

MASTER PLANNED BUSINESS PARK WITH FLEXIBLE SPACE OPTIONS FROM 45,505 SF – 181,253 SF

ENTERPRISE PARK AT TWINWOOD



ENTERPRISE CENTER

DISCOVERY HILLS PKWY

15 ACRES
BUILD TO SUIT

BUILDING 3
181,253 SF

BUILDING 1
181,253 SF

PHASE I

BUILDING 2
91,011 SF

PHASE II

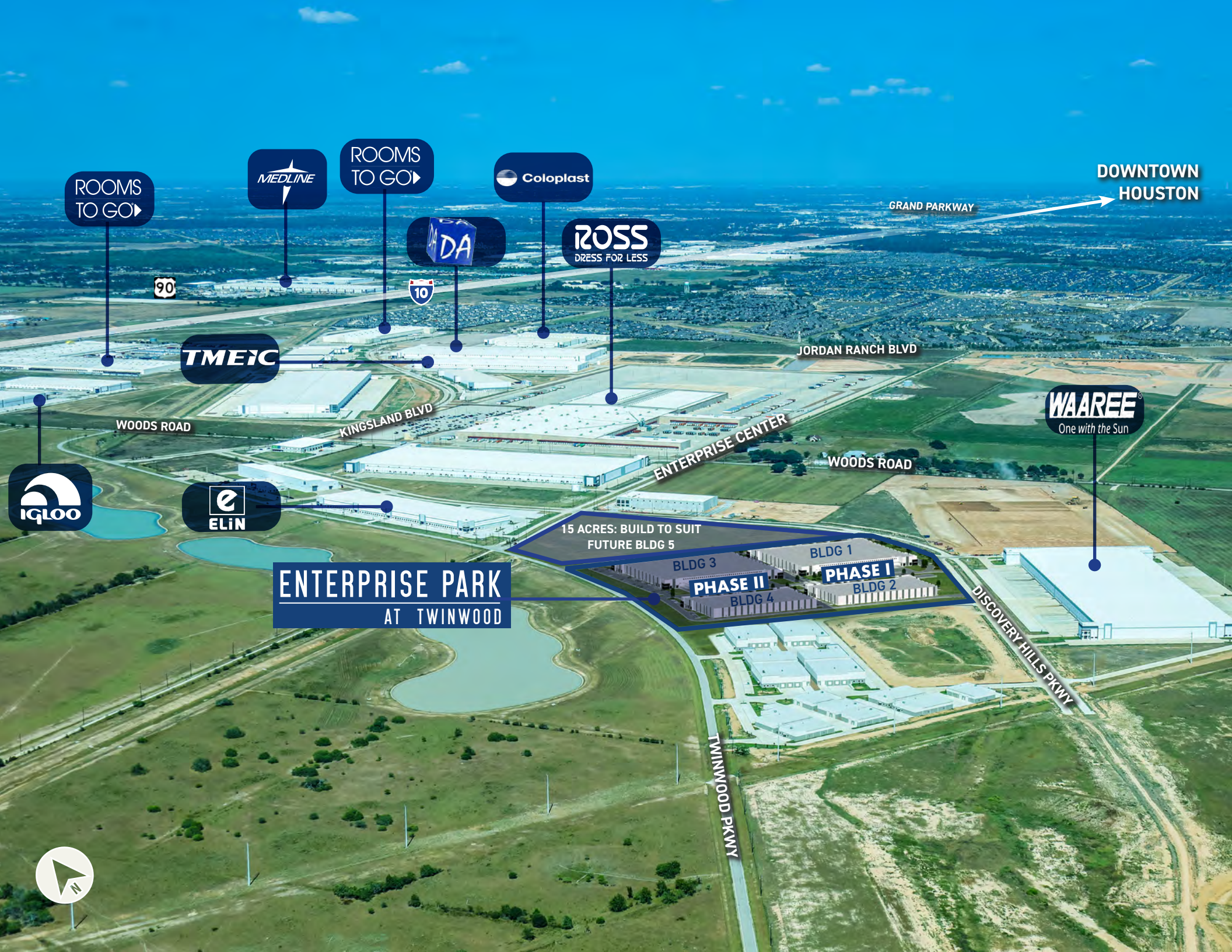
BUILDING 4
91,011 SF

TWINWOOD PKWY

PHASE I COMPLETION:
EST. - JULY 2025

CBRE





ROOMS TO GO

MEDLINE

ROOMS TO GO

Coloplast

DA

ROSS
DRESS FOR LESS

DOWNTOWN HOUSTON

GRAND PARKWAY

90

10

TMEIC

JORDAN RANCH BLVD

WOODS ROAD

KINGSLAND BLVD

ENTERPRISE CENTER

WOODS ROAD

WAAREE
One with the Sun

IGLOO

e
ELIN

15 ACRES: BUILD TO SUIT
FUTURE BLDG 5

ENTERPRISE PARK
AT TWINWOOD

BLDG 3
PHASE II
BLDG 4
BLDG 1
PHASE I
BLDG 2

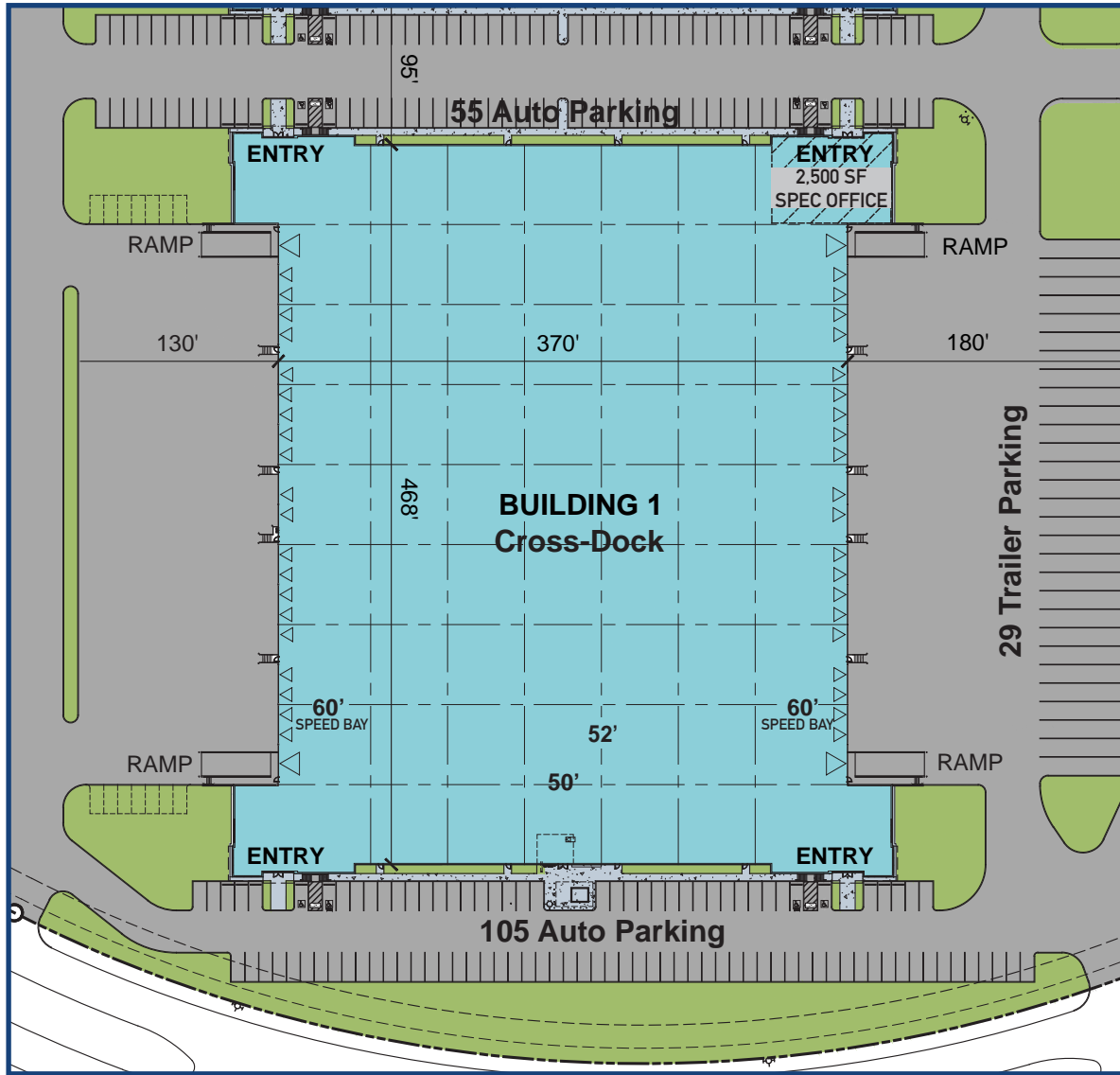
DISCOVERY HILLS PKWY

TWINWOOD PKWY



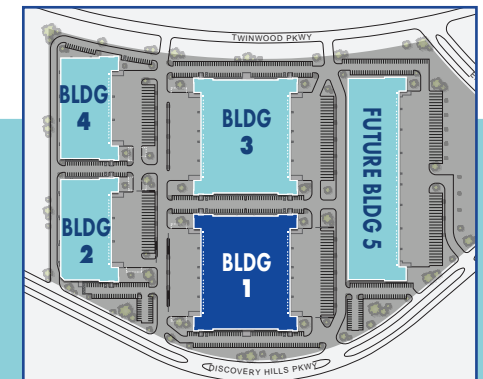
BUILDING 1

CONSTRUCTION COMPLETE: PHASE 1



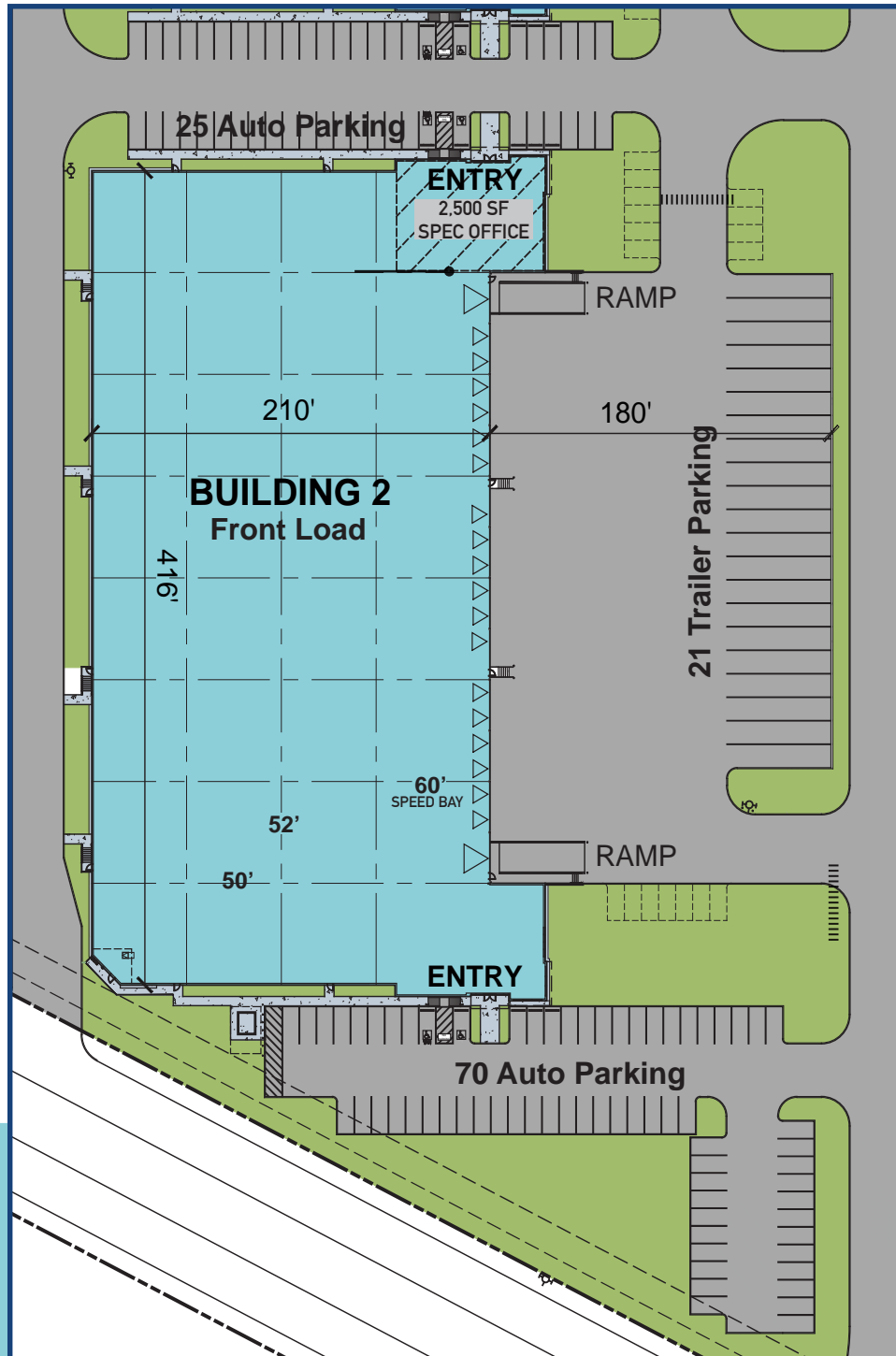
BUILDING SIZE: 181,253 SF

- 2,500 SF Custom Spec Office
- 32' Clear Height
- 44 Dock High Doors
- 4 Drive-In Ramps
- ESFR Sprinkler System
- 160 Parking Spaces
- 30' Candles of LED Warehouse Lighting
- 29 Trailer Spaces
- 50'x52' Column Spacing with 60' Speed Bays
- Twelve (12) 35,000 lb. DockLevelers
- 180' Fenced Truck Court



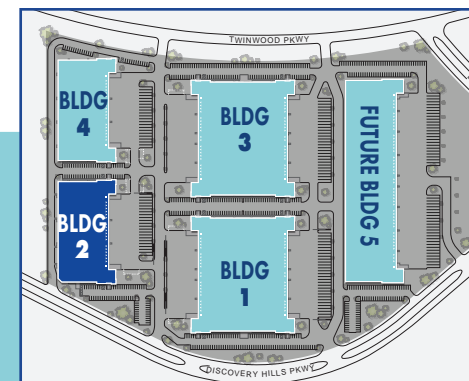
BUILDING 2

CONSTRUCTION COMPLETE: PHASE 1



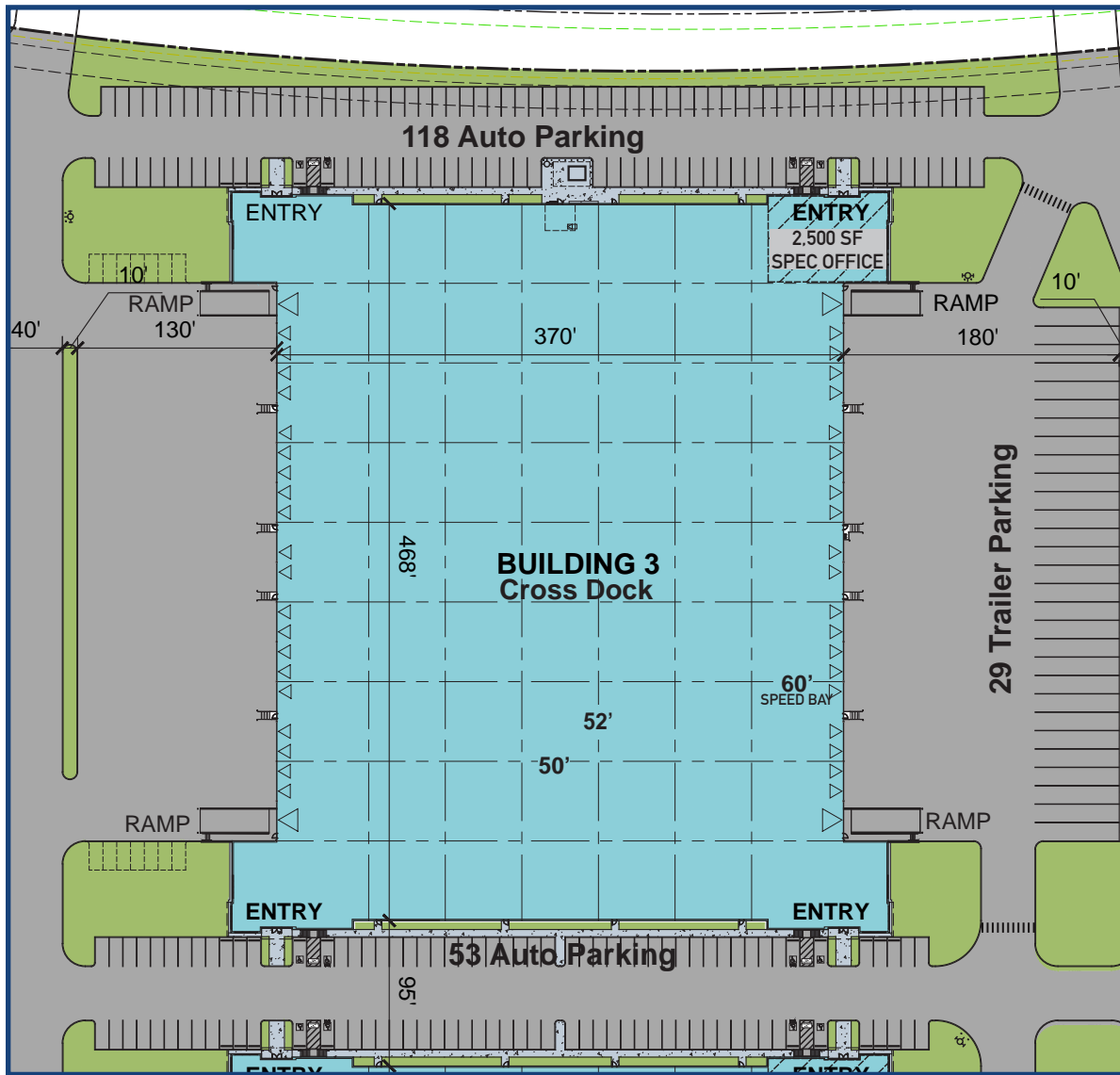
BUILDING SIZE: 91,011 SF

- 2,500 SF Custom Spec Office
- Six (6) 35,000 lb. Dock Levelers
- 20 Overhead Doors
- 2 Grade-Level Doors
- 32' Clear Height
- ESRF Sprinkler System
- 30' Candles of LED Warehouse Lighting
- 180' Fenced Truck Court
- 95 Parking Spaces
- 21 Trailer Spaces
- 50'x52' Column Spacing with 60' Speed Bays



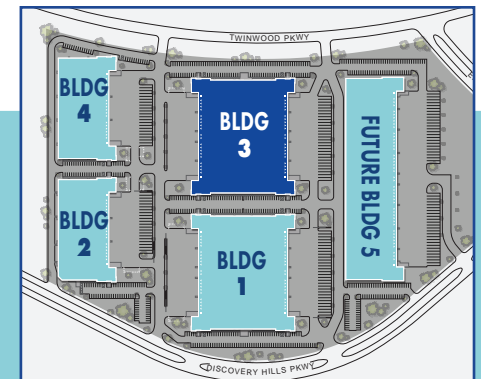
BUILDING 3

COMPLETION: PHASE II - TBD



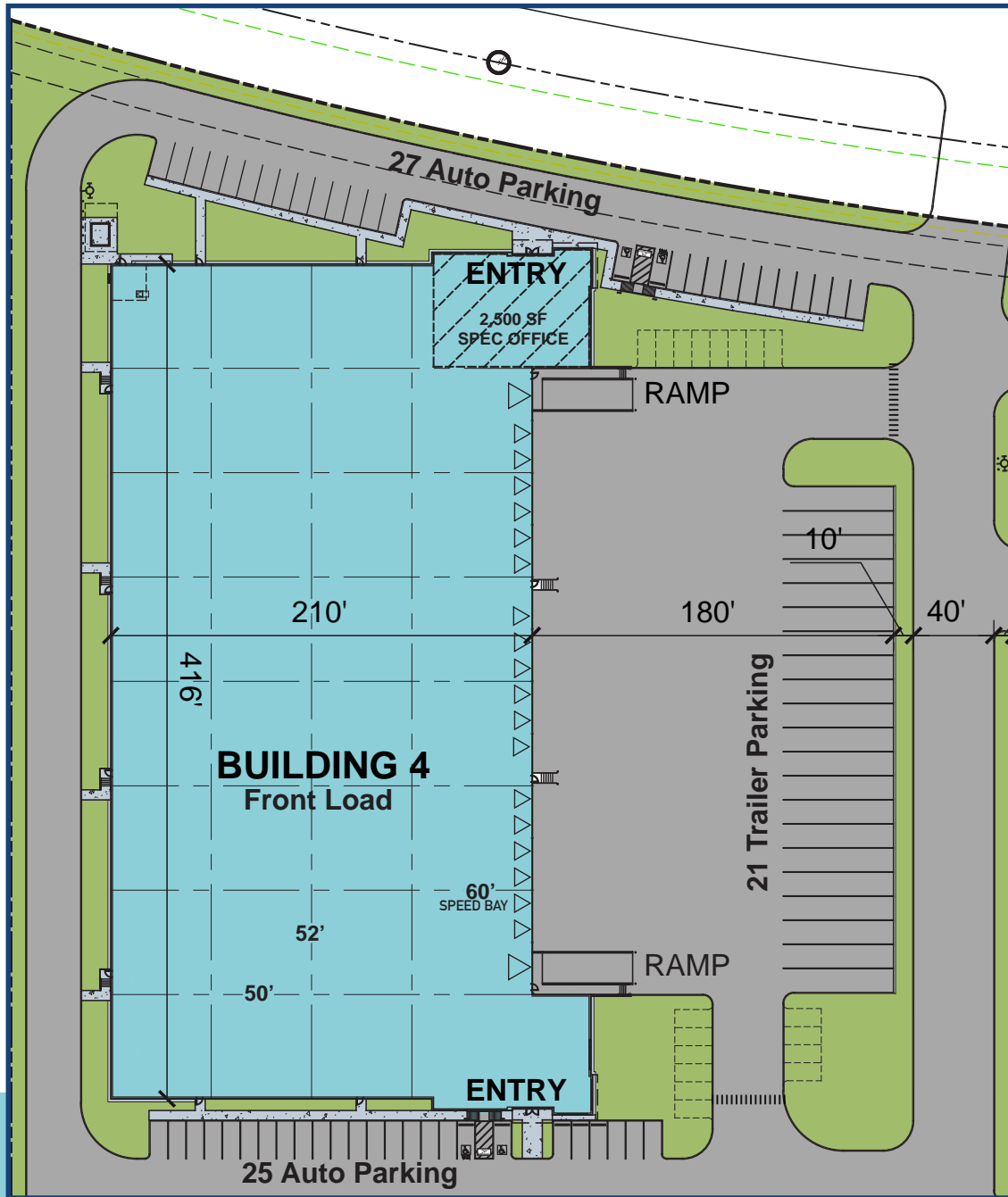
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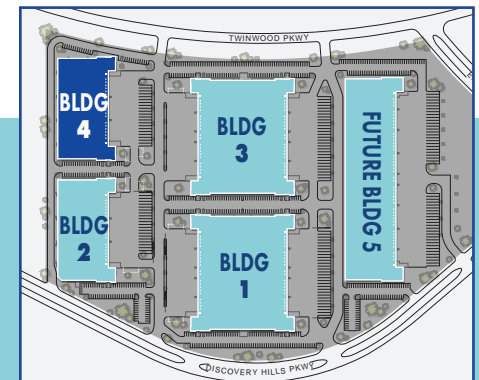
BUILDING 4

COMPLETION: PHASE II - TBD



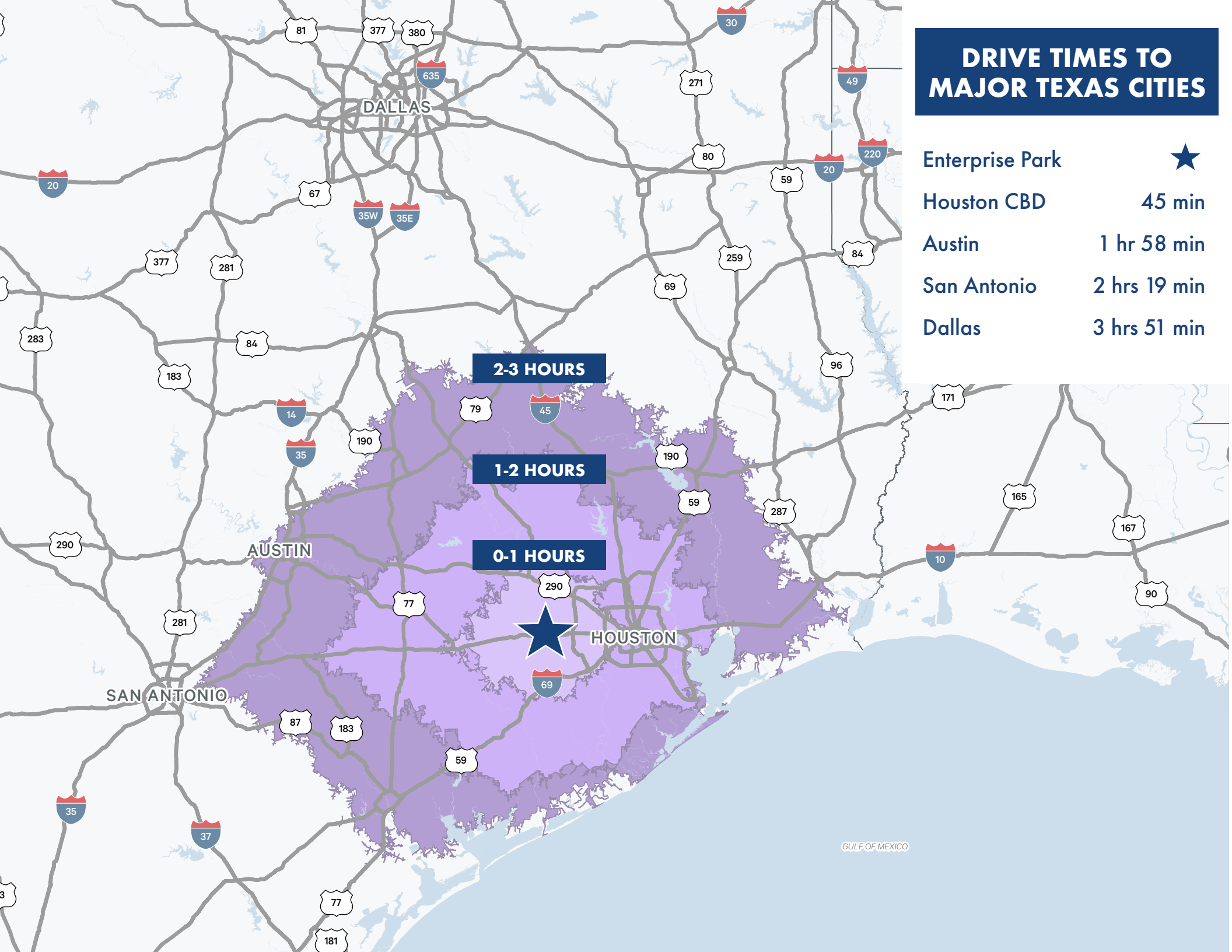
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DRIVE TIMES TO MAJOR TEXAS CITIES

Enterprise Park	★
Houston CBD	45 min
Austin	1 hr 58 min
San Antonio	2 hrs 19 min
Dallas	3 hrs 51 min





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