



gccc
GOOSE CREEK
COMMERCE
CENTER

3715 EAST FWY | BAYTOWN, TX 77521

±351,521 SF | UNDER CONSTRUCTION

ESTIMATED DELIVERY DECEMBER 2026

FTZ Ready
CLICK TO LEARN MORE

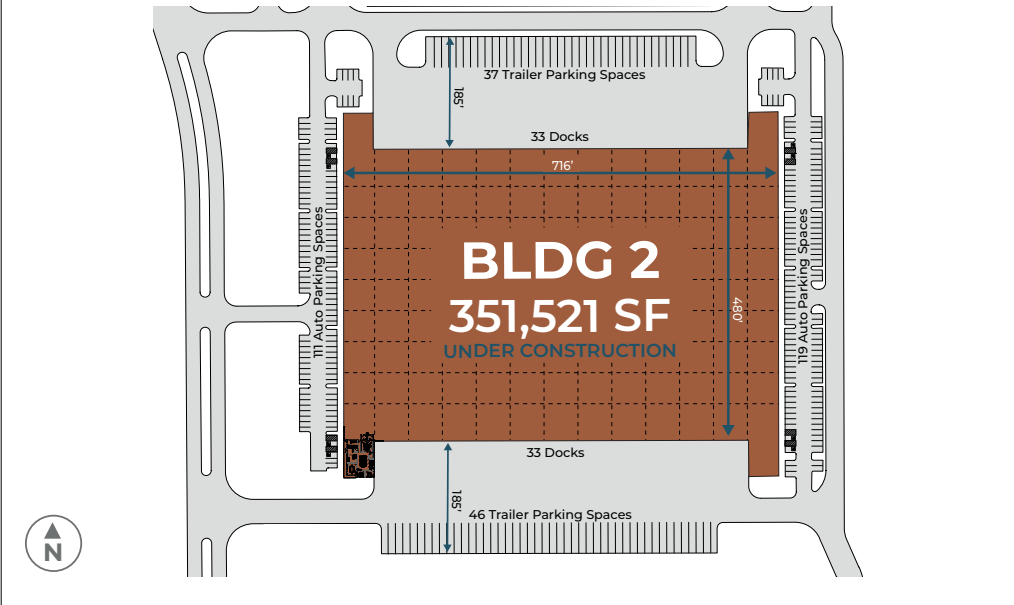


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OUR DRONE VIDEO

HILLWOOD
A PEROT COMPANY

BUILDING 2

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.



±351,521 SF available



3K SF make ready office space



Cross-dock configuration



36' clear height



185' truck courts



66 dock doors (dock levelers on site)



4 drive-in doors



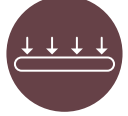
83 trailer parking



230 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



FTZ Ready

**21.6M PEOPLE
WITHIN A
4 HOUR DRIVE**



Source: ESRI

Development



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Leasing



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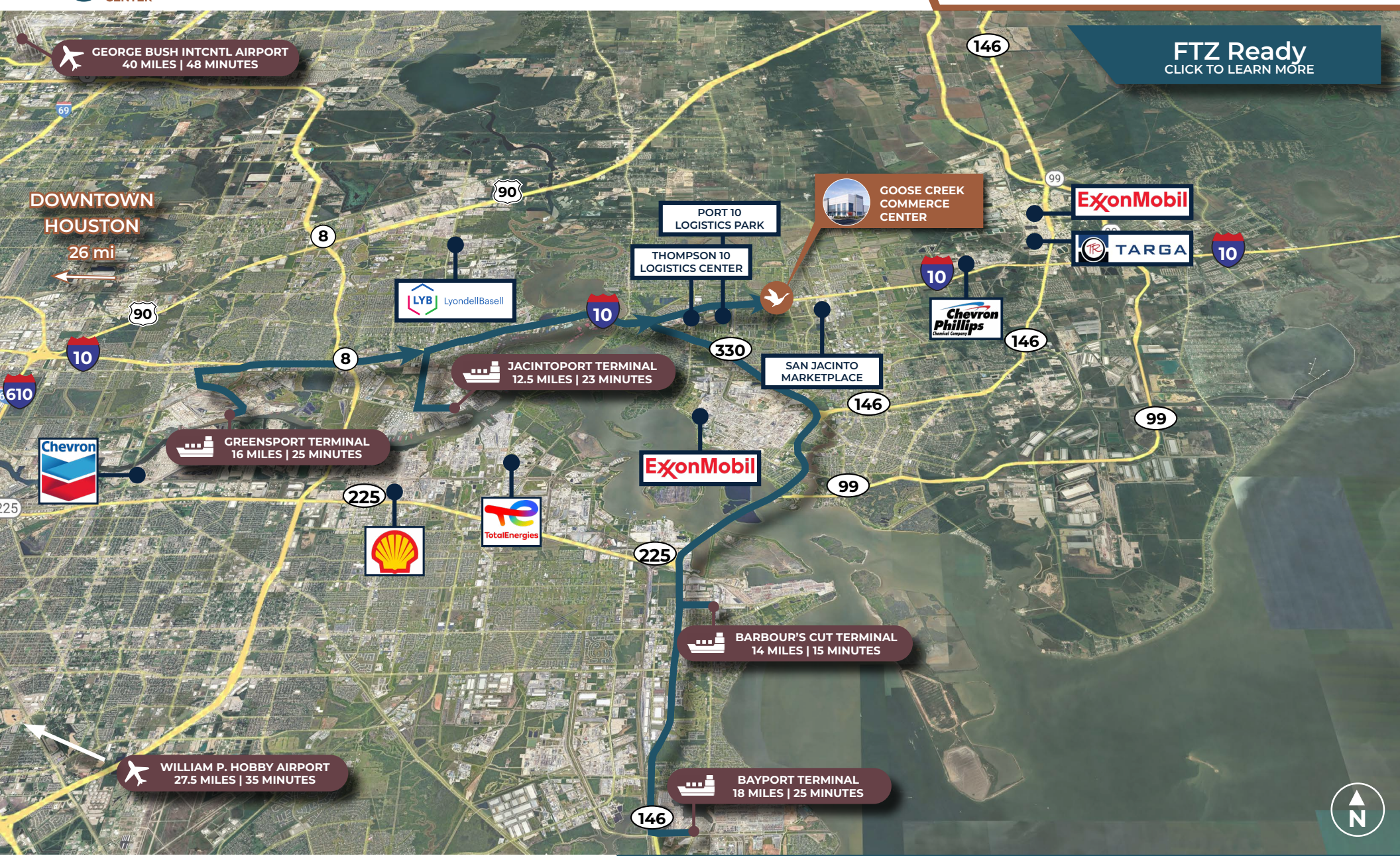


GOOSE CREEK COMMERCE CENTER | BUILDING 2

3715 EAST FWY | BAYTOWN, TX 77521

NEARBY MARKET INFORMATION

FTZ Ready
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RAIL

Union Pacific Intermodal

22 mi. 30 min.

BNSF Intermodal

29 mi. 40 min.

PORT OF HOUSTON

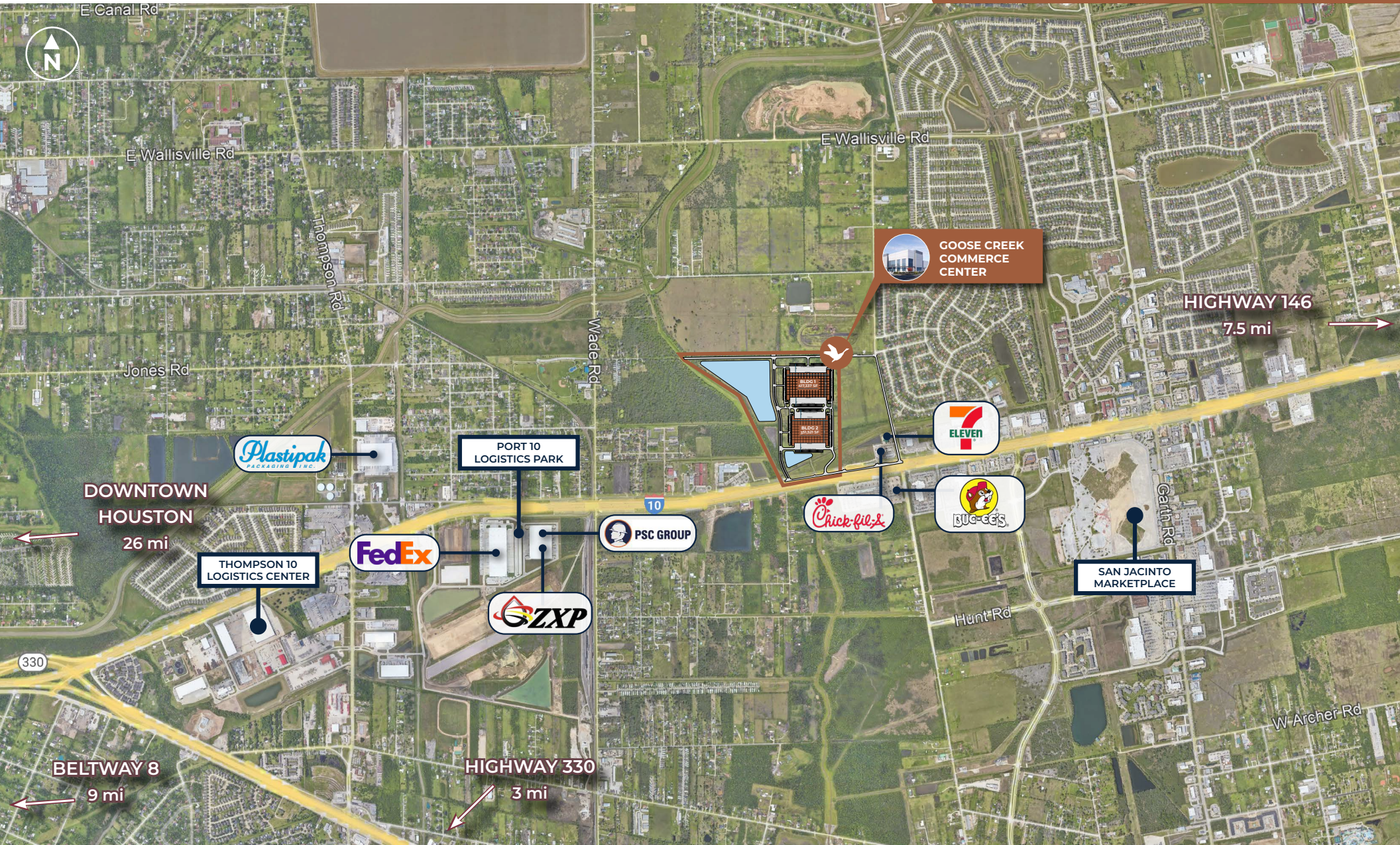
Barbours Cut Terminal

14 mi. 15 min.

Bayport Terminal

18 mi. 25 min.





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 2

3715 EAST FWY | BAYTOWN, TX 77521

INGRESS / EGRESS



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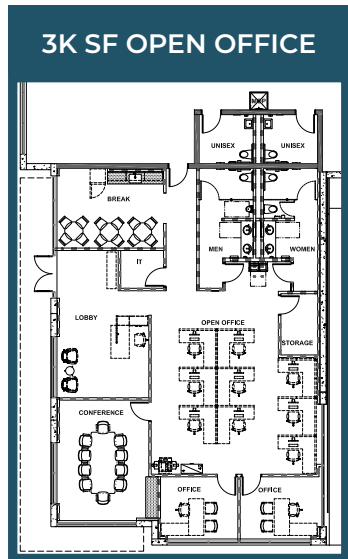
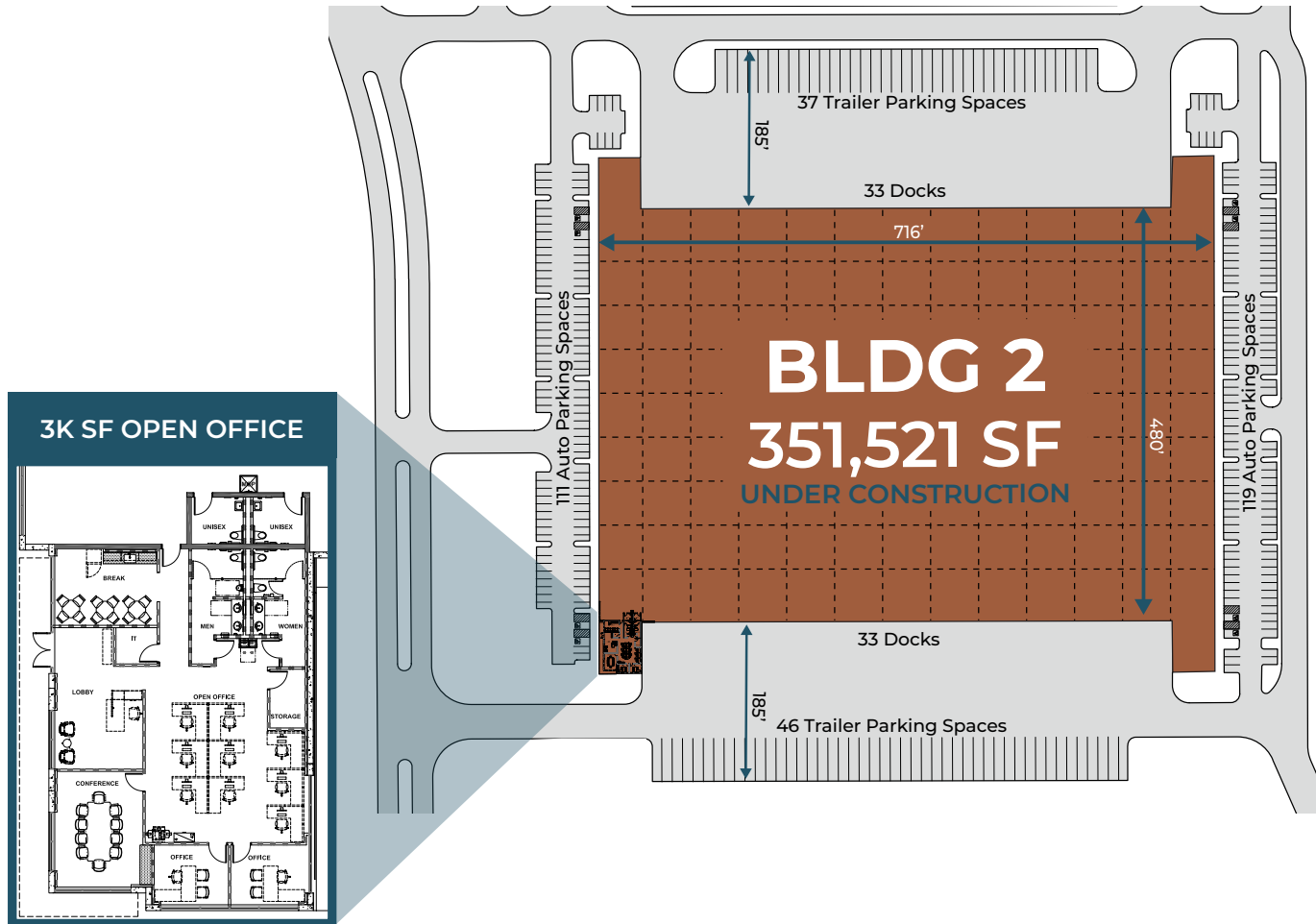
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




BOONE SMITH

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PHASE I UNDER CONSTRUCTION
ESTIMATED DELIVERY DEC 2026

Divisible to accommodate multiple tenant sizes

- BUILDING 2**
-  3K SF make ready office
 -  230 auto parking spaces
 -  83 trailer parking spaces
 -  66 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



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LEASING



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