

EASTGROUP
PROPERTIES

GRAND WEST CROSSING 3

EARLY Q1 2027 DELIVERY



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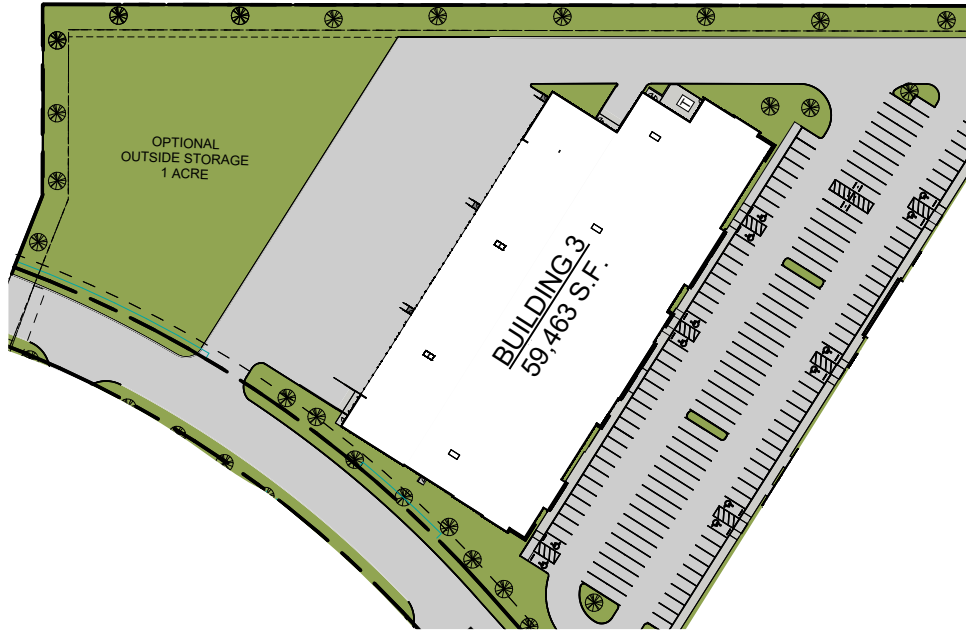
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PROJECT OVERVIEW

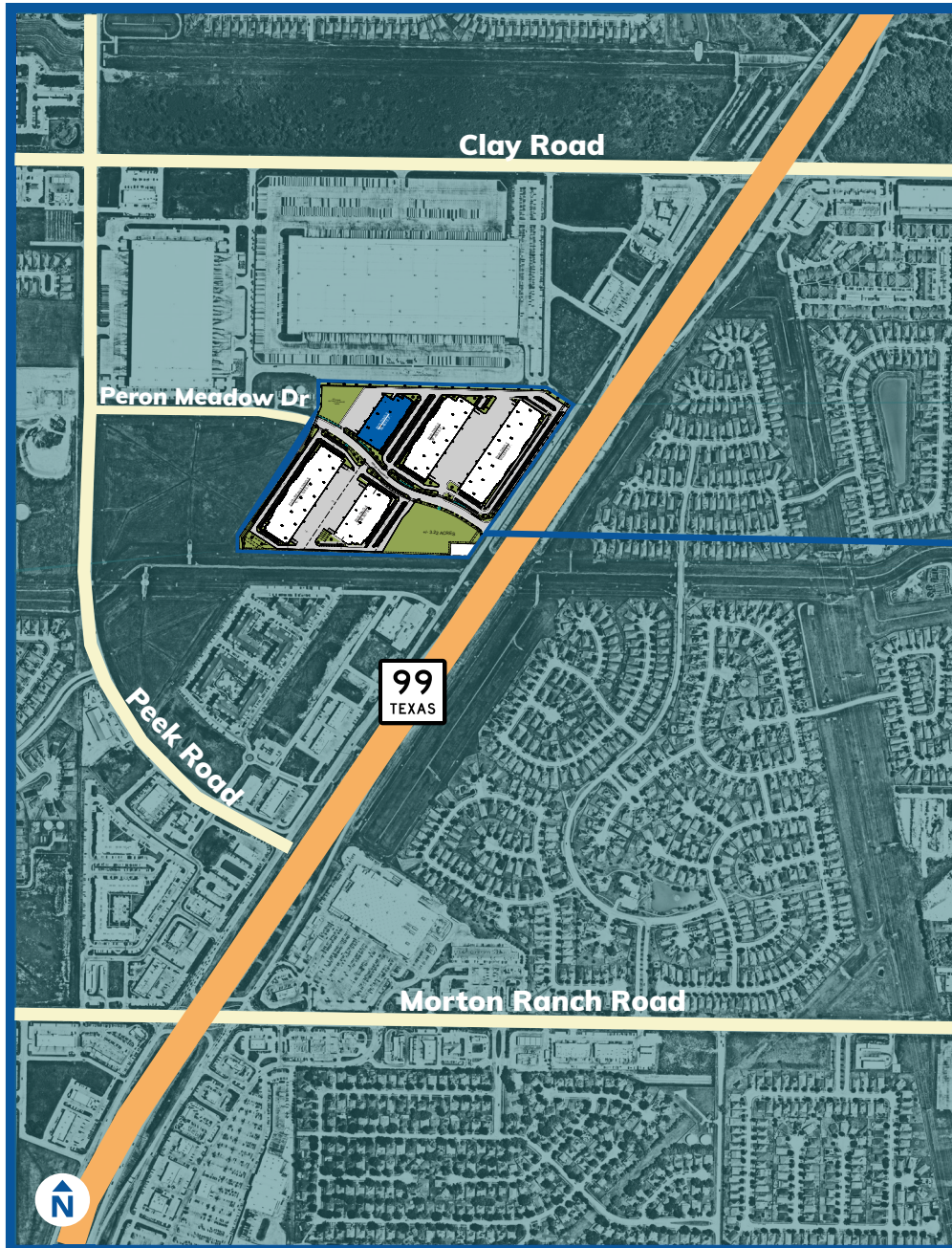
BUILDING 3 - 59,463 SF



BUILDING SPECIFICATIONS

- REAR LOAD CONFIGURATION
- BUILDING SIZE: 59,463 SF (DIVISIBLE TO $\pm 9,000$ SF)
- 28' CLEAR HEIGHT
- ESFR SPRINKLERS
- (18) - 9' X 10' DOCK HIGH DOORS
- (2) - 12' X 14' DRIVE IN DOORS WITH RAMPS
- 124' TRUCK COURT DEPTH
- 170' BUILDING DEPTH
- 52' X 55' COLUMN SPACING (TYPICAL) WITH 60' SPEED BAY
- 90 TOTAL PARKING SPACES (INCLUDES 2 EV CHARGING SPACES)
- OPTIONAL 1 ACRES OUTSIDE STORAGE AREA AVAILABLE

OVERALL SITE PLAN

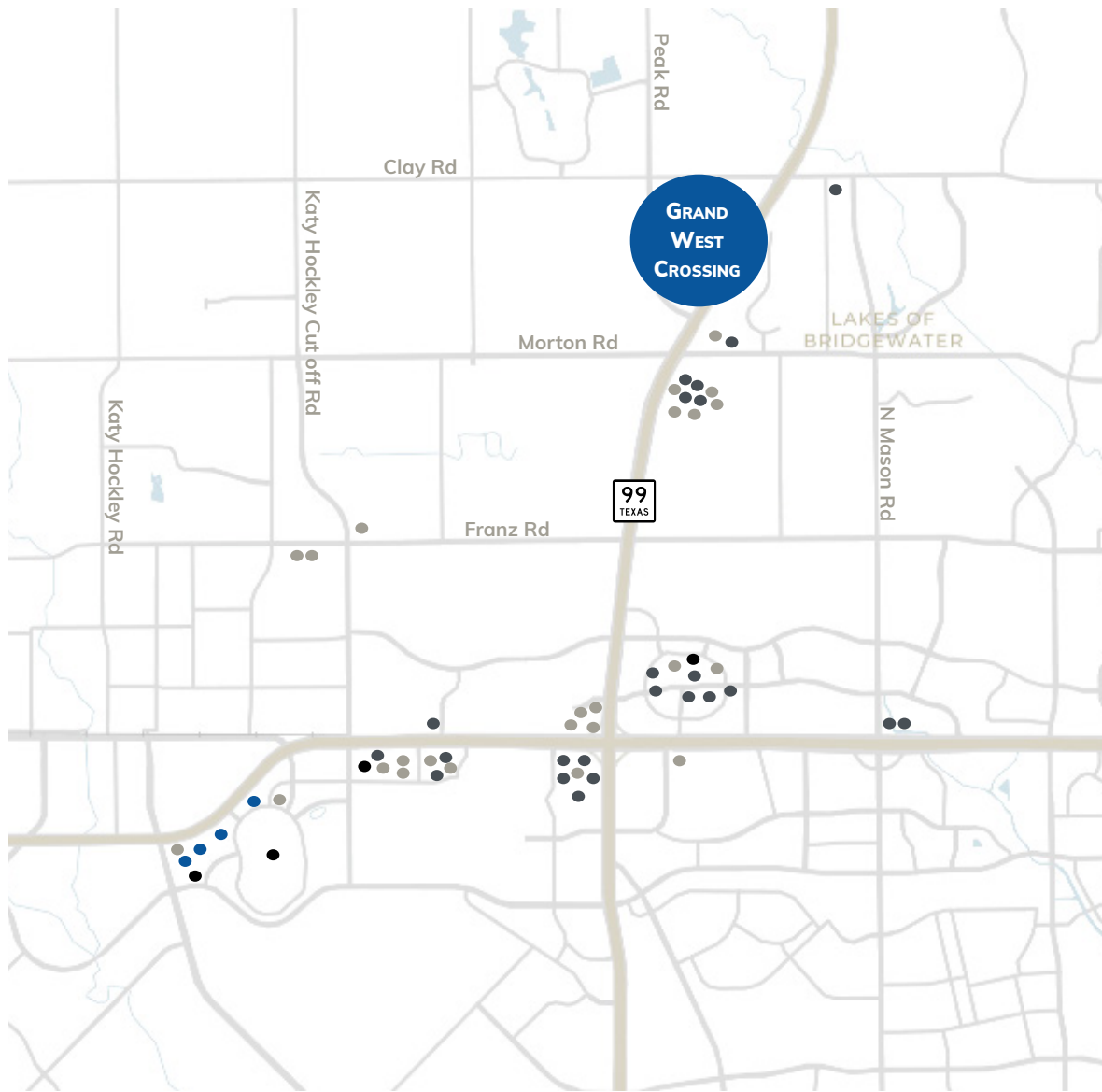


Strategic Location

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

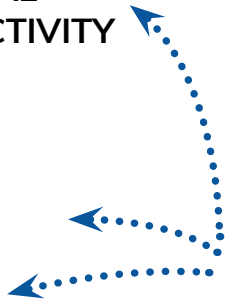
SHOPS

- 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



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