

EASTGROUP
PROPERTIES

GRAND WEST CROSSING 2

NEW CONSTRUCTION



3623 W. Grand Parkway N., Suite 100, Katy, TX 77449

RICHARD QUARLES
+1 713 888 4019
richard.quarles@jll.com

JARRET VENGAUS
+1 713 888 4035
jarret.venghaus@jll.com

GEOFF PERROTT
+1 713 888 4072
geoff.perrott@jll.com

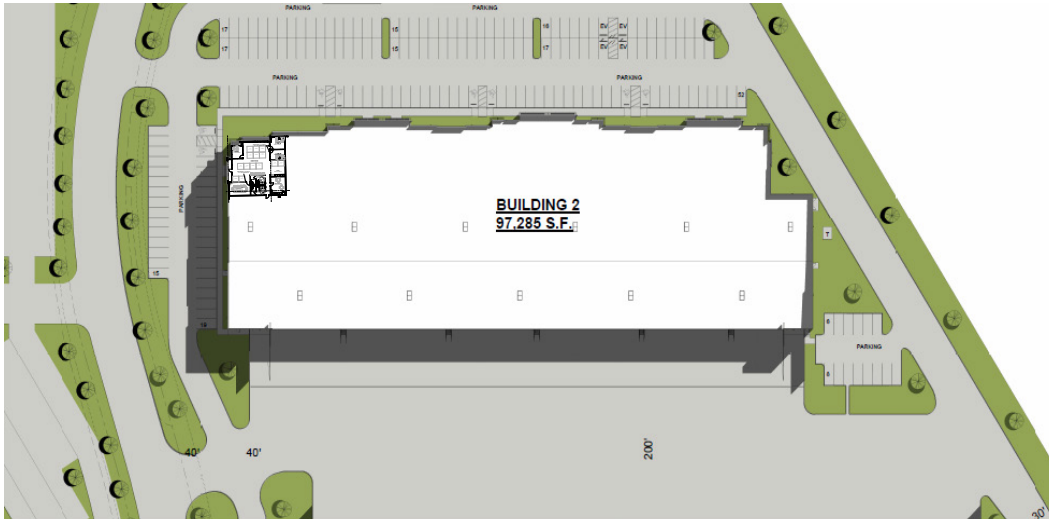
ELIZA KLEIN
+1 713 425 1816
eliza.klein@jll.com

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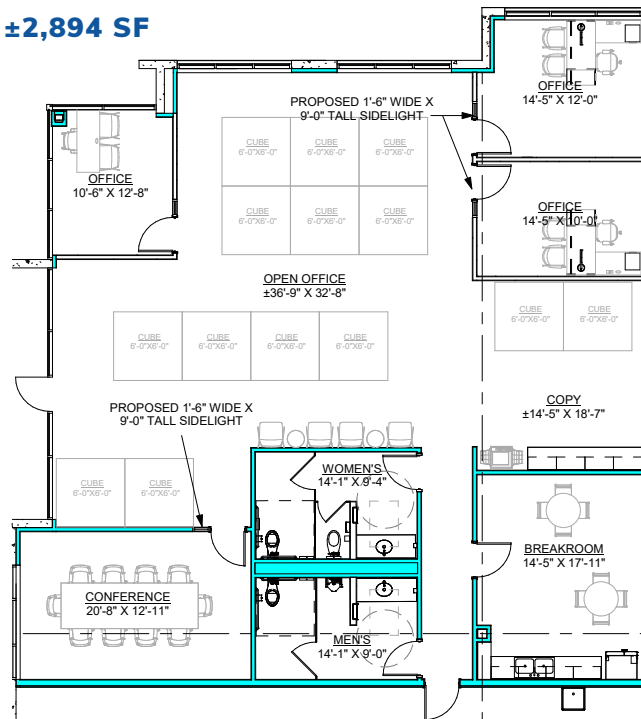


PROJECT OVERVIEW

BUILDING 2 - ±97,285 SF



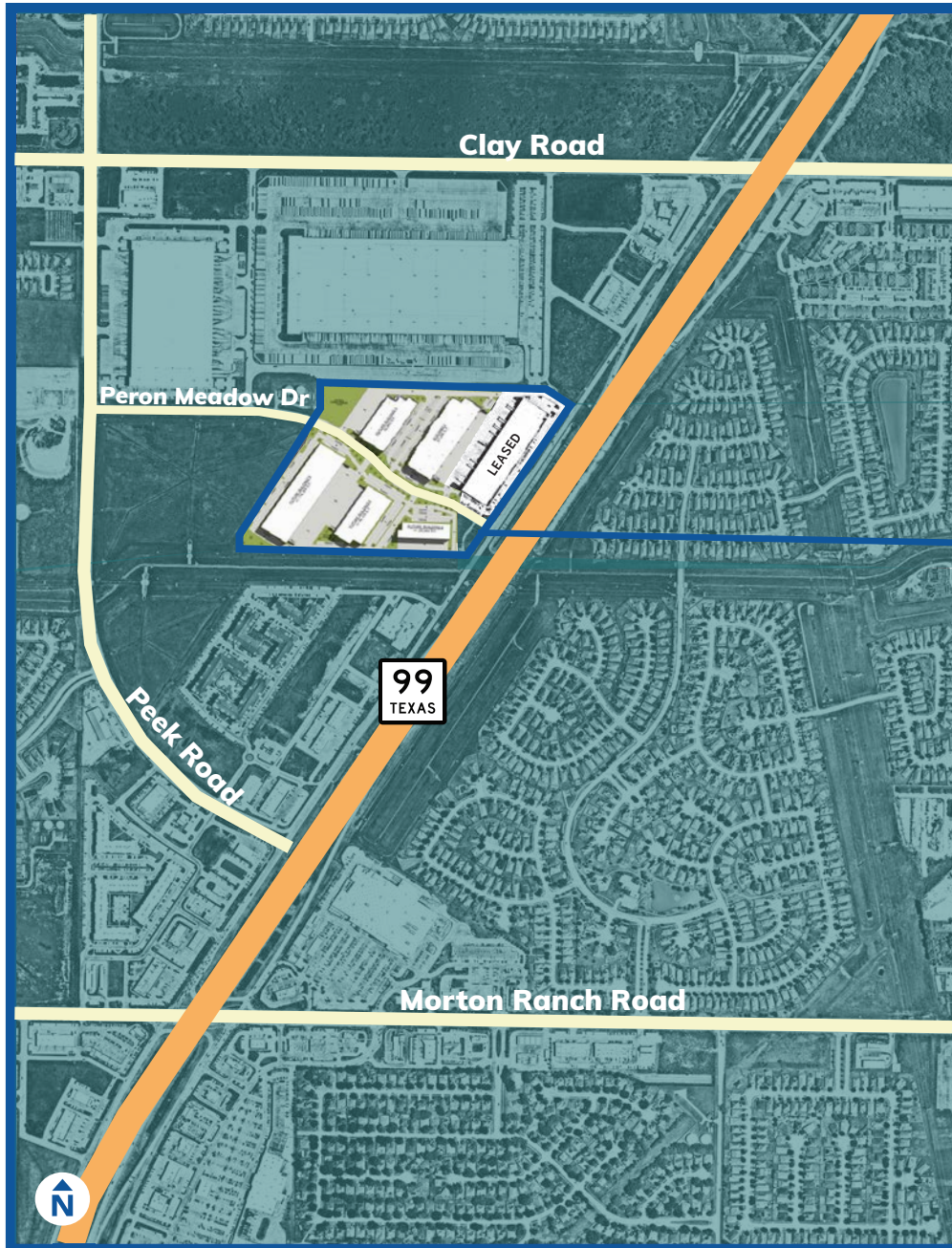
OFFICE - ±2,894 SF



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
- (32) - 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
- 1.5 / 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.



[illegible]

- 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

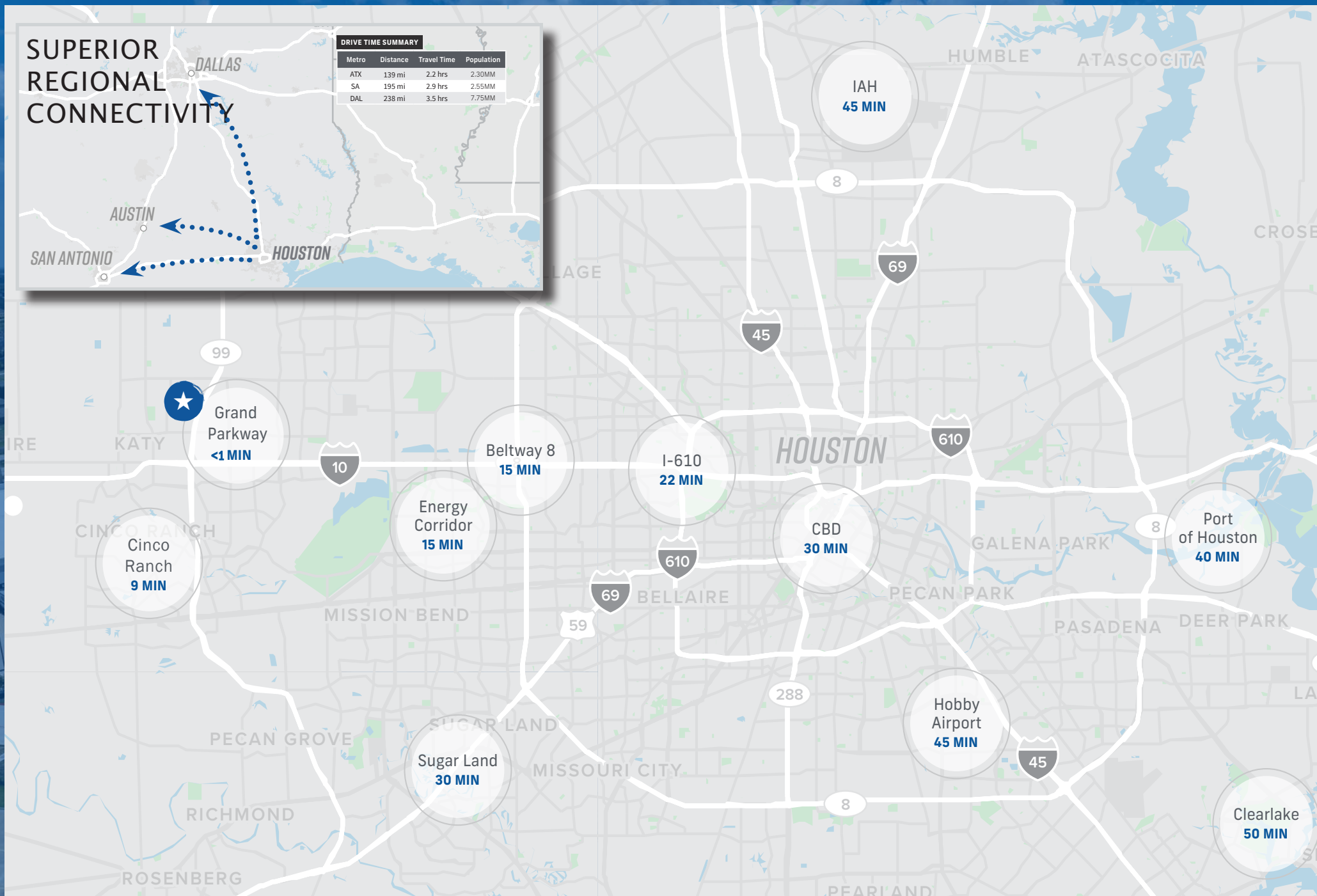
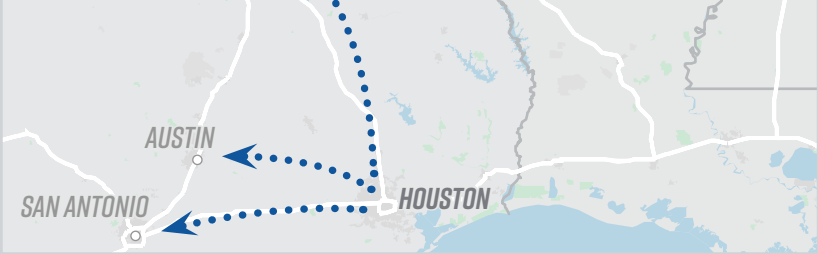
- LaQuinta
- Courtyard Marriot
- Residence Inn
- Holiday Inn Express

- 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

- 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:

RICHARD QUARLES

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richard.quarles@jll.com

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+1 713 888 4035

jarret.venghaus@jll.com

GEOFF PERROTT

+1 713 888 4072

geoff.perrott@jll.com

ELIZA KLEIN

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eliza.klein@jll.com

99
TEXAS

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