

Breaking Ground Q1 2027



Hunington

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THE SHOPS AT TWINWOOD

NEC N. Twinwood Parkway @Twinwood Center Dr
Brookshire, Texas 77423

THE SHOPS AT TWINWOOD

Shops at Twinwood is ideally positioned at the northeast corner of Twinwood Parkway and Twinwood Center Drive in Brookshire, Texas. It is situated within the expansive 14,000-acre Twinwood master-planned community. This prime location offers excellent visibility and accessibility, just minutes away from I-10, providing seamless connection to downtown Houston, Katy, and surrounding areas. Located along key thoroughfares, Twinwood Parkway and Twinwood Center Drive, this corner site benefits from substantial daily vehicular traffic. As part of the Twinwood Development, the retail space is designed to meet the needs of both current and future residents. The Twinwood Development is set to become one of the largest master-planned communities in the Houston metropolitan area.

KATY-BROOKSHIRE, TEXAS IS A FAST GROWING INDUSTRIAL MARKET

2.9%

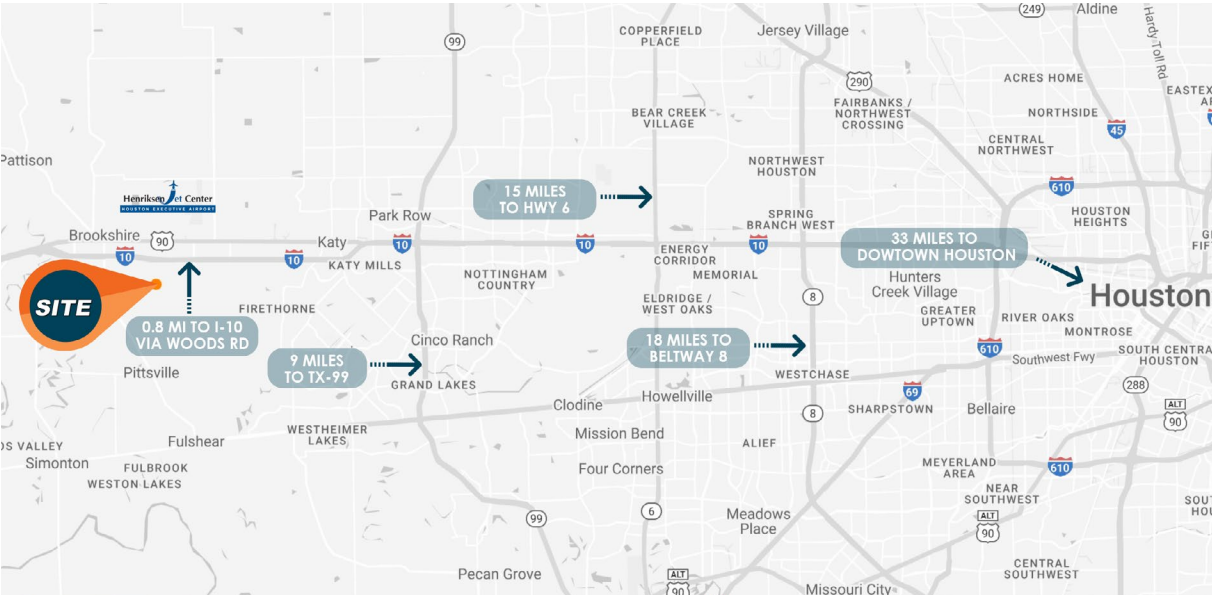
Average Population Growth in Waller County
24+ subdivisions in development
30,000 new homes planned

14.5%

Population growth since 2020

\$150,028

Average Household Income in a 3 mile radius





Property Information - Multi-Tenant Retail

Space Available	18,551 SF (Will Divide)	
Rental Rate	Call for Pricing	
NNN	\$10.00 PSF	
Building Size	21,051 SF	



Pad Sites Available

Ground Lease, Build to Suit, or For Sale	Pad 1: 1.73 AC (Pending)	Pad 5: 1.27 AC
	Pad 2: 1.11 AC	Pad 6: 1.01 AC
	Pad 3: 1.06 AC	Pad 7: 1.14 AC
	Pad 4: 0.78 AC	Call for Pricing



Property Highlights

- Site has convenient access via Twinwood Parkway, Twinwood Center Dr, and nearby I-10
- 21,051 SF Retail Shopping Center Available with Drive-Thru opportunity
- Location is surrounded by industrial developments with a massive employment growth
- The economic expansion in the region, particularly in sectors like manufacturing, energy, logistics, and retail, is attracting new residents. Companies are either expanding or relocating to the area



Demographics

Population (2025)	2 mi. - 8,431
	3 mi. - 21,237
	5 mi. - 70,835
Average Household Income	2 mi. - \$174,148
	3 mi. - \$162,851
	5 mi. - \$186,985
Projected Population (2030)	2 mi. - 11,878
	3 mi. - 27,037
	5 mi. - 91,102



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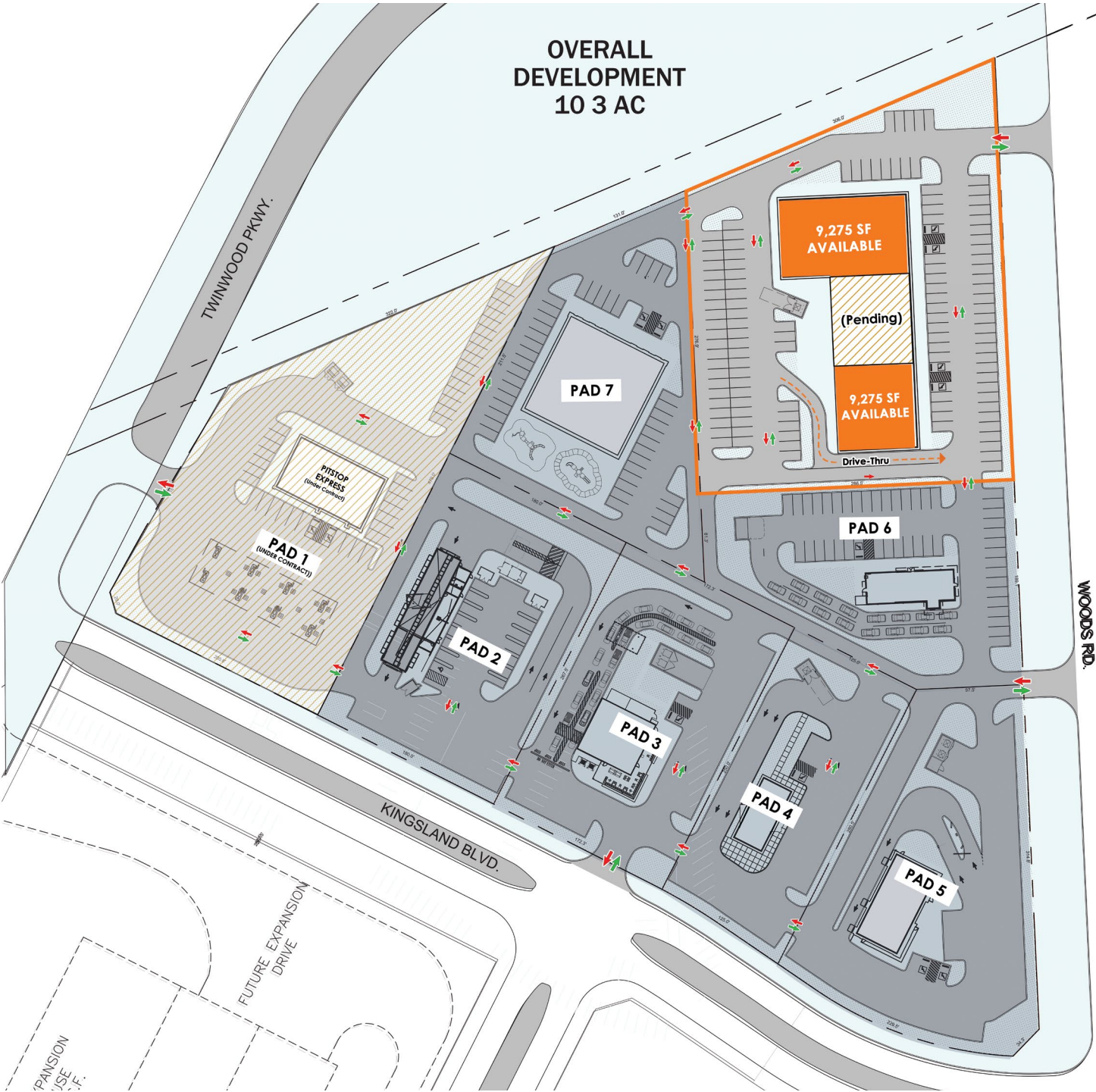
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Associate | Retail & Land Brokerage

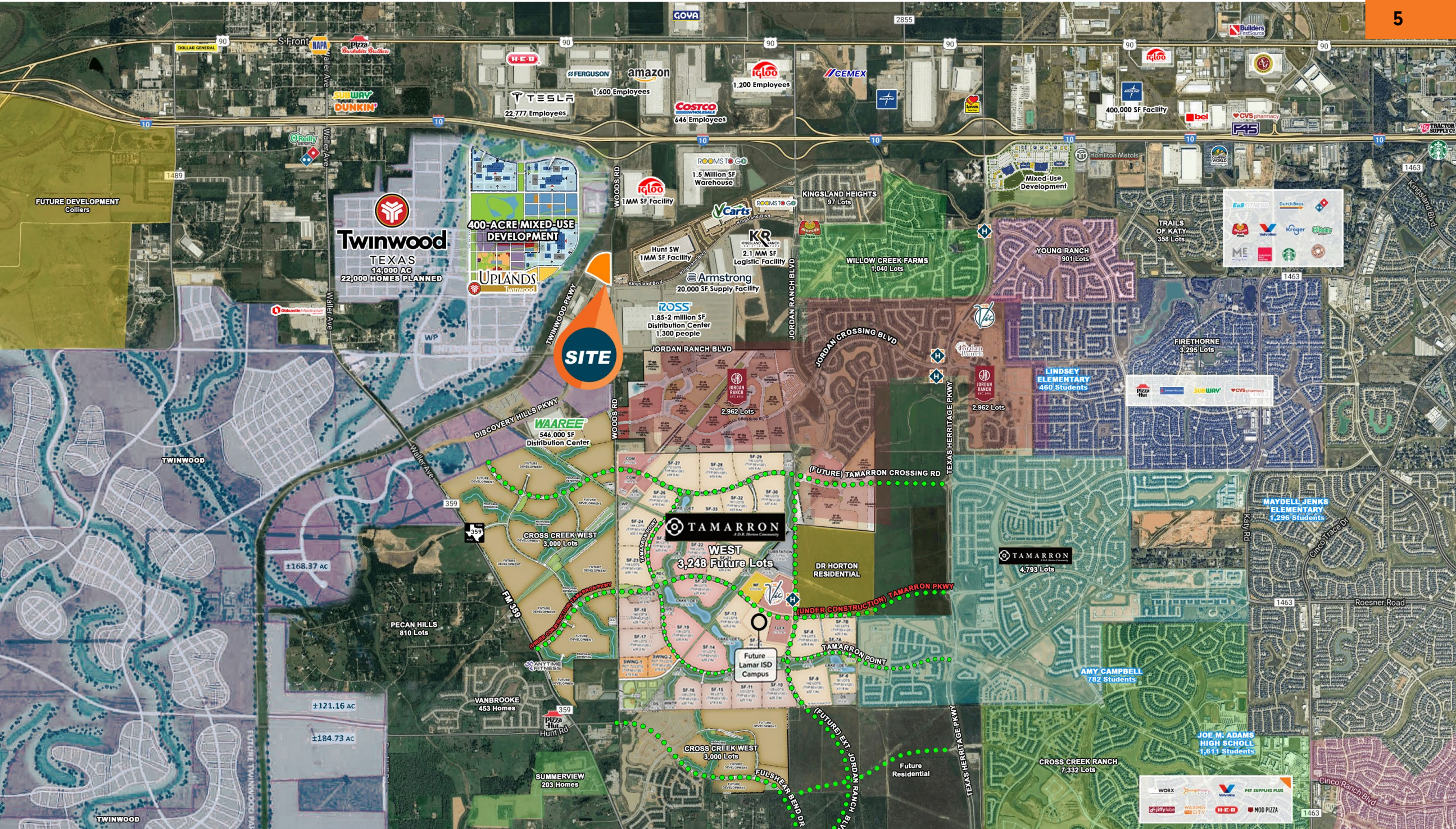
nico@hpiproperties.com

	SF/AC	STATUS
Retail	18,551 SF	Available For Lease
Pad 1	1.73 AC	Pending
Pad 2	1.11 AC	Available
Pad 3	1.06 AC	Available
Pad 4	0.78 AC	Available
Pad 5	1.27 AC	Available
Pad 6	1.01 AC	Available
Pad 7	1.14 AC	Available



- Retail Space Available
- Pad Available
- Pending
- Leased | Sold





The Shops at Twinwood | NEC N. Twinwood Parkway @Twinwood Center Dr., Brookshire, Texas



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or seller’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov