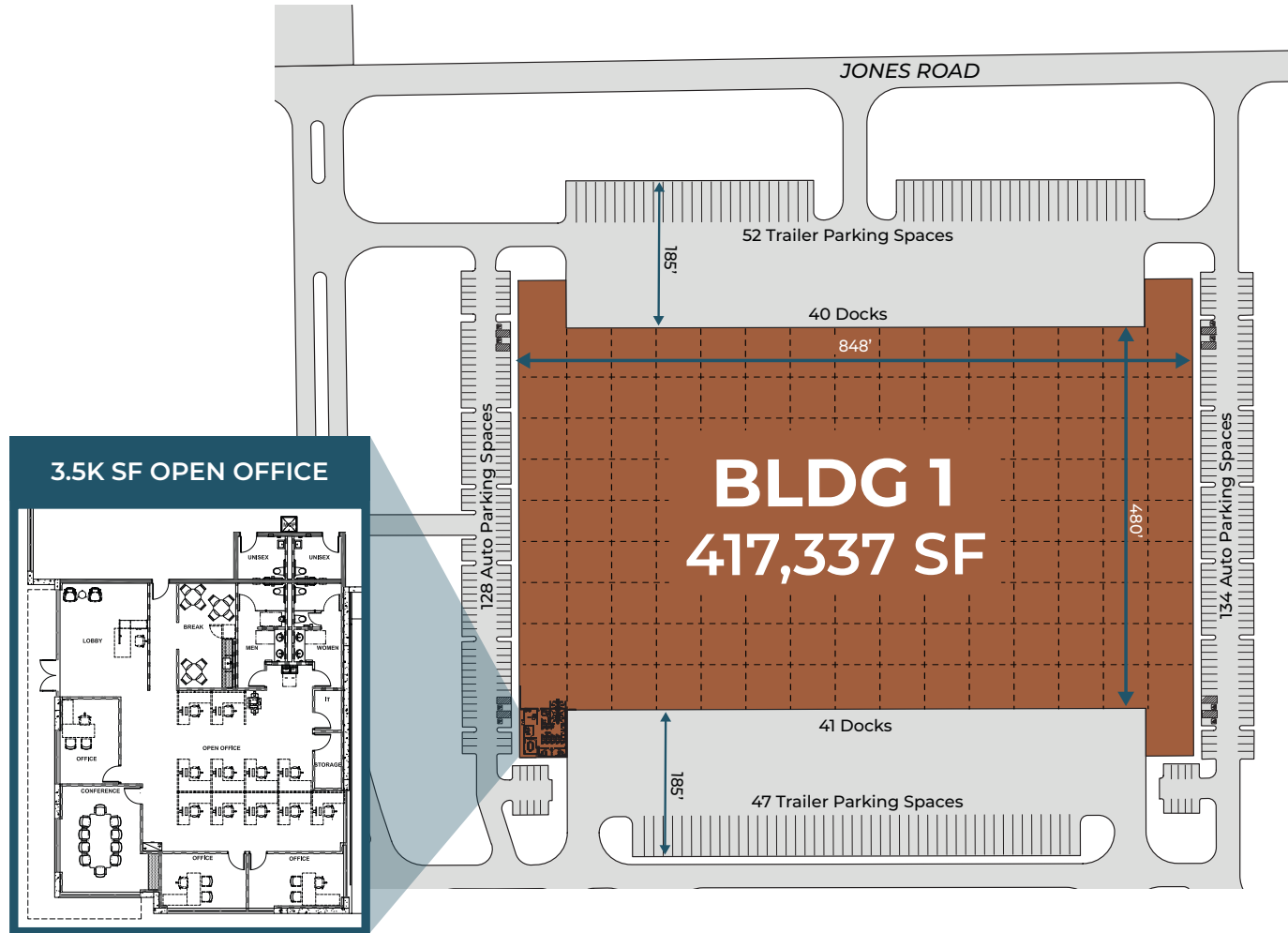


HEATH DONICA

903 879 1776 (c)
heath.donica@streamrealty.com

TYLER MANER

830 992 0834 (c)
tmaner@streamrealty.com



Divisible to accommodate multiple tenant sizes

BUILDING 1

-  3.5K SF make ready office
-  262 auto parking spaces
-  99 trailer parking spaces
-  81 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



3355 West Alabama St | Ste 1155
Houston, TX 77098
hillwood.com

Jordan Bookstaff

346 646 1166 (o)
jordan.bookstaff@hillwood.com

LEASING



3040 Post Oak Blvd | Ste 600
Houston, TX 77056
streamrealty.com

Heath Donica

903 879 1776 (c)
heath.donica@streamrealty.com

Tyler Maner

830 992 0834 (c)
tmaner@streamrealty.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.