

EASTGROUP
PROPERTIES

GRAND WEST CROSSING 2

NEW CONSTRUCTION



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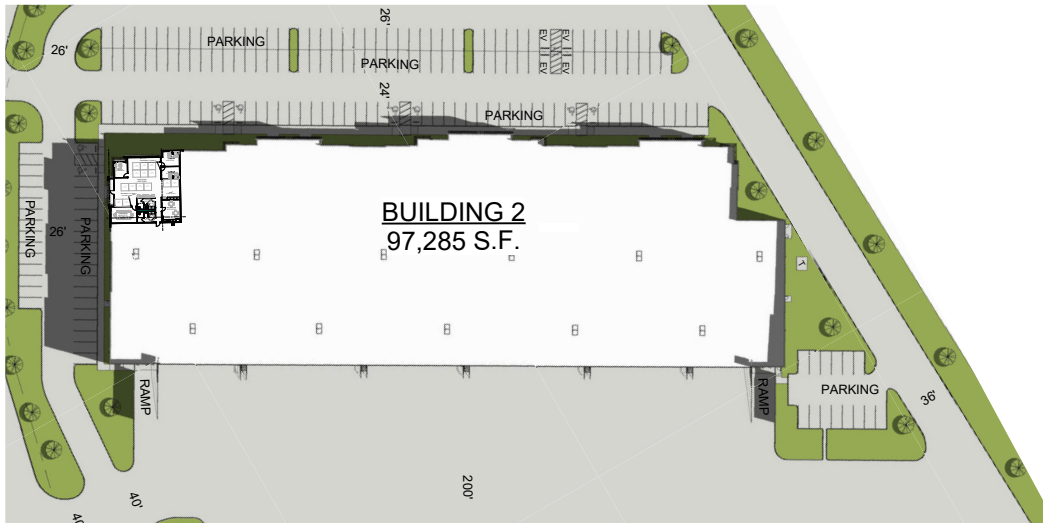
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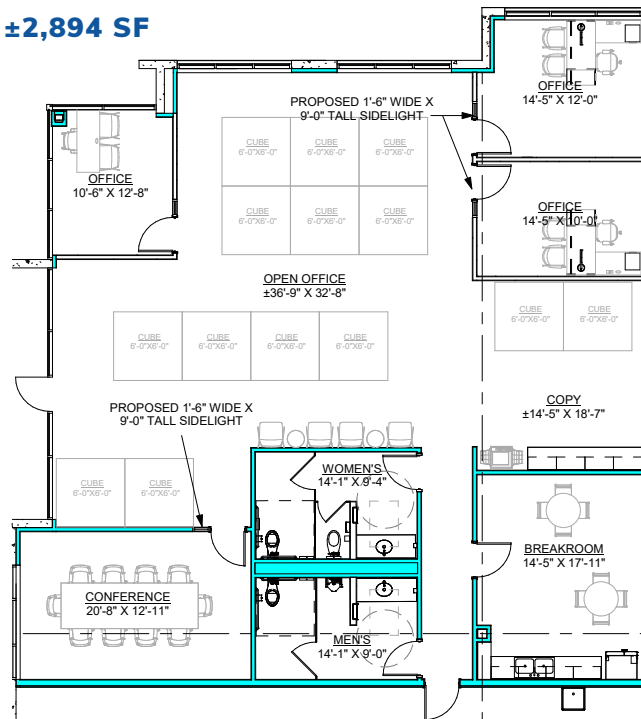


PROJECT OVERVIEW

BUILDING 2 - ±97,285 SF



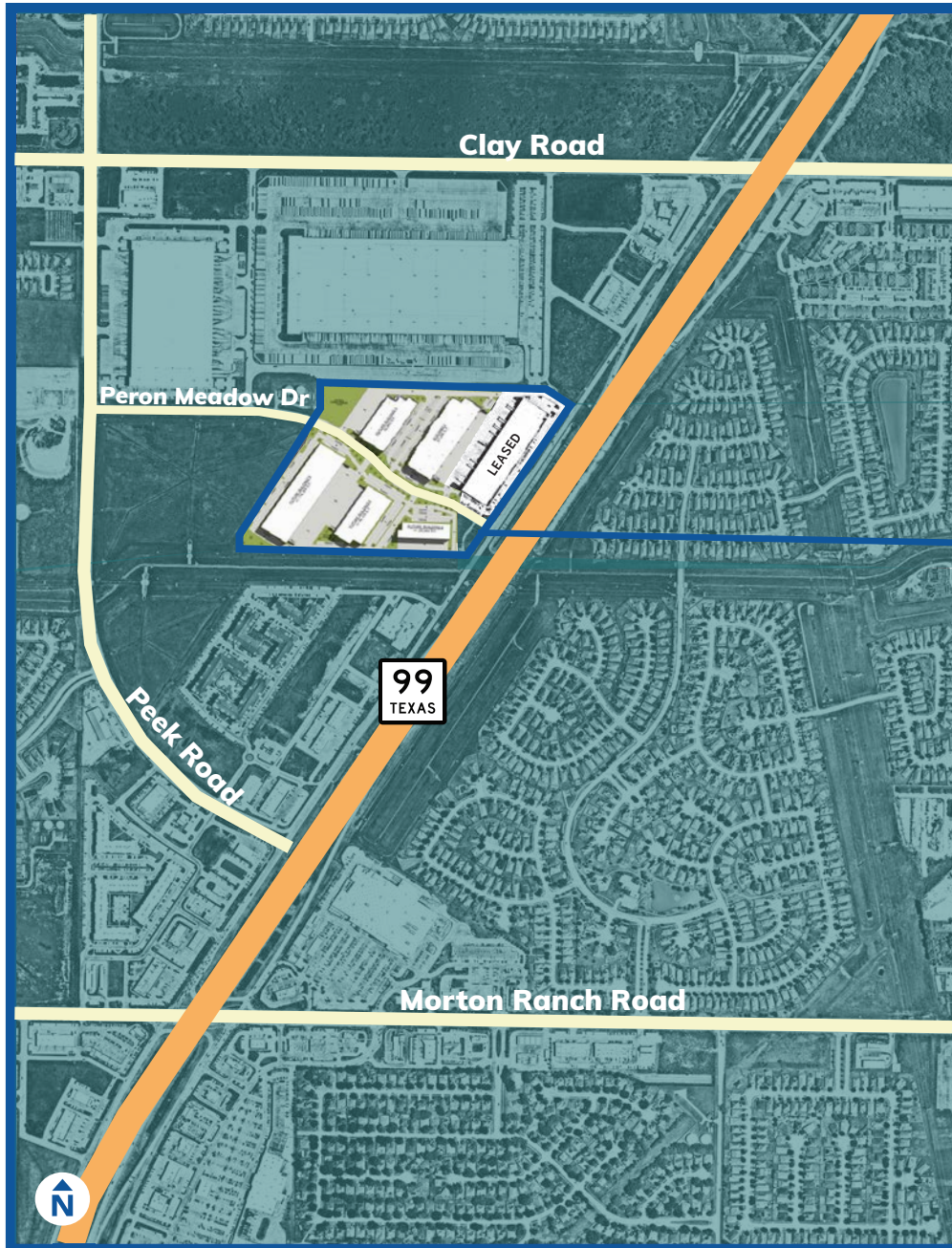
OFFICE - ±2,894 SF



BUILDING SPECIFICATIONS

- REAR LOAD CONFIGURATION
- BUILDING SIZE: ±97,285 SF (DIVISIBLE TO ±9,500 SF)
- OFFICE: ±2,894 SF PRE-FINISH OFFICE SPACE
- 28' CLEAR HEIGHT
- ESFR SPRINKLERS
- (31) - 9' X 10' DOCK HIGH DOORS
- (2) - 12' X 14' DRIVE IN DOORS WITH RAMPS
- 200' TRUCK COURT DEPTH (SHARED)
- 180' BUILDING DEPTH
- 52' X 60' COLUMN SPACING
- 1.3 / 1,000 SF PARKING RATIO

OVERALL SITE PLAN

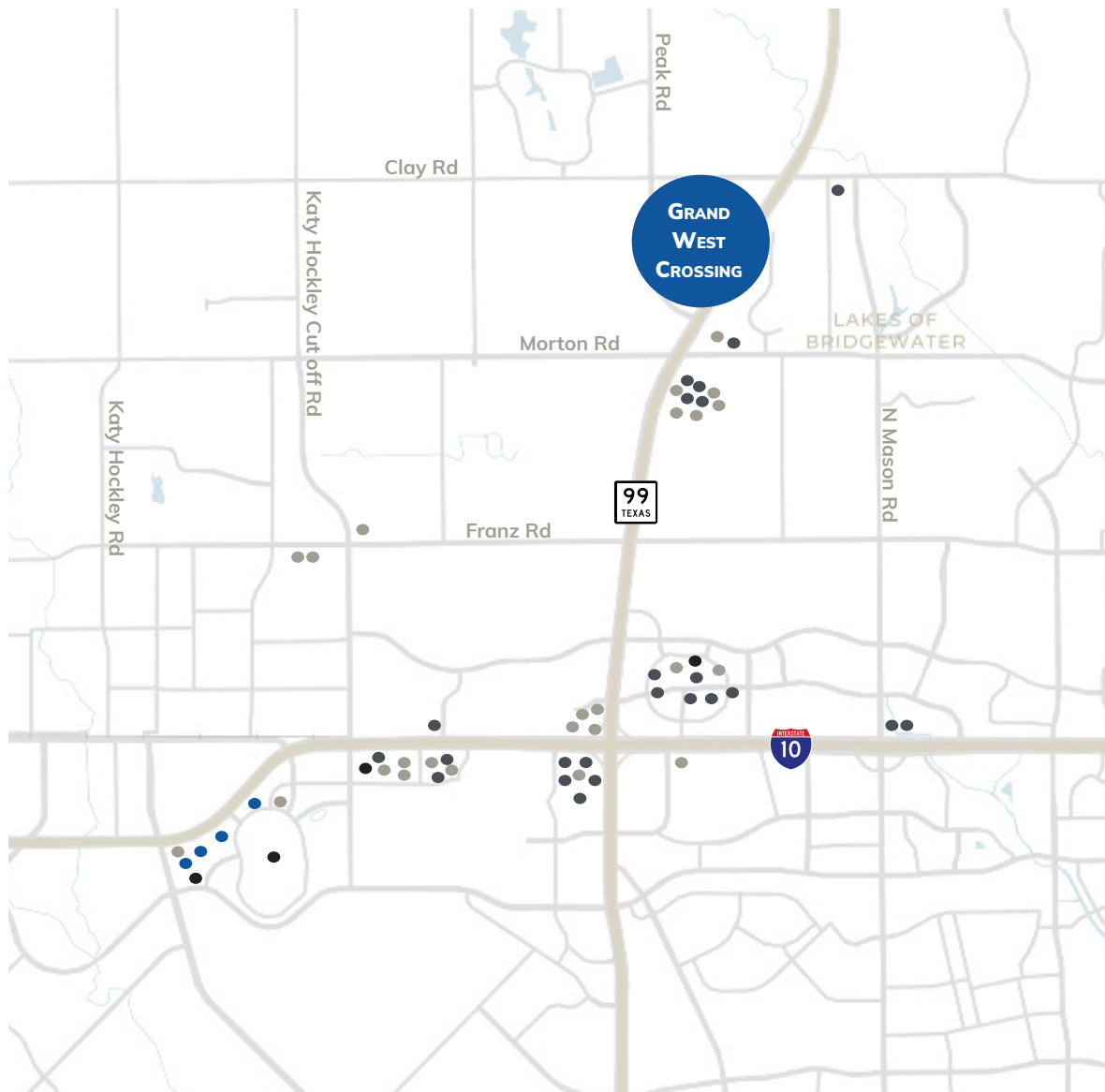


Strategic Location

The site is strategically located in Houston's West submarket and situated along Grand Parkway/Highway 99, minutes from Interstate 10 and Highway 290, offering great visibility from Grand Parkway. The development also offers access to the strong demographics and amenities in Katy and surrounding communities. Moreover, given the superb freeway infrastructure system in the Greater Houston MSA, the site offers approximate drive times to key destinations.



AMENITIES MAP



RESTAURANTS

- Tim Horton's
- Taco Bell
- Whataburger
- Mod Pizza
- Wind Stop
- Chick-fil-a
- Salata
- Jimmy John's
- In-N-Out Burger
- Starbucks
- Denny's
- Freddy's
- La Madeleine
- Red Robin
- Whiskey Cake
- Sonic
- Walk-On's
- Slim Chickens
- Toasted Yolk
- First Watch
- Gringo's
- Becks Prime
- El Rey

HOTELS

- LaQuinta
- Courtyard Marriot
- Residence Inn
- Holiday Inn Express

SHOPS

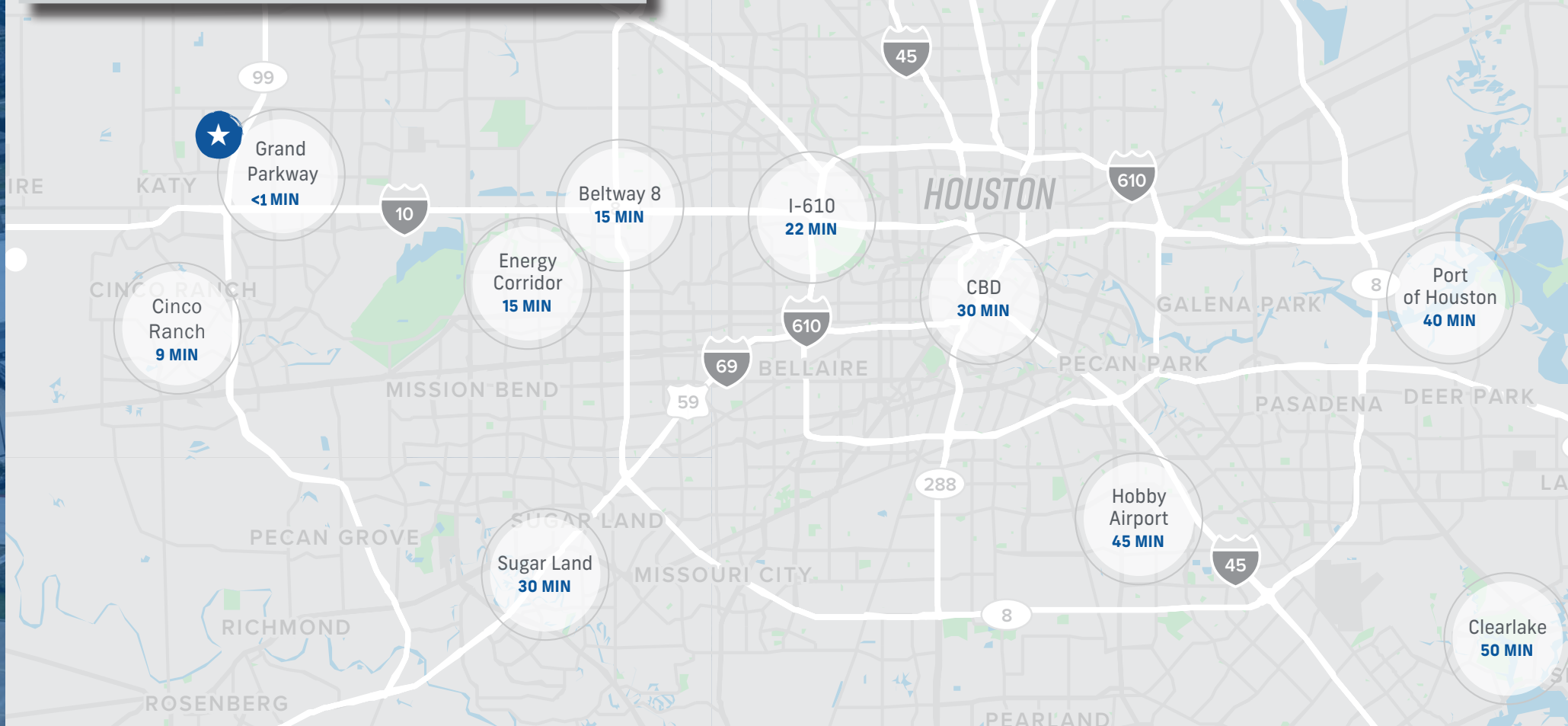
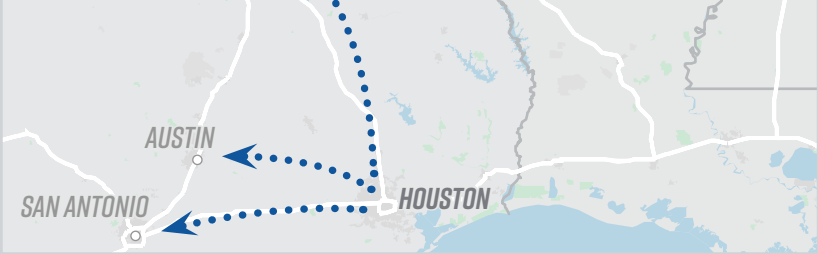
- Michaels
- HomeGoods
- Kroger
- Costco
- Spec's
- Floor & Decor
- Boot Barn
- H Mart
- JCPenney
- Academy
- CVS Pharmacy
- Walgreens
- Brookshire Brothers
- Petsmart
- Golf Galaxy
- Dick's Sporting Goods
- DSW
- H-E-B
- Goodwill
- Petco
- T-Mobile
- Guitar Center
- Walmart

ENTERTAINMENT

- Katy Mills Mall
- Urban Air
- Main Event
- Popstroke

SUPERIOR REGIONAL CONNECTIVITY

DRIVE TIME SUMMARY			
Metro	Distance	Travel Time	Population
ATX	139 mi	2.2 hrs	2.30MM
SA	195 mi	2.9 hrs	2.55MM
DAL	238 mi	3.5 hrs	7.75MM



FOR INFORMATION:

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99
TEXAS

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