



WORLD HOUSTON
INTERNATIONAL BUSINESS CENTER

**PROPOSED
BUILDING 48**



191,372 SQUARE FEET

4745 CONSULATE PLAZA.
HOUSTON, TX 77032

EASTGROUP
PROPERTIES

INSITE



PROJECT OVERVIEW



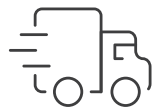
Office to Suit



Cross Dock, 56 Dock Doors



32' Clear Height



4 Drive-in Doors (20' x 20')



ESFR Spinkler System



LED Lighting in Warehouse



Column spacing: 52' wide
x 60' deep



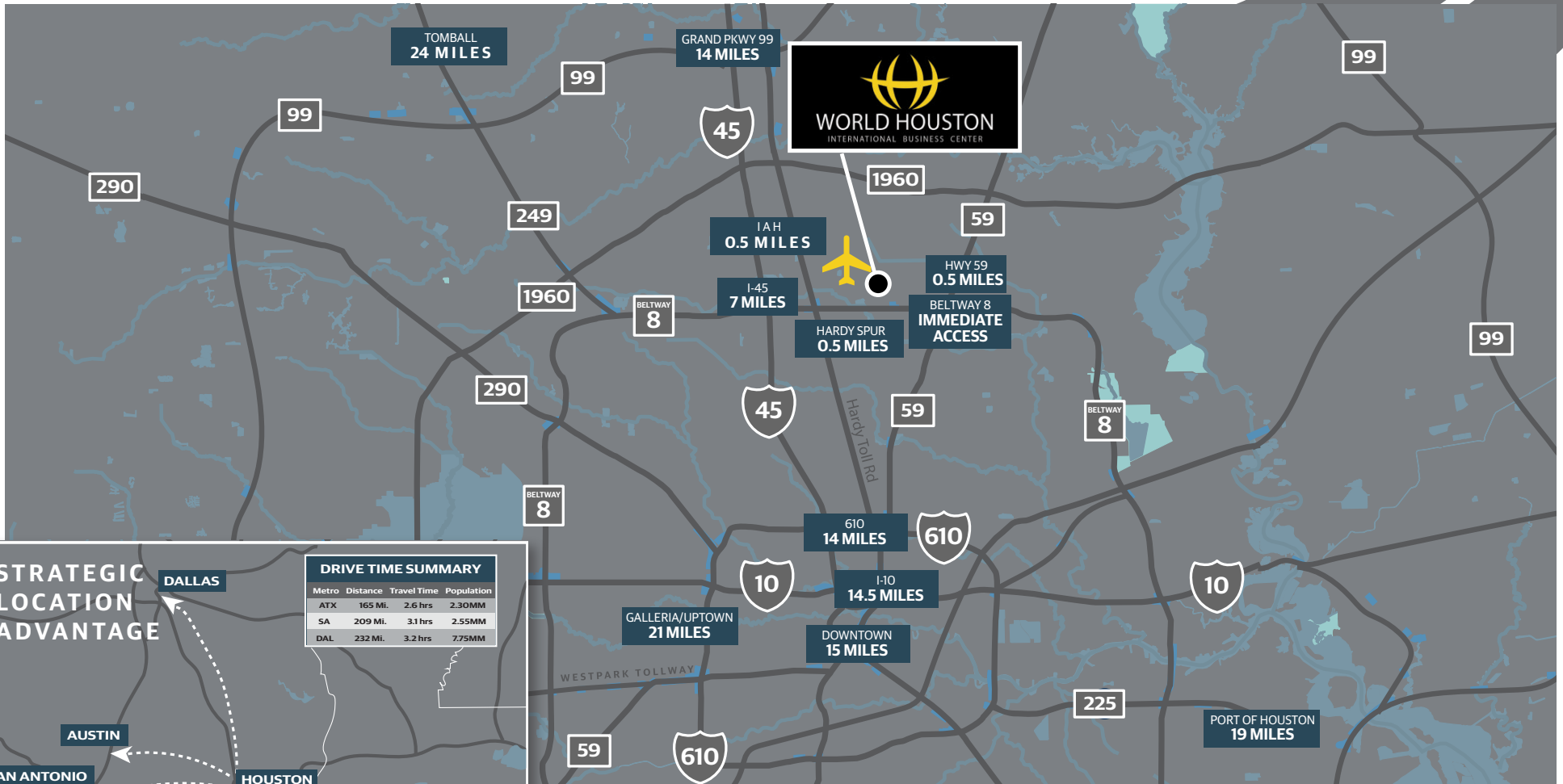
260 Parking Spaces

30

TRAILER PARKS



LOCATION MAP

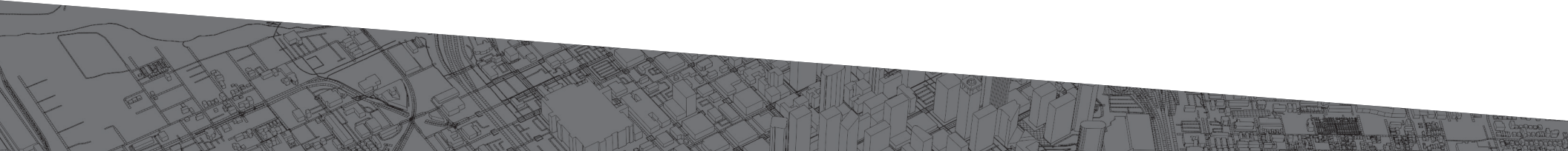


STRATEGIC LOCATION ADVANTAGE

DRIVE TIME SUMMARY

Metro	Distance	Travel Time	Population
ATX	165 Mi.	2.6 hrs	2.30MM
SA	209 Mi.	3.1 hrs	2.55MM
DAL	232 Mi.	3.2 hrs	7.75MM

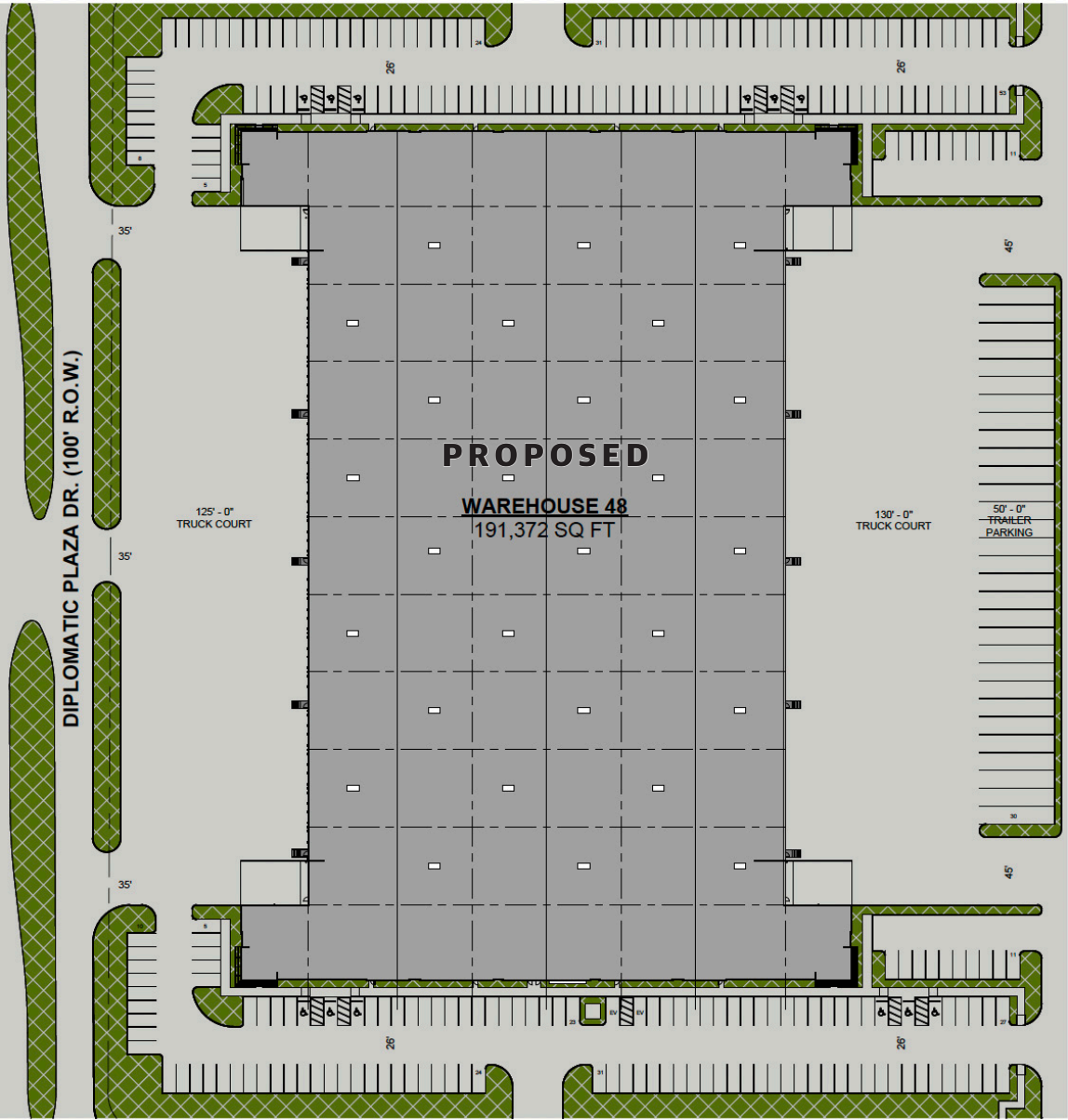
Map showing connections to DALLAS, AUSTIN, SAN ANTONIO, and HOUSTON.



SITE PLAN



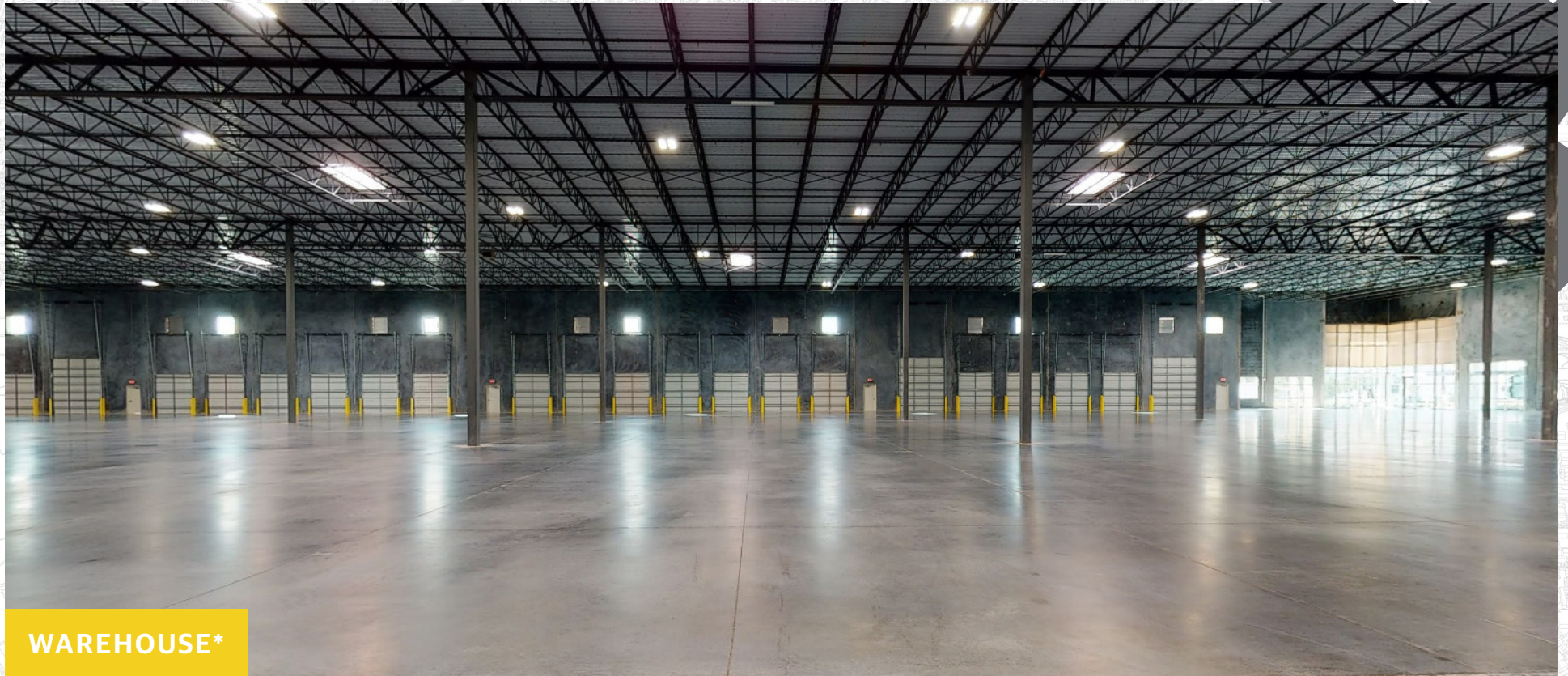
This high-performance industrial facility offers flexible space options, efficient cross-dock loading with abundant dock and drive-in doors, plus extensive parking and outdoor storage. Designed with functionality in mind, it's ready to meet the demands of any growing operation.





WORLD HOUSTON M A P





WAREHOUSE*

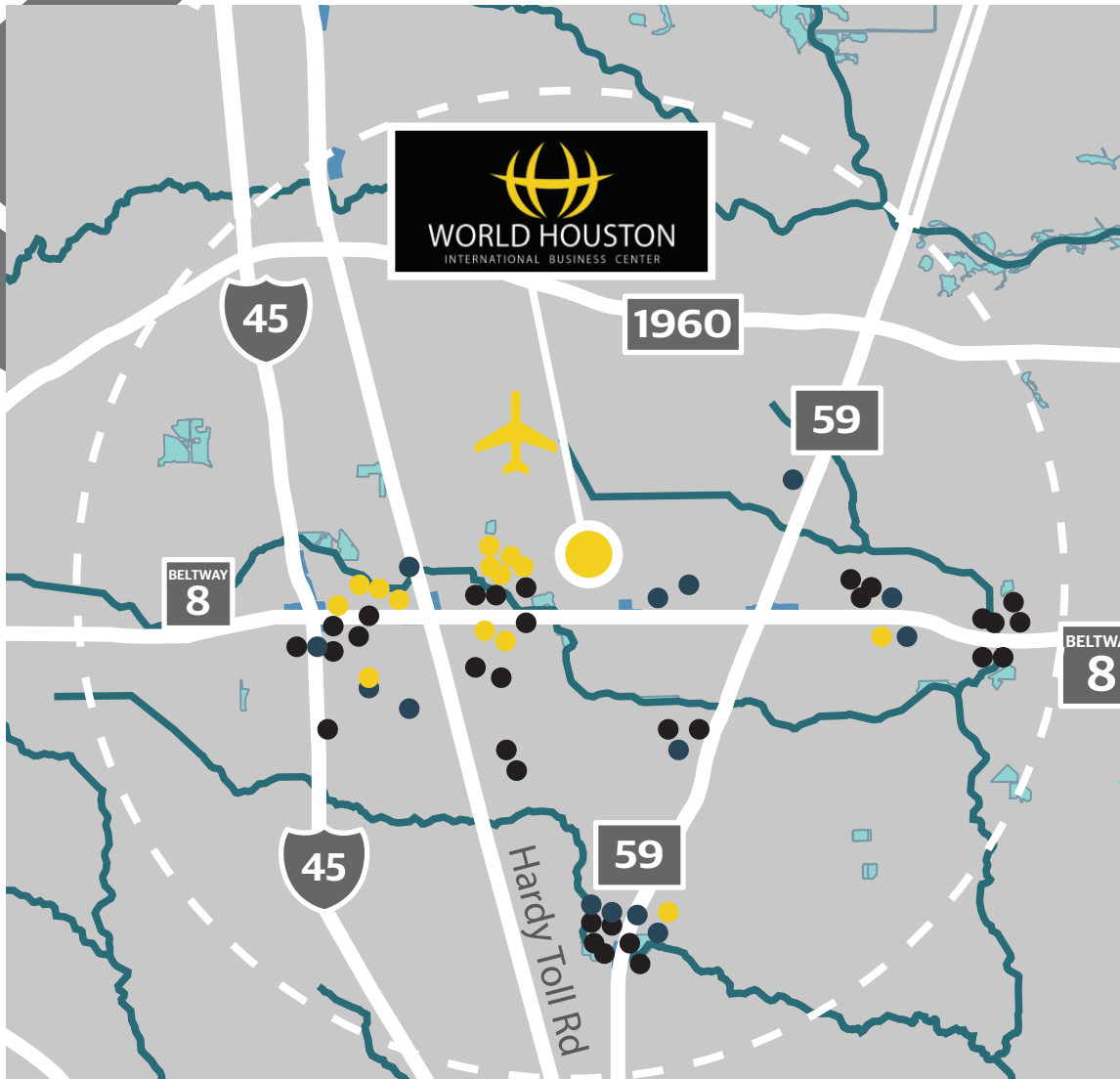


MAIN OFFICE*



PRIVATE OFFICE*

AMENITIES MAP



RESTAURANTS

- Chick-fil-A
- Jack in the Box
- Chili's Grill & Bar
- Los Cucos Mexican Cafe
- Julia's Mexican Grill
- Whataburger
- Wingstop
- Burger King
- Shipley Do-Nuts
- Pizza Hut
- El Mexsal Taqueria
- Taquerias Arandas
- McDonald's
- Dairy Queen
- Church's Chicken
- KFC
- Popeye's
- Blue Dixie Kitchen
- Taco Bell
- Kung Food II
- Alwadi Cuisine
- Burger King
- Mom's Country Kitchen
- McDonald's
- Waffle House
- Jack in the Box
- Popeye's Chicken
- McDonald's
- Little Ceasars

HOTELS

- Hampton Inn
- SpringHill Suites
- DoubleTree Hilton
- Sheraton North IAH
- Hilton Garden Inn
- Holiday Inn
- Fairfield Inn
- Red Roof Plus
- OYO
- Home2Suites
- Hilton Houston North
- Houston Marriott North
- Holiday Inn Express
- Regency Inn
- Comfort Suites

SHOPS

- Walmart
- Discount Tire
- Benjamin Nursery
- Dollar General
- Family Dollar
- Pradera Western Wear
- Gateway Grocery
- Fastenal
- McCauley Lumber Co.
- Galls Houston
- Family Dollar
- Rent-A-Center
- WSS

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