GOOSE CREEK COMMERCE CENTER

3715 EAST FWY | BAYTOWN, TX 77521

±768,858 SF | UNDER CONSTRUCTION

ESTIMATED DELIVERY DECEMBER 2026

FTZ Ready
CLICK TO LEARN MORE

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HILLWOOD
A PEROT COMPANY®

PHASE I

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.

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PROPERTY OVERVIEW

769K SF available on 95 acres

Build-to-suit opportunities

Make ready office space

36' clear heights

185' truck courts

50' to 56' column spacing bays; 60' at speed bays

ESFR sprinkler system

LED lighting

FTZ Ready

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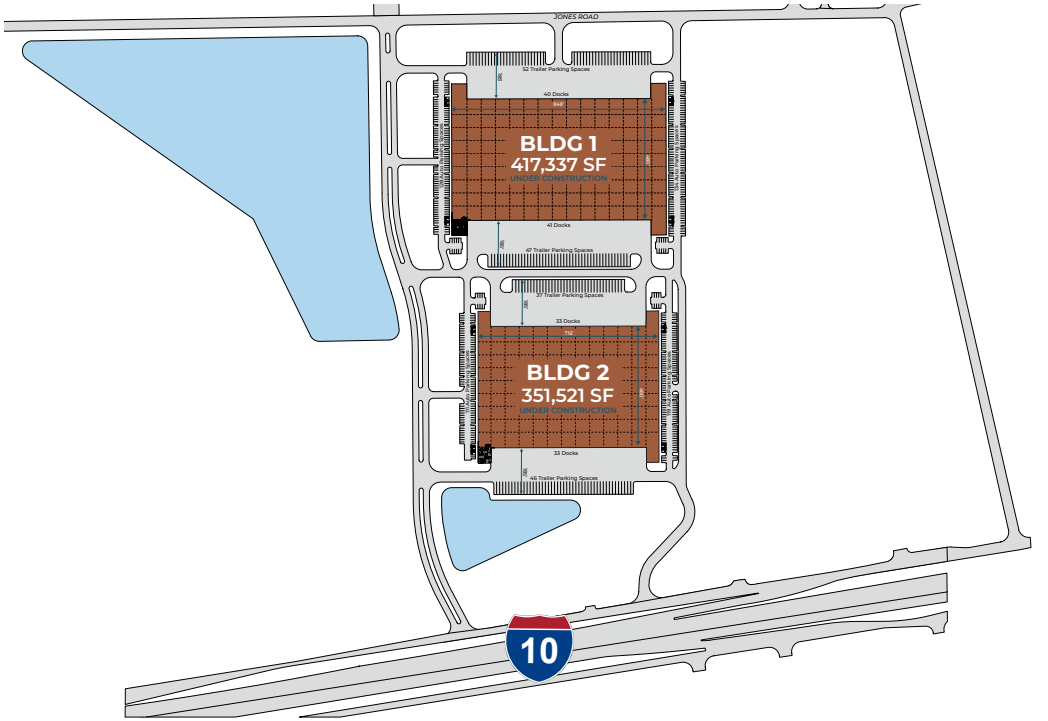

Development
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REGIONAL CONNECTIVITY

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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.

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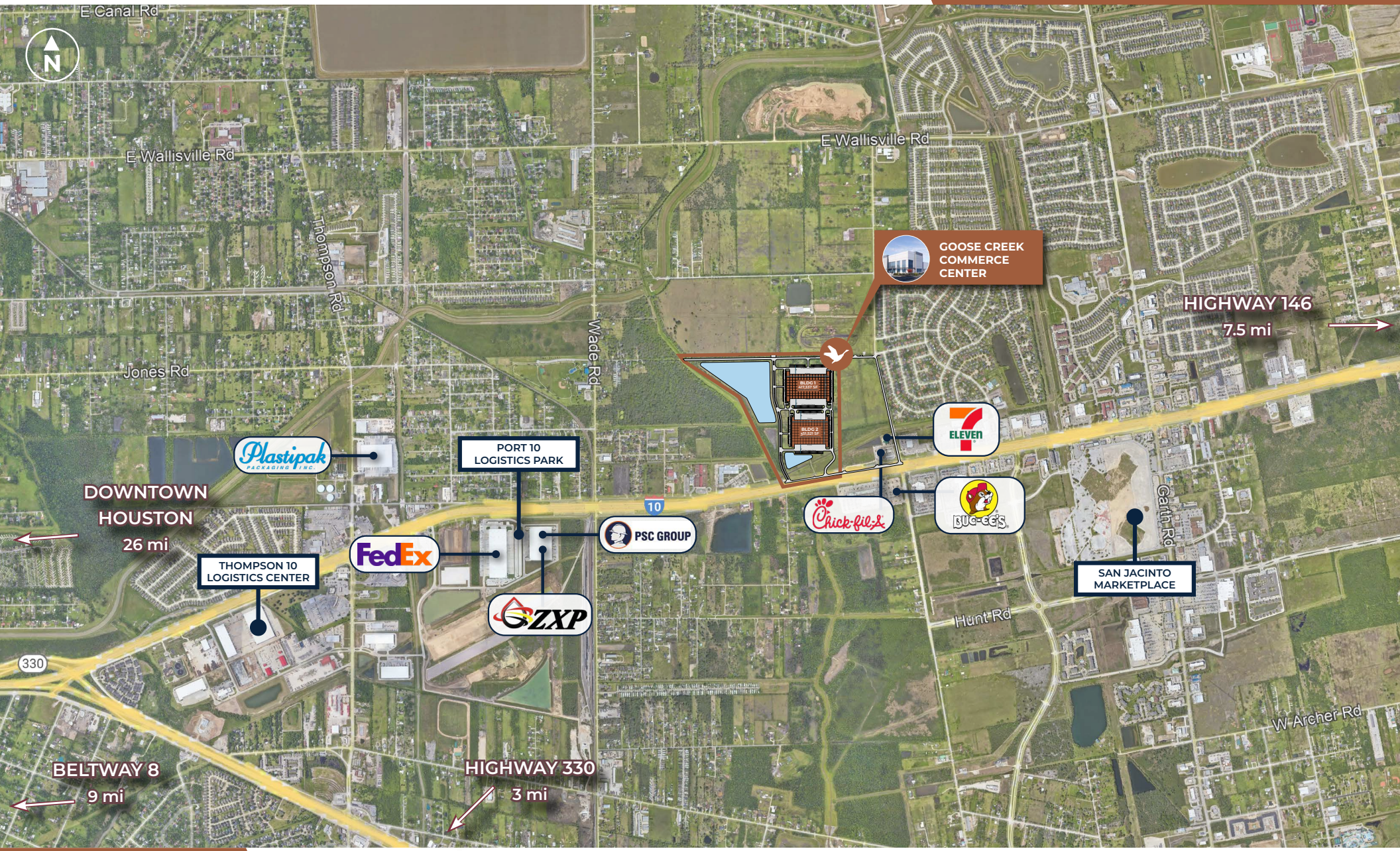
AREA INFORMATION



DRIVE TIMES

Interstate 10	Highway 330	Highway 146	Beltway 8	Downtown Houston
Direct Frontage	3 mi. 5 min.	7.5 mi. 12 min.	9 mi 9 min.	26 mi 25 min.

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INGRESS / EGRESS

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PHASE I SITE PLAN

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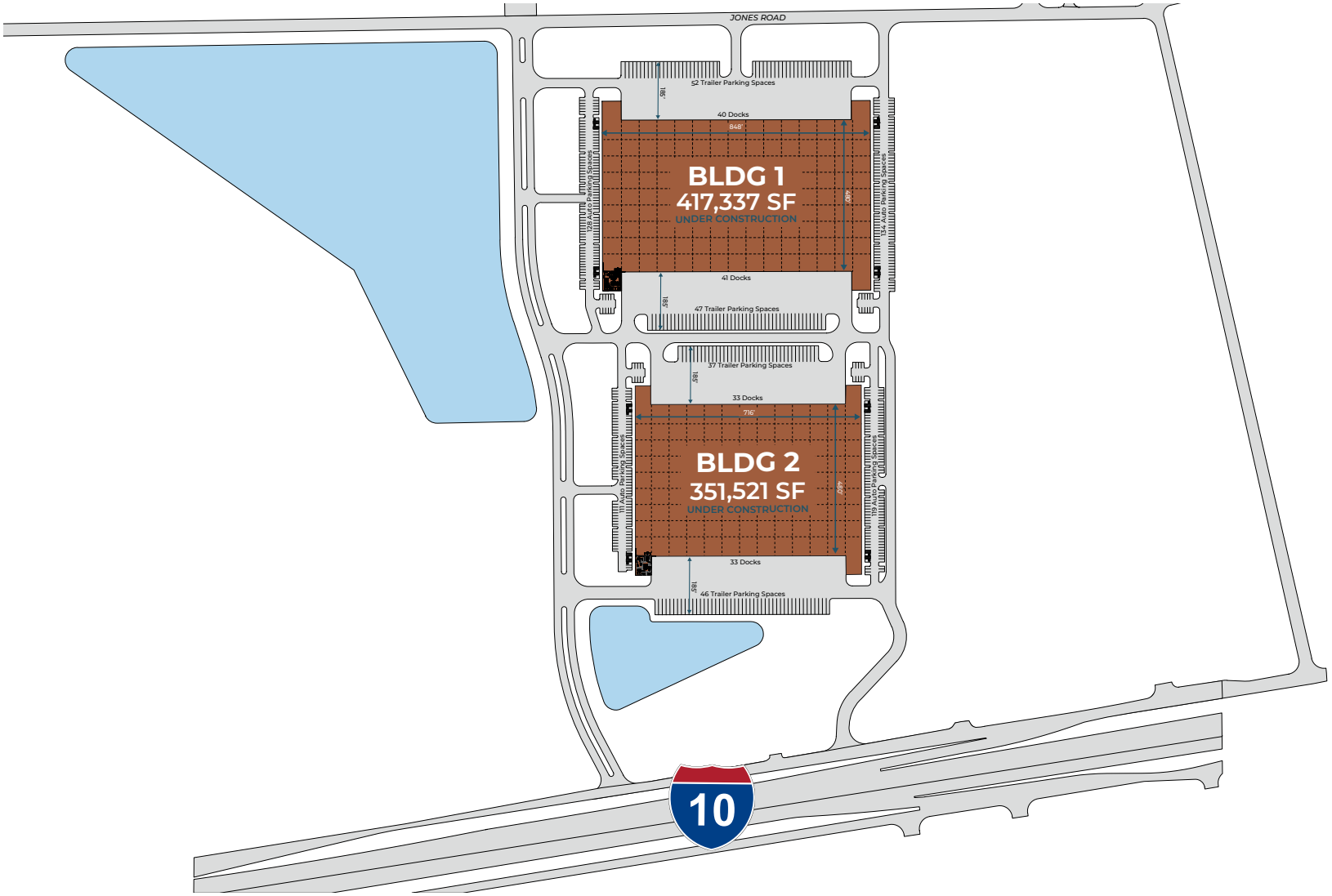

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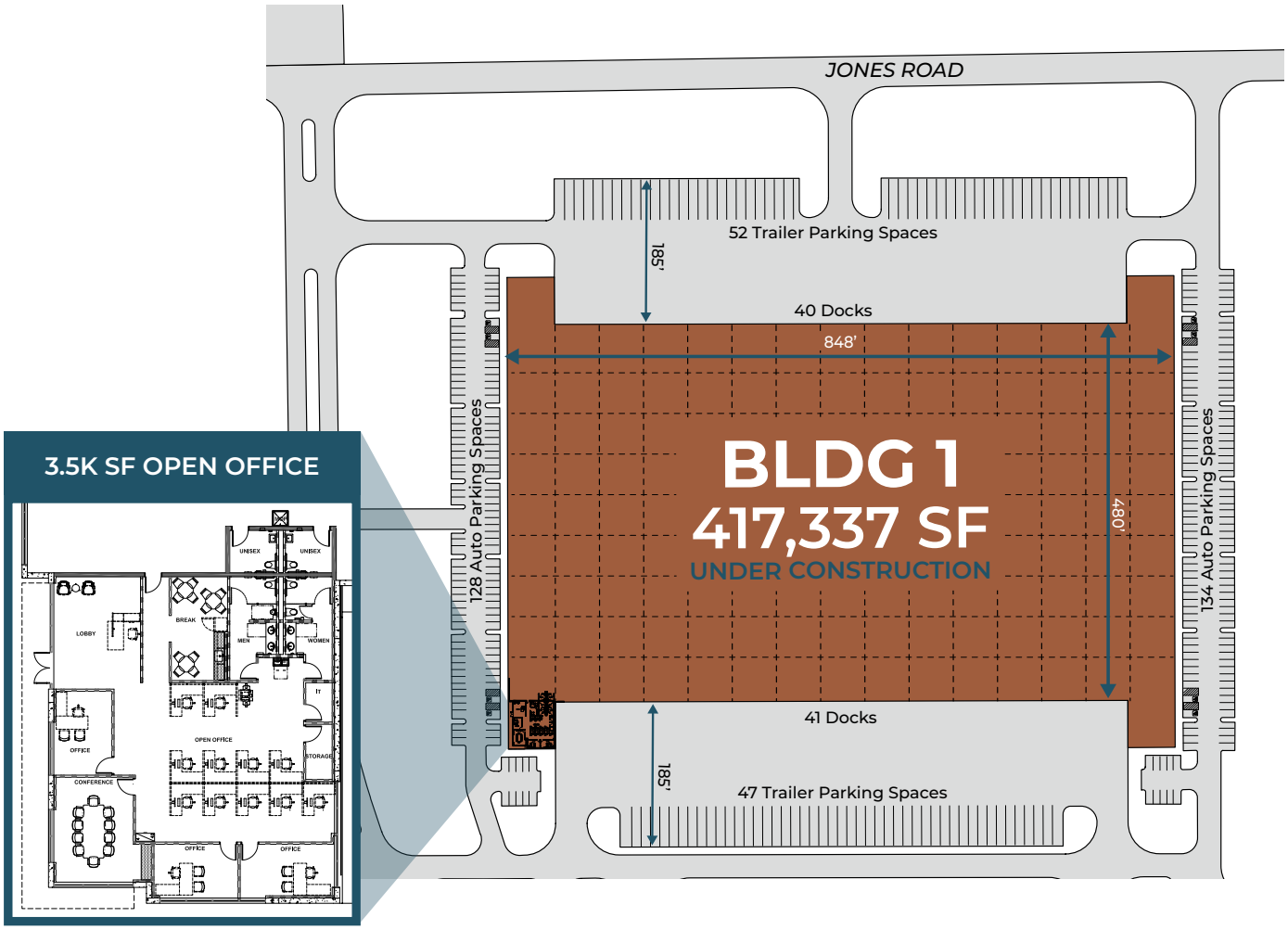
BUILDING 1 SITE PLAN



PHASE I UNDER CONSTRUCTION
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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

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BUILDING 2 SITE PLAN

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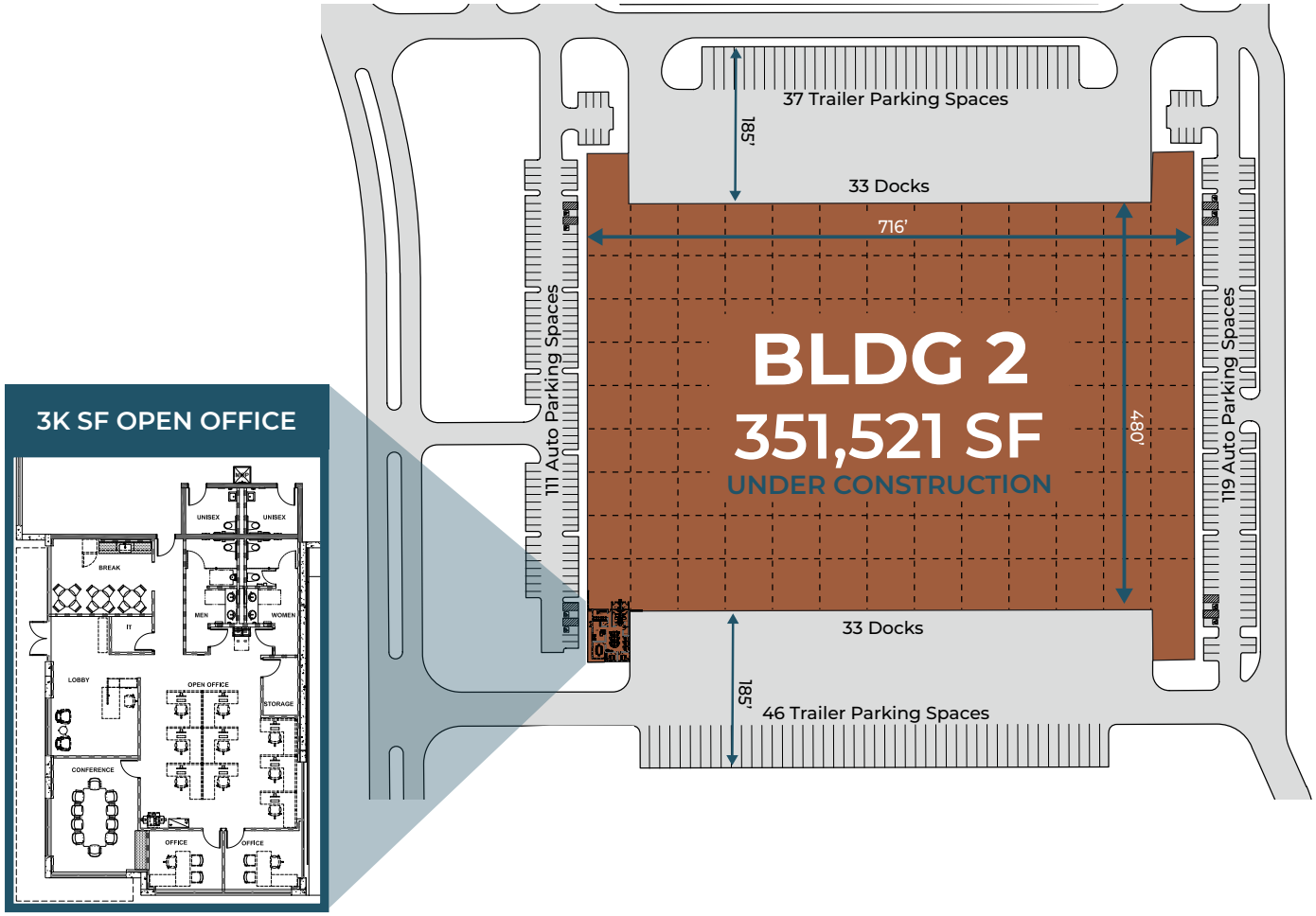

BUILDING 2

- 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

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DEVELOPMENT

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