



TWINWOOD

DISTRIBUTION CENTER III

2193 Discovery Hills Parkway
Brookshire, TX 77423

767K SF | 100% LEASED TO CRANE WORLDWIDE LOGISTICS FOR 2.0 YEARS | HOUSTON MSA



THE OFFERING

JLL Capital Markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to purchase the fee-simple interest in Twinwood Distribution Center III (“the Property”). The Property is a newly constructed, 767,520 square foot cross-dock industrial asset located in Houston’s West submarket. The Property delivered in 2Q 2024 and is 100% leased to Crane Worldwide Logistics (the “Tenant”) for 2.0 years with 3.50% annual rental escalations. Twinwood Distribution Center III is a mission-critical location for the Tenant, as it supports a Daikin contract and is strategically positioned near Daikin’s 3.9-million-square-foot manufacturing facility in Waller, Texas. Daikin has maintained operations in the building through an alternative third-party logistics provider since the fourth quarter of 2024.

Positioned along I-10, Twinwood Distribution Center III provides seamless east-west connectivity across Texas and beyond. West Houston is highly sought after by users serving the broader Texas Triangle, as tenants can reach over 25 million residents from a single location. Comprising the four major Texas markets, the Texas Triangle accounted for 25% of all U.S. net absorption in 2025, with Dallas and Houston ranking among the top three markets nationally for total net absorption. Twinwood Distribution Center III presents an opportunity for investors to acquire a newly constructed industrial facility in one of the country’s most fundamentally strong markets.



767,520

SIZE (SF)

100%

OCCUPANCY

WEST

SUBMARKET

2024

YEAR BUILT

CROSS-DOCK

CONFIGURATION

CRANE WORLDWIDE

LOGISTICS

TENANT

2.0 YEARS

LEASE TERM

40'

CLEAR HEIGHT

2,600

OFFICE SF

265

CAR PARKING SPACES

216 SPACES

FUTURE TRAILER PARKING
(NOT INCLUDED)

37.1 ACRES

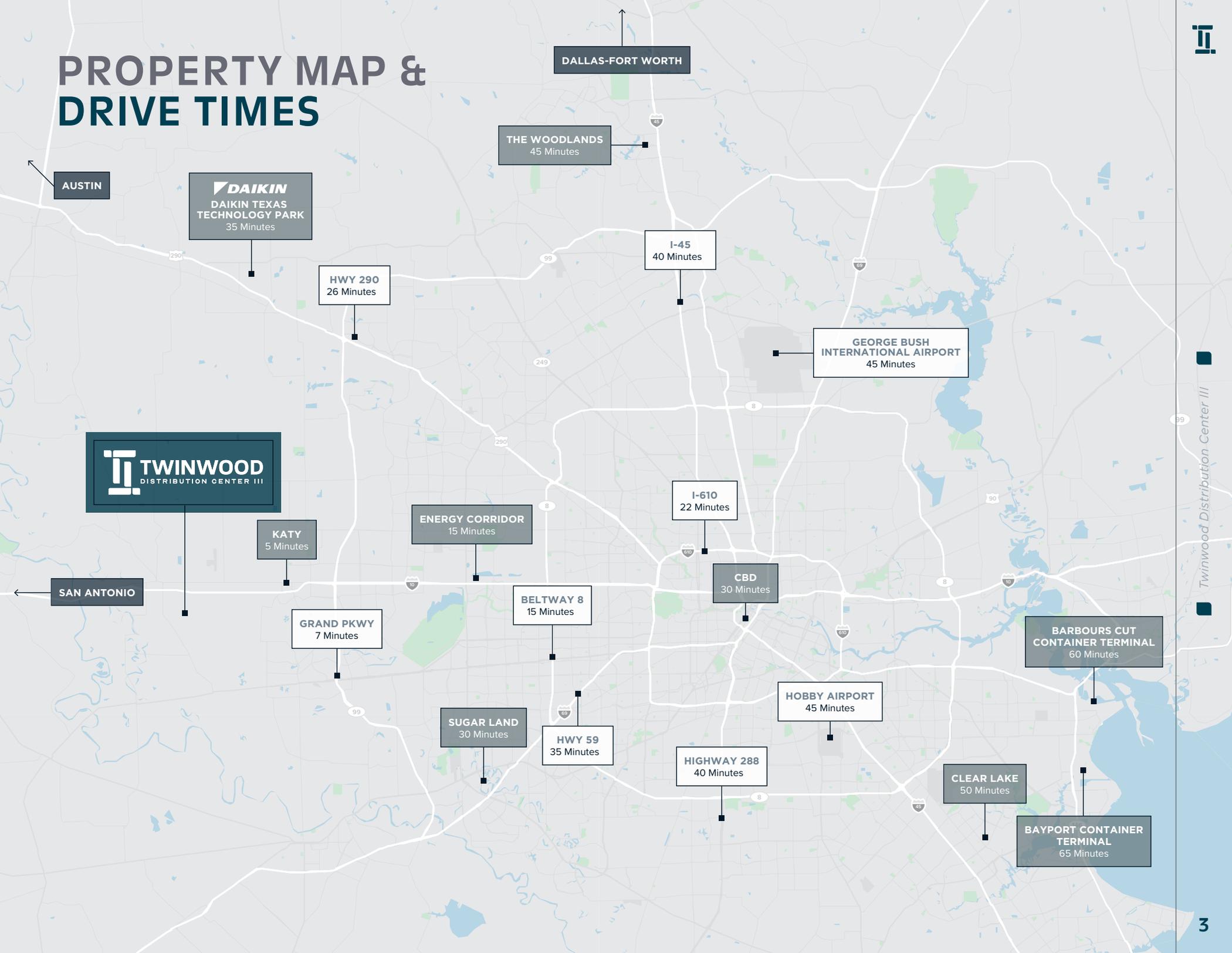
LAND SIZE

47.5%

COVERAGE RATIO



PROPERTY MAP & DRIVE TIMES



Twinwood Distribution Center III



NORTHEAST FACING AERIAL

STREAM
EMPIRE WEST
3,500,000 SF | 9 Buildings

TESLA
EMPIRE WEST BLDG. 9
1,039,060 SF

amazon
MIRABAUD
1,016,000 SF

IGLOO
CALSTRS
CROW HOLDINGS
WOODS ROAD BUSINESS PARK
1,072,393 SF | 2 Buildings

ROOMS TO GO
1,484,360 SF

IGLOO
REALTY INCOME
1,415,418 SF | 2 Buildings

PEPSICO
HUNT
SOUTHWEST
1,051,549 SF

FERGUSON
EMPIRE WEST BLDG. 3
750,775 SF

GOYA
630,000 SF

COSTCO
MG2
548,519 SF

FALCON
CLARION PARTNERS
KINGSLAND RANCH LOGISTICS PARK
1,467,060 SF

ROOMS TO GO
498,231 SF

Blackstone
CARLYLE
1,300,000 SF

H-E-B
EMPIRE WEST BLDG. 4
666,360 SF

TESLA
EMPIRE WEST
Proposed Building 10

IQT | EXETER
737,632 SF

Welcome Group
TWINWOOD BUSINESS PARK
224,640 SF

DCI
DIESEL CORE
70,000 SF

JORDAN RANCH
Approx. 3,000 homes
Median Home Price:
\$500k-\$600k

ROSS
DRESS FOR LESS
1,890,000 SF

URBAN COMPANIES Harbor
TWINWOOD COMMERCE CENTER
330,135 SF | 16 Buildings

URBAN COMPANIES
TWINWOOD COMMERCE CENTER
90,480 SF | Proposed Building A & B

PANATTONI
MetLife
ENTERPRISE PARK AT TWINWOOD
545,170 SF | Proposed and U/C

TWINWOOD
DISTRIBUTION CENTER III

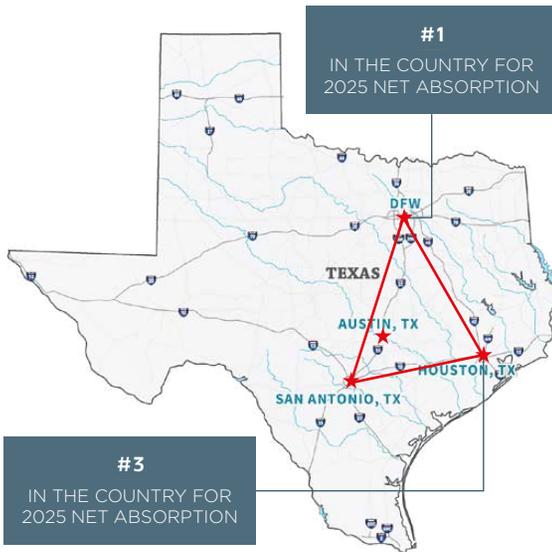


NATION LEADING ABSORPTION & POPULATION GROWTH



THE FOUR MAJOR TEXAS MARKETS ACCOUNTED FOR 25% OF U.S. NET ABSORPTION IN 2025, DESPITE REPRESENTING ONLY 11% OF THE NATIONAL INVENTORY

THE TEXAS TRIANGLE



THESE FOUR MARKETS ACCOUNTED FOR 31% OF NATIONAL NET ABSORPTION IN 2024

DALLAS - FORT WORTH	HOUSTON	SAN ANTONIO	AUSTIN
922.2 MILLION SF Inventory	579.2 MILLION SF Inventory	121.0 MILLION SF Inventory	98.5 MILLION SF Inventory
24.6 MILLION SF 2025 Net Absorption	14.6 MILLION SF 2025 Net Absorption	(629,158) SF 2025 Net Absorption	3.1 MILLION SF 2025 Net Absorption
8.3 MILLION MSA Population	7.8 MILLION MSA Population	2.8 MILLION MSA Population	2.6 MILLION MSA Population
4TH LARGEST MSA in the Nation	5TH LARGEST MSA in the Nation	24TH LARGEST MSA in the Nation	25TH LARGEST MSA in the Nation

1.7 BILLION
Total TX Triangle
Industrial Inventory

41.7 MILLION
Total TX Triangle
2025 Net Absorption

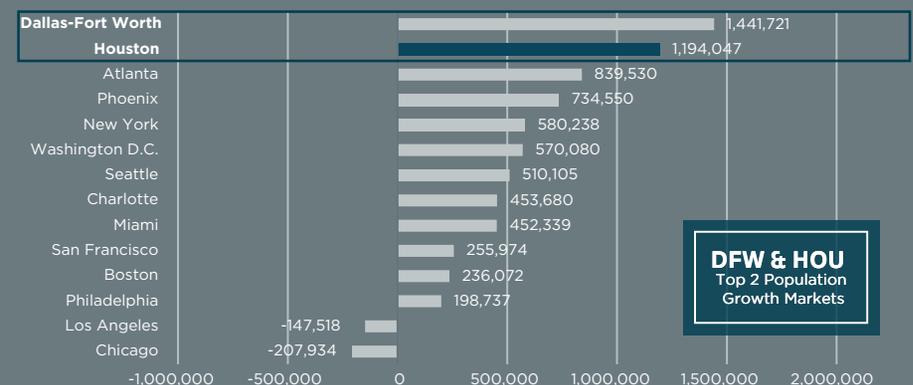
23.5 MILLION
Total TX Triangle
Population

THE TEXAS TRIANGLE: THE YOUNGEST AND FASTEST GROWING REGION IN THE NATION FUELING REMARKABLE NET ABSORPTION & GROWTH

TEN YOUNGEST MAJOR U.S. MARKETS



POPULATION GROWTH (2015-2025)



PROPERTY DESCRIPTION

PROPERTY SUMMARY

Building Address:	2193 Discovery Hills Parkway, Brookshire, TX 77423
Building Size:	767,520 SF
Office Finish:	2,600 SF
Year Built:	2024
Clear Height:	40'
Building Dimensions:	520' x 1456' with four (4) 50' x 52' pop-outs
Typical Bay Spacing:	50' x 52' with 60' loading bays
Construction Type:	Tilt Wall
Roof Type:	TPO membrane 60-mil
Roof Age:	2024
Roof Warranty Exp.:	08/22/26 for labor; 08/22/44 for material
Foundation:	8" slab
HVAC:	Office units installed in 2025
Fire Protection:	ESFR
Dock Doors:	175 (9' x 10') / 4 (14' x 16')
Ramps:	4 ramps
Dock Configuration:	Cross dock
Truck Court Depth:	130' concrete
Site Area:	37.1 acres
Car Parking:	265 car parks
Trailer Parking:	Currently not included. Ability to provide up to 216 (12' x 55') spaces

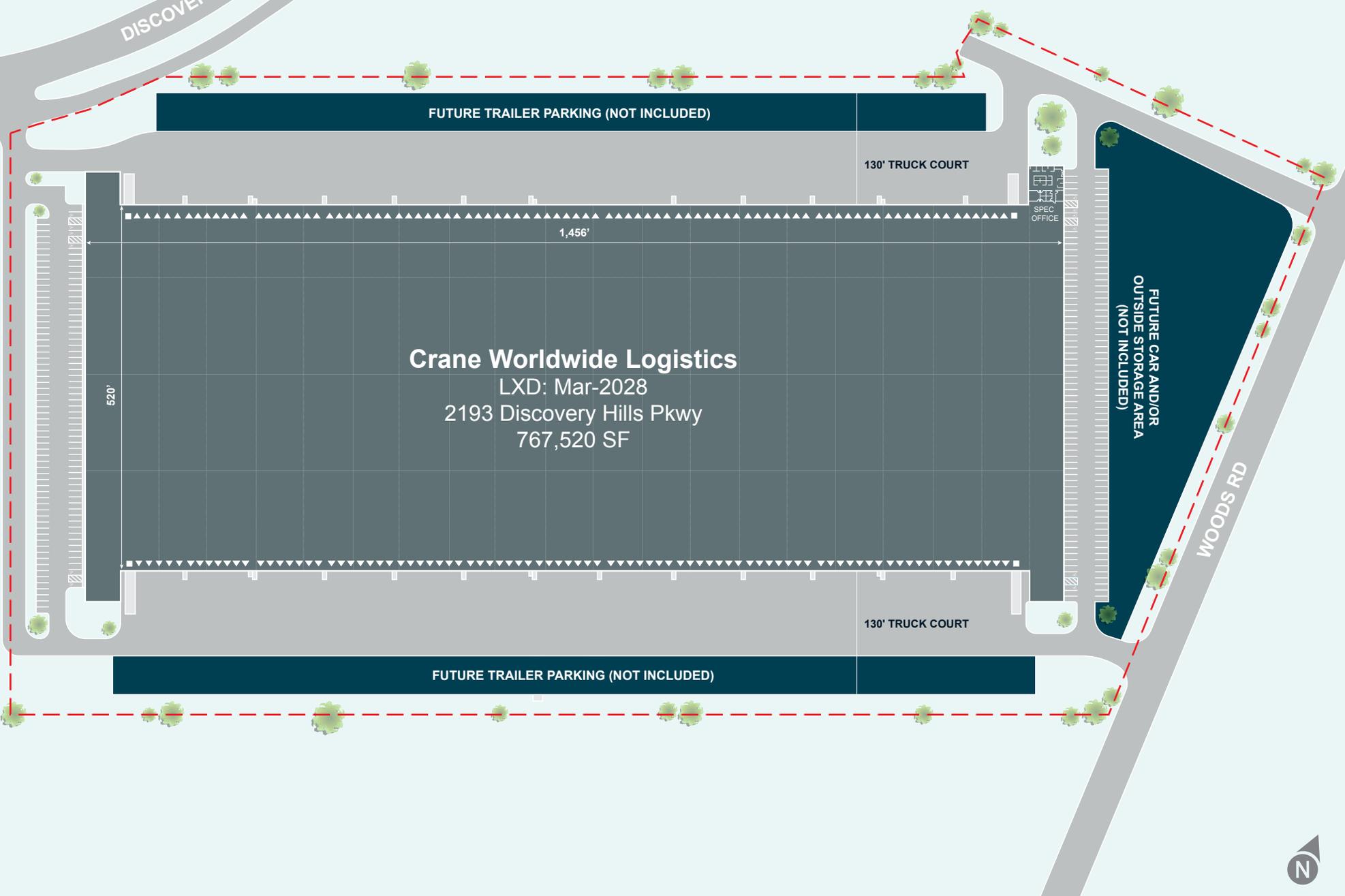
MECHANICAL

Electrical Service (Provider):	Centerpoint
Electrical Service (Amperage):	3000 amps at the tap box LED lighting in 341,120 SF of warehouse. Includes speedbays and 221,520 SF of interior warehouse
Warehouse Lighting :	
Exterior Lighting:	LED wall packs



SITE PLAN

DISCOVERY HILLS PKWY



Crane Worldwide Logistics
LXD: Mar-2028
2193 Discovery Hills Pkwy
767,520 SF



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