

The rendering shown is for illustration purpose only.



For Lease

# Grand Central West Industrial Park

## Newest Class-A Distribution Development on Grand Parkway

- Strategically located on Grand Parkway between I-10 and Hwy 290
- Up to 2,331,160 total square feet available (multiple buildings)
- Sizes from 99,840 SF to 1,466,000 SF available
- Located at the corner of Stockdick School Road and Beckendorff Road
- All utilities to the site
- Regional detention already in place
- Development ready site

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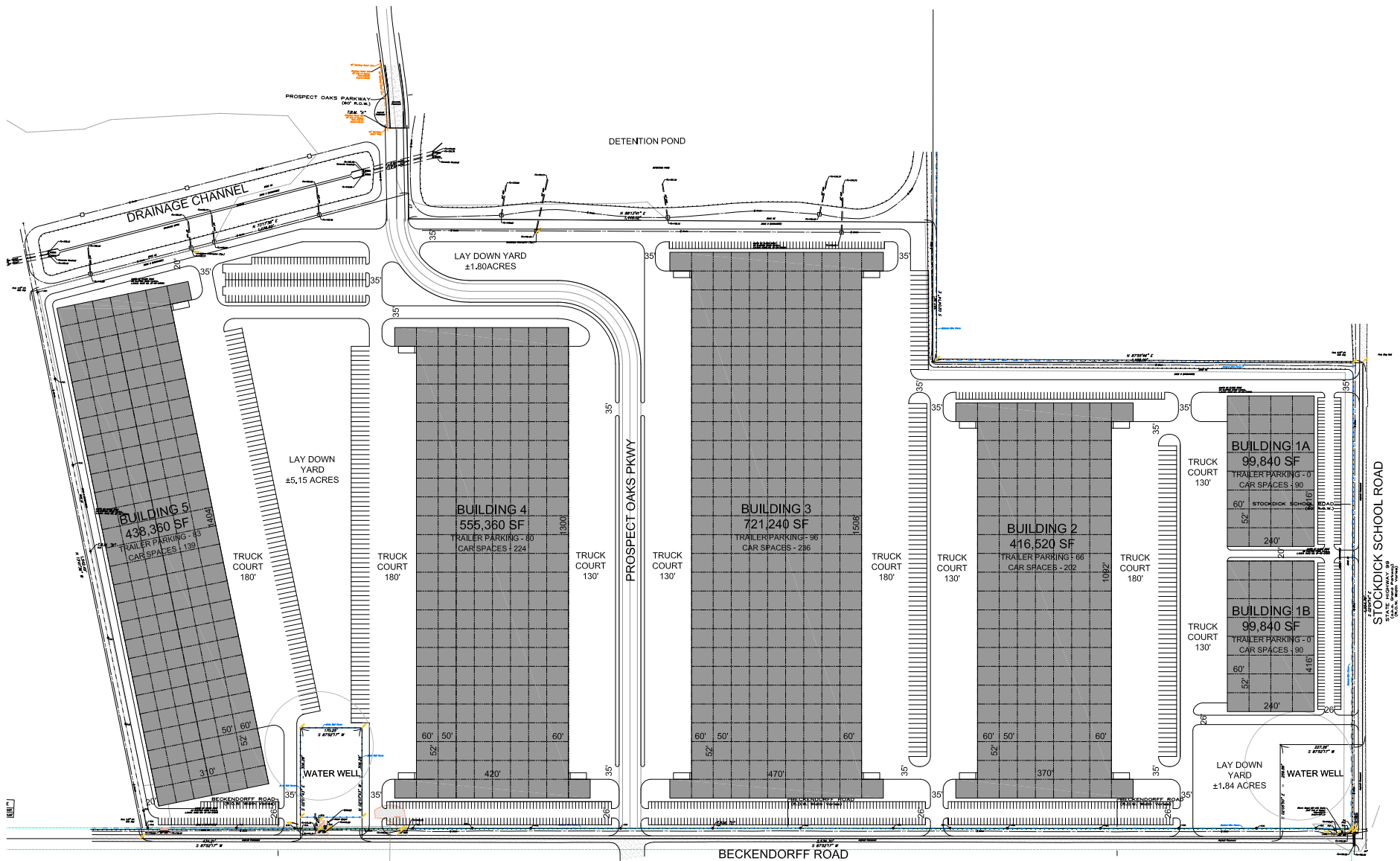


PINPOINT COMMERCIAL



# Option 1

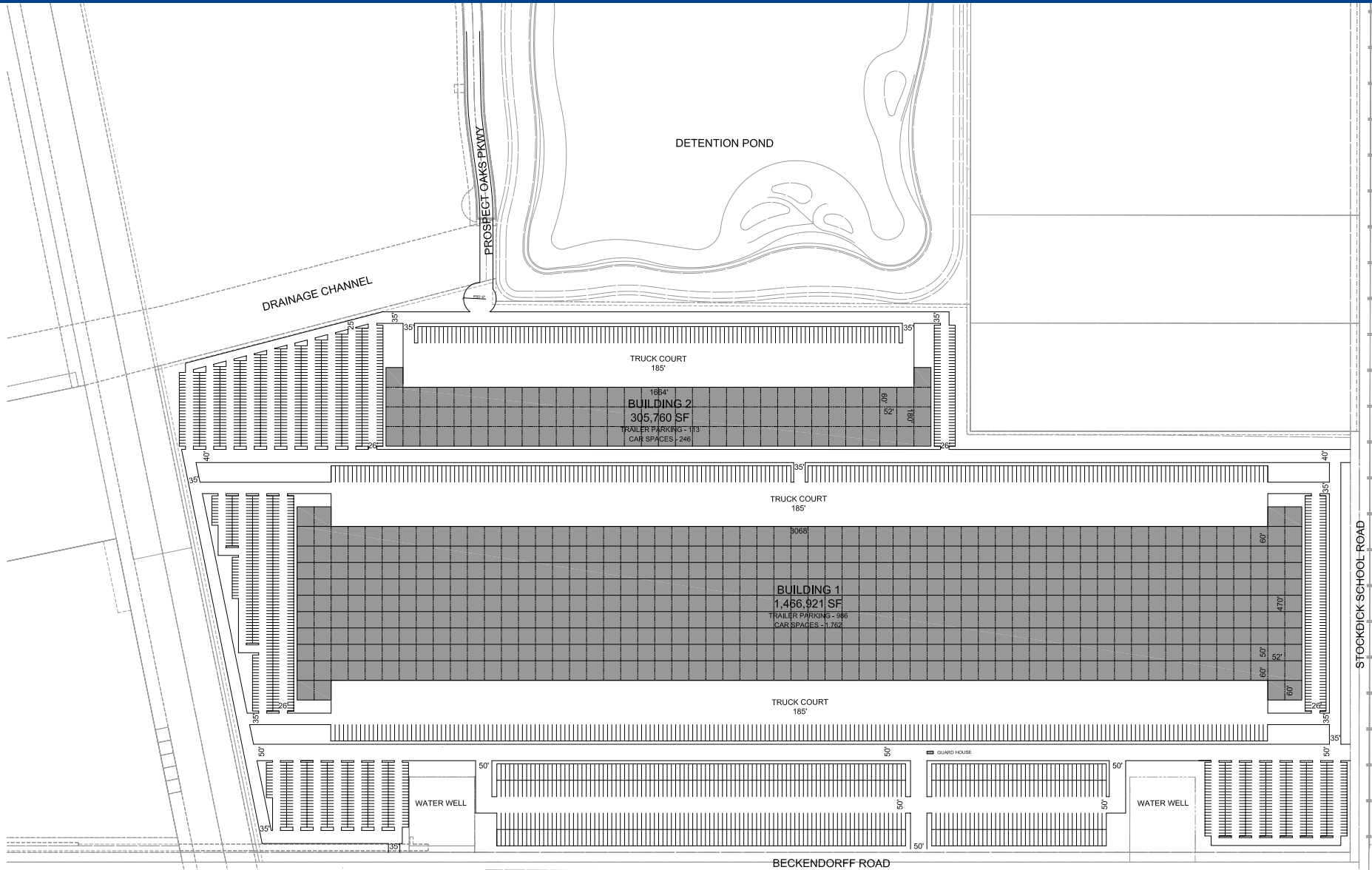
	Building SF	± Acres	Trailer Parking Spaces	Car Parking Spaces
Building 1A	99,840	5.14	0	90
Building 1B	99,840	7.39	0	90
Building 2	416,520	21.38	66	202
Building 3	721,240	31.93	96	236
Building 4	555,360	31.86	80	224
Building 5	438,360	25.10	83	139
<b>Total:</b>	<b>2,331,160</b>	<b>122.8</b>	<b>325</b>	<b>981</b>



This is a preliminary site plan and is subject to change.

# Option 2

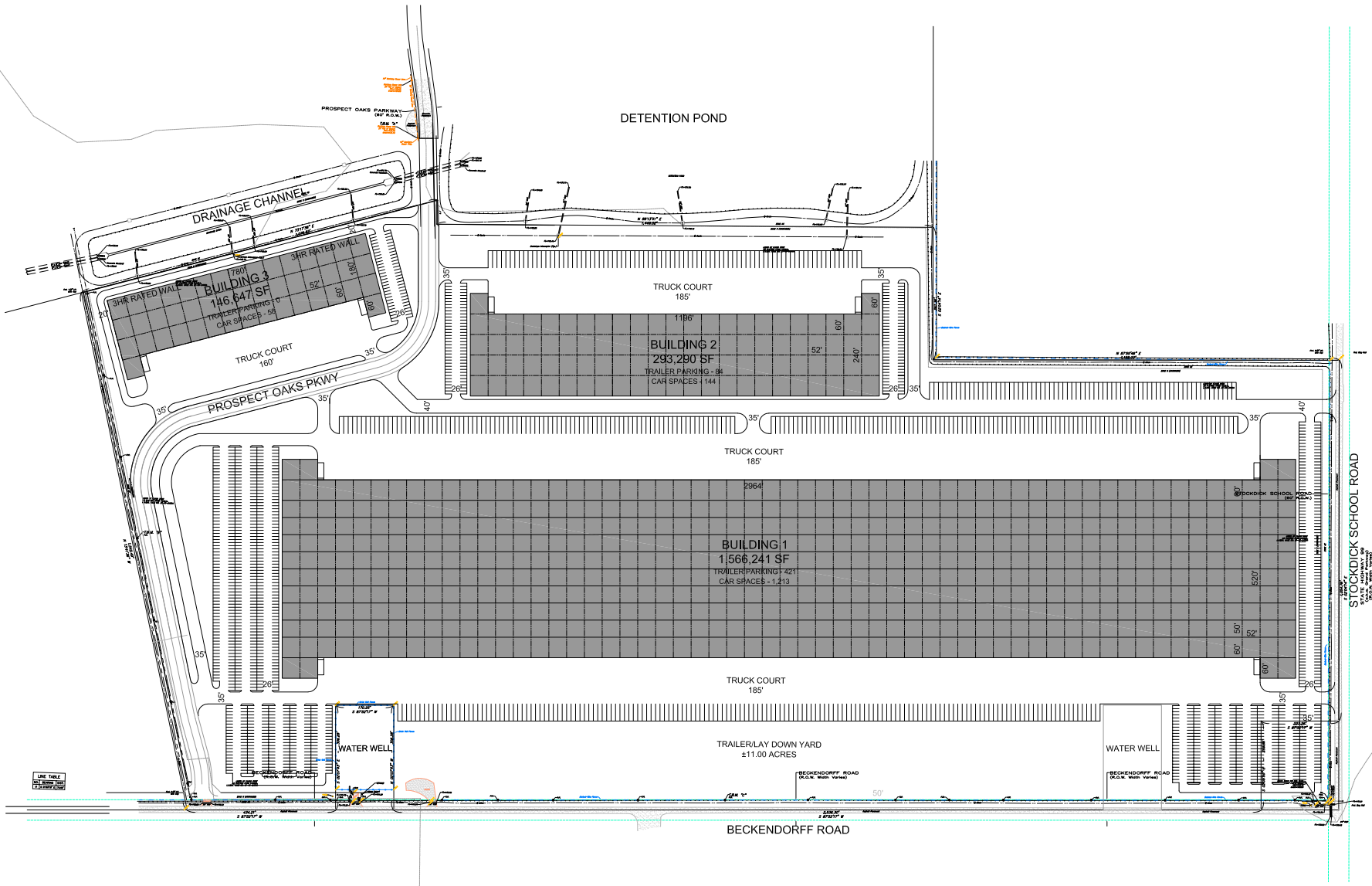
	Building SF	± Acres	Trailer Parking Spaces	Car Parking Spaces
Building 1	1,466,921	94.2	986	1,762
Building 2	305,760	28.6	113	246
<b>Total:</b>	<b>1,772,681</b>	<b>122.8</b>	<b>1,099</b>	<b>2,008</b>



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# Option 3

	Building SF	± Acres	Trailer Parking Spaces	Car Parking Spaces
Building 1	1,556,241	94.2	421	1,213
Building 2	293,290	14.8	84	144
Building 3	146,647	8.65	0	58
<b>Total:</b>	<b>2,006,178</b>	<b>122.8</b>	<b>505</b>	<b>1,415</b>



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Grand Central West Industrial Park

FedEx Ground

290

99 TOLL

529 FARM ROAD

Elyson

Peek Road

Freeman Road

Beckendorff Road

Stockdick School Road

Grand Parkway

Katy Country Estates

Northerly view



Grand Central West Industrial Park

Grand Parkway

Katy Country Estates

Beckendorff Road

99  
TOLL

amazon

Clay Road

FARM  
529  
ROAD

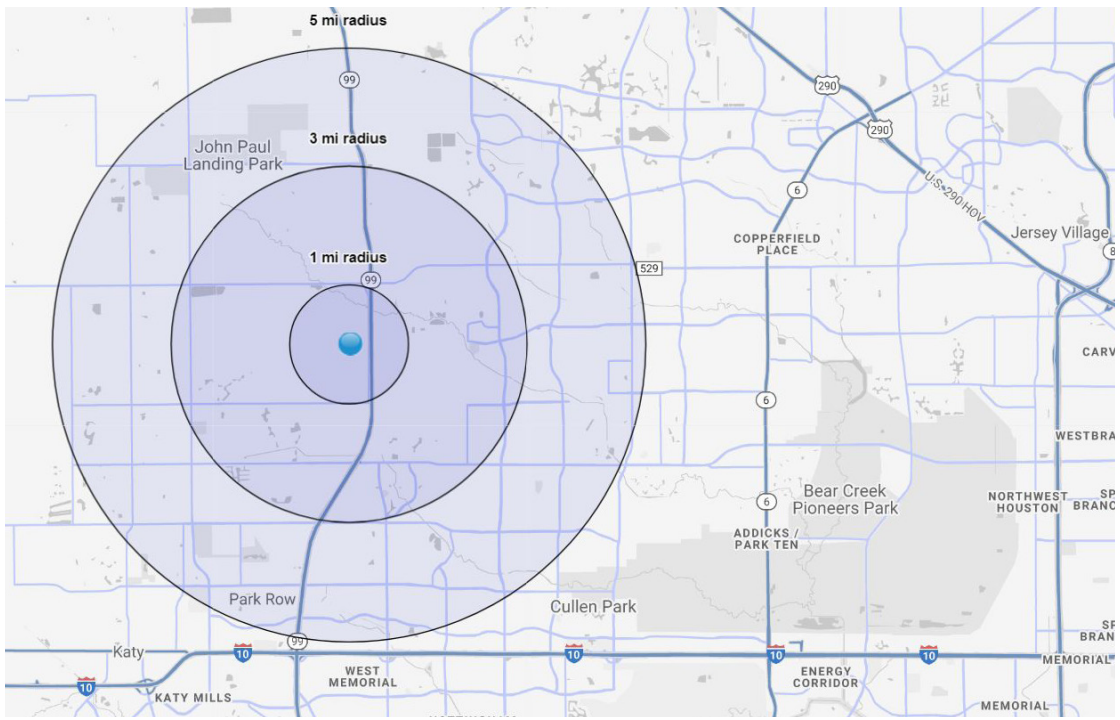
Freeman Road

Peek Road

Elyson

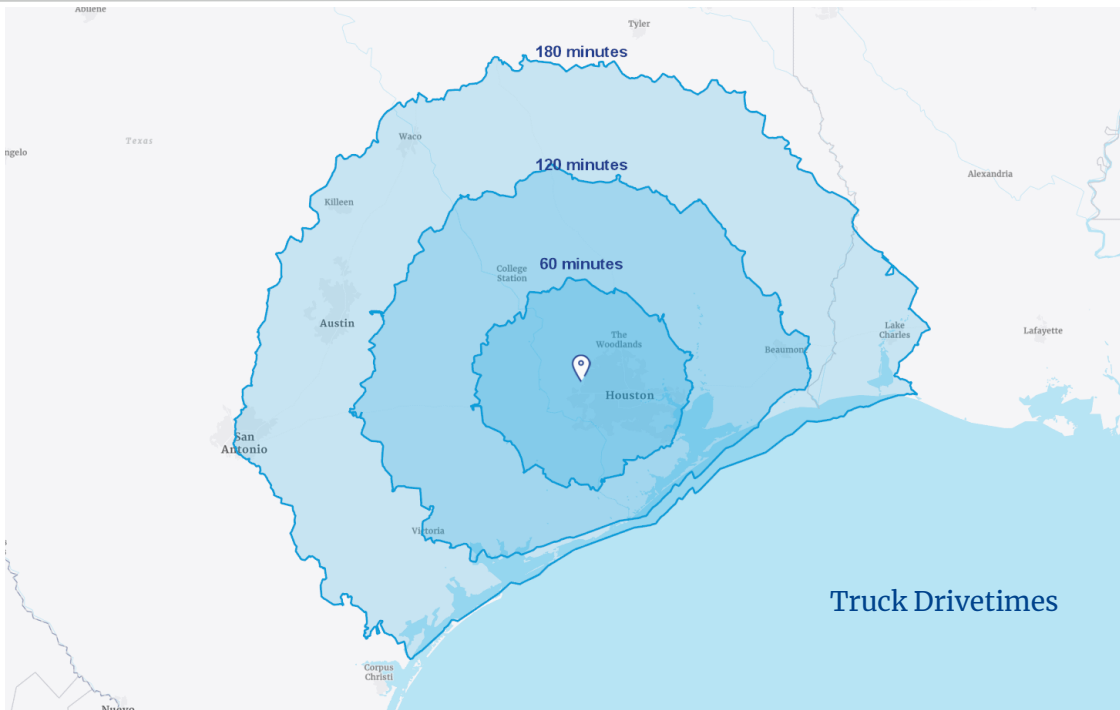
South-Southeast view

# Demographics



	1 Mile	3 Miles	5 Miles
Estimated Population (2021)	980	60,220	219,629
Projected Growth (2026)	1,173	73,428	258,417
Estimated Households (2021)	296	18,554	67,792
Projected Households (2026)	361	23,061	81,169
Est Avg Household Income (2021)	\$72,939	\$77,596	\$87,592
Total Businesses	9	912	3,937
Total Employees	68	912	3,937
Labor Force (2021)	726	44,279	162,226

Key Distances	Miles	Key Distances	Miles
Interstate 10	5	IAH Airport	38
Hwy 290	9	Port of Houton	55
Fed Ex Hub	2.75	San Antonio, TX	170
UPS Hub (Ship Stations)	30	Austin, TX	130
		Dallas, TX	240



### 60 Minutes

<b>6,927,757</b>	<b>\$251,266</b>	<b>248,757</b>	<b>6,929,661</b>
Total population	Median home value	Businesses	Daytime population

### 90 Minutes

<b>8,509,567</b>	<b>\$238,172</b>	<b>297,393</b>	<b>8,455,881</b>
Total population	Median home value	Businesses	Daytime population

### 120 Minutes

<b>14,017,772</b>	<b>\$239,703</b>	<b>479,515</b>	<b>13,960,696</b>
Total population	Median home value	Businesses	Daytime population





Grand Central West  
Industrial Park

Northwest view

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# 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 other, including the broker's own interest;
- 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 buyer's agent/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/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 opinion 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:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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 ESTABLISHED:

- 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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Date