

# DISCOVERY HILLS COMMERCE CENTER

## AT TWINWOOD

FOR SALE OR LEASE

**9 NEW DISTRIBUTION BUILDINGS (389,480 TOTAL SF)**  
ON ± 24 ACRES IN FEDERAL OPPORTUNITY ZONE



**CONTACT  
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**DEVELOPED BY**  
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Companies

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# DISCOVERY HILLS COMMERCE CENTER

**PHASE I** - FOR SALE OR LEASE

**5 NEW DISTRIBUTION BUILDINGS (31,200 SF TO 54,080 SF)**  
ON ± 24 ACRES IN FEDERAL OPPORTUNITY ZONE

## BUILDING DETAILS

### Phase I Buildings - 226,720 Total SF (Under Construction)

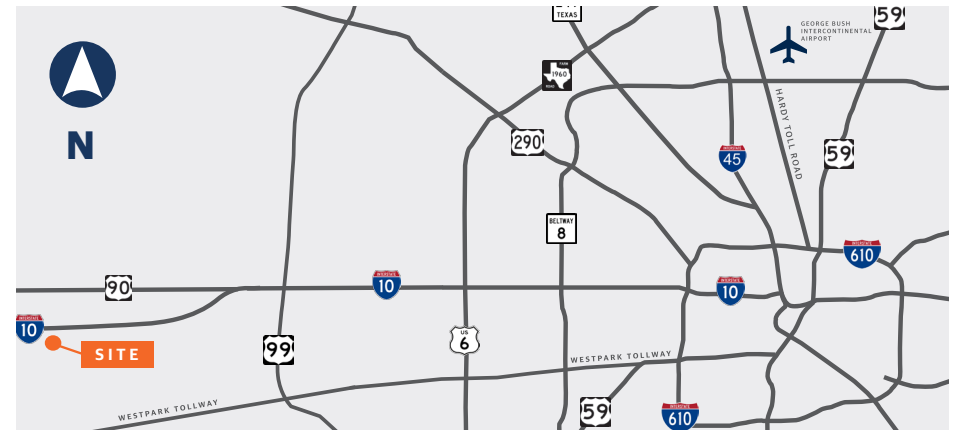
- **Building 1** 46,800 SF - 2694 Twinwood PKWY
- **Building 2** 31,200 SF - 2690 Twinwood PKWY
- **Building 3** 40,560 SF - 2570 Discovery Hills PKWY
- **Building 4** 54,080 SF - 2574 Discovery Hills PKWY
- **Building 5** 54,080 SF - 2578 Discovery Hills PKWY

### Phase II Buildings - 162,760 SF (Future)

- **Building 6** 54,600 SF - 2582 Discovery Hills PKWY
- **Building 7** 33,280 SF - 2586 Discovery Hills PKWY
- **Building 8** 46,800 SF - 2702 Twinwood PKWY
- **Building 9** 28,080 SF - 2698 Twinwood PKWY

## 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 2024
- 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



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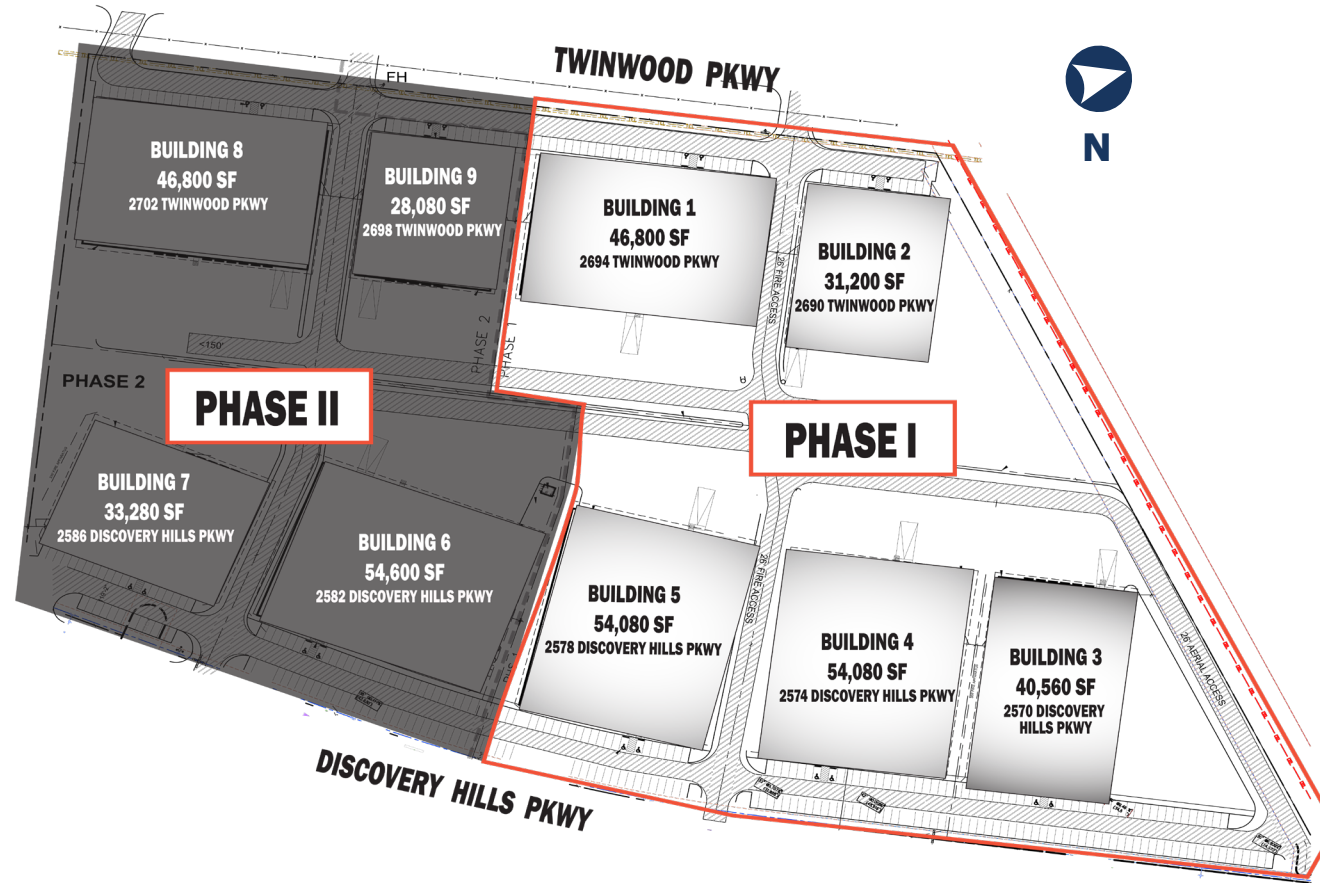
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## SITE PLAN & BUILDING SPECIFICATIONS



### BUILDING DETAILS

- Concrete Tiltwall Construction
- 135' Truck Courts (can be fenced in for privacy if desired)
- Dock High Rear Load Configuration with Multiple 9x10' Truck Doors
- 1 Ramped 12x16' Truck Door
- 32' Clear Height
- 60' Speed Bay; 50x52' Column Spacing
- LED Lighting in Warehouse
- 3 Phase 480 Volt Electrical Services
- ESFR Sprinkler System
- Office (and Mezzanine if desired) Built to Suit (Not Included in Shell Sales Price)

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# DISCOVERY HILLS COMMERCE CENTER

SITE AERIAL



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