

EASTGROUP

PROPERTIES

GRAND WEST CROSSING

Katy Area – Texas Highway 99 & Interstate 10



Development Features & Attributes

New Class-A development in a master-planned business park. Opportunities for Grand Parkway/Highway 99 frontage and/or visibility with access from Clay Road, Morton Ranch Road and Peek Road. Multi-building configuration offers multi-tenant and single tenant lease opportunities (minimum lease size ~9,464 SF). Uses include office/warehouse, light manufacturing, research & development and assembly. Opportunities for build-to-suits.



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GRAND WEST CROSSING

Building 1

Status:	Breaking ground Q1 2020
Building Type:	Office/Warehouse - Rear Load Configuration
Building Size:	120,584 SF (divisible to ~9,464 SF)
Clear Height:	28'
Sprinkler Service:	ESFR
Building Depth:	180'
Column Spacing:	52' x 60'
Ramps:	Two (one at each end)
Parking Ratio:	1.8/1,000 SF

Building 2

Status:	Future development
Building Type:	Office/Warehouse - Rear Load Configuration
Building Size:	97,237 SF
Clear Height:	28'
Sprinkler Service:	ESFR
Building Depth:	180'
Column Spacing:	52' x 60'
Ramps:	Two (one at each end)
Parking Ratio:	1/1,000 SF

Building 3-6: See site plan for preliminary configuration.



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Site Plan



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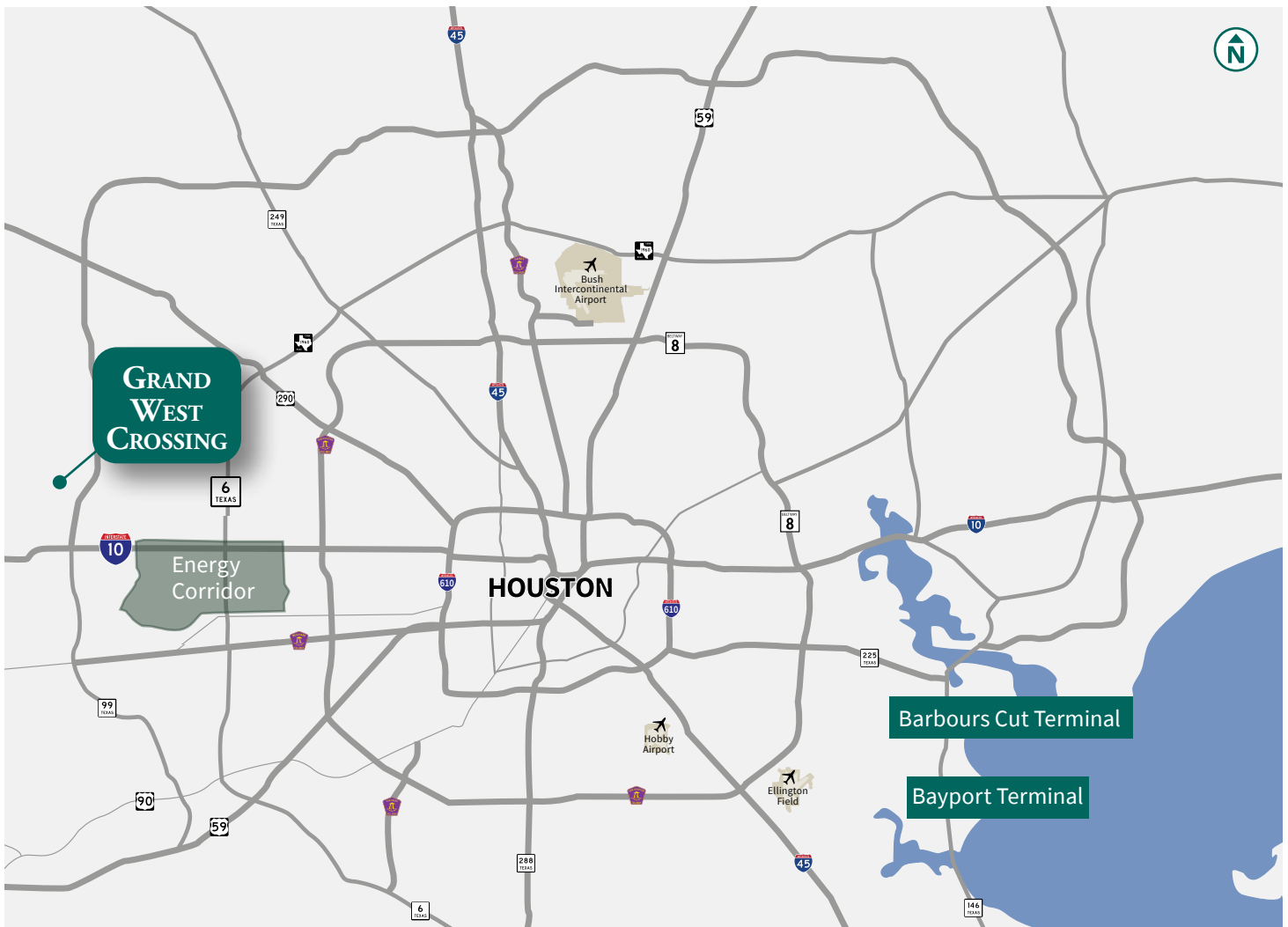
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Strategic Location

The site is strategically located in Houston's West submarket and situated along Grand Parkway/Highway 99, minutes from Interstate 10 and Highway 290. The development offers great 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 drivetimes to key destinations as noted in the supporting table.

Destination	Approx Drive Time
Grand Parkway/Highway 99	Immediate Access
Interstate 10	4 minutes
Highway 290	13 minutes
Energy Corridor	13 minutes
Memorial/City Centre	17 minutes
Downtown	28 minutes
Galleria	30 minutes
Port of Houston	35 minutes
The Woodlands	36 minutes
Hobby Airport	40 minutes
IAH	49 minutes



The information contained herein is obtained from sources believed to be reliable; however, JLL makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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