



**GRAND
PARK**
WEST



An Ownership Opportunity

BUILD EQUITY BY OWNING YOUR OFFICE SPACE

Grand Park West is our new office community under construction located on the Grand Parkway near the intersection of Westpark Tollway. Ideally located in one of the fastest growing markets in the US, the Fort Bend County location offers easy access to Katy, Sugar Land and the Greater Houston area.

Grand Park features Class A, stand alone buildings that range from 1,500 SF to 5,000 SF. These office condominiums can be finished into one, two or four separately owned spaces based on your business' needs.

An ideal location for companies in healthcare, engineering, energy and technology, this office community allows business owners to invest into their futures by building equity in ownership rather than the lease option.



1,500SF
5,000SF

**OFFICE
CONDOS
FOR
SALE**

BUILDING FEATURES

Exteriors

- Foundations are engineered concrete slab on grade.
- Parking areas are reinforced concrete.
- Building structures are steel frames with metal stud exterior walls.
- Exterior wall finishes are domestic brick and cast stone.
- Roof systems are CertainTeed Lifetime Composition shingles.
- Landscape and irrigation are professionally designed and maintained.
- Parking ratios of 5 cars per 1,000 SF of Building Area

Interiors

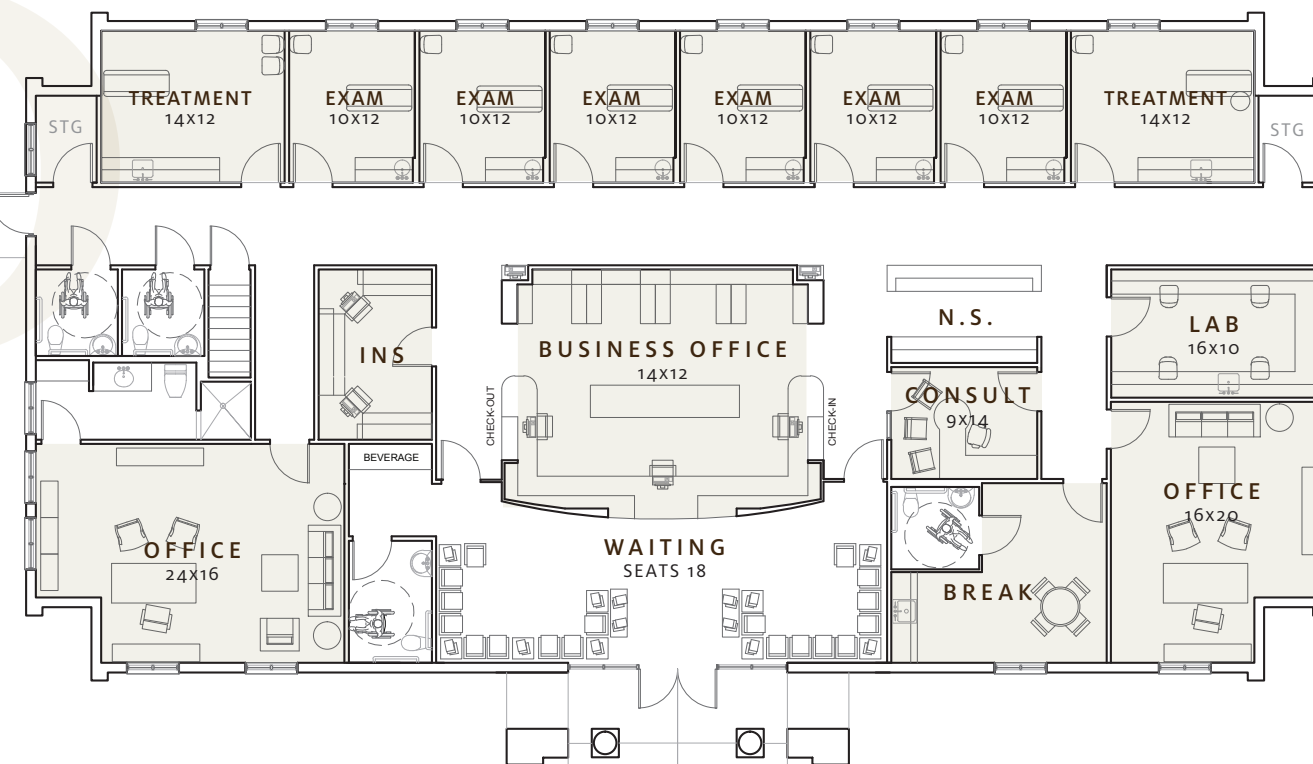
- Ceilings are suspended acoustic over 2x2 metal grid.
- Ceiling heights are 10 feet.
- Walls are 5/8" drywall over metal studs.
- Interior doors and frames are 9' laminate RACO systems.
- Millwork / cabinets are commercial grade laminate finishes, granite surfaces.
- Floor coverings are per client selections; carpet, wood, tile, etc.

Longevity

- Our buildings are designed to provide lasting quality and performance.
- The steel structures and metal stud framing eliminate warping, sagging and an otherwise tired appearance time can impose on other forms of construction.
- The brick and stone exteriors are near maintenance free. There are no exposed wood surfaces requiring future maintenance or replacement.
- The materials and quality of our buildings have been critically selected and designed to stand the test of time.



SITE PLAN – 8 OFFICE CONDOMINIUM BUILDINGS ON A 4.65 ACRE SITE



SAMPLE FLOOR PLAN
(FULL OCCUPANCY)
4,500SF

VISIT OUR WEB SITE TO SEE
PARTIAL OCCUPANCY LAYOUTS



From The Developer –

We are creating a business community offering a better choice to the independent business owner.

BENEFITS OF OWNERSHIP: The private ownership of real property provides the potential for appreciation, pretax benefits of depreciation and interest deduction. And most importantly, the independence of operating without the interference of others. New landlords and new owners can completely change the dynamics of your operation. Private Ownership provides **freedom from landlord control, rent increases and unexpected relocation.**

VALUE: A permanent address builds client/patient comfort and confidence in the business and services offered. Grand Park offers real property ownership to the professional who recognizes the value and benefits of controlling one's own professional destiny.

GOVERNANCE: When you become an Owner in Grand Park, you **become a voting member of the Property Owners Association** and you are a contributor to the management of the Condominium and the preservation of your investment.

We welcome the opportunity of being part of your investment strategy.

Milton Allen, Developer

NEIGHBORHOOD UPDATES

NOW OPEN in Parkway Lakes Development:

- Star Cinema Grille**
- Whiskey River Western Dance**
- Kelsey Seybold**
- Springstone Behavioral Hospital** (110 Beds)
- The Delaney**, Alzheimer Care (210 Beds)
- Kiddie Academy**
- Harmony School**

COMING TO PARKWAY LAKES IN 2023

- Trammell Crow Residential:** Multi-Family 325 Units
- Pelican Builders:** Single Family Rental 119 Units
- Alliance Residential:** Multi Family 350 Units
- Davis Brothers** (Atlanta): Multi Family 735 Units
- Meritage Homes:** Single Family 129 Homes from \$300,000
- District West LifeStyle Center:** 25 Acre Multi Use Entertainment and Restaurants

AREA IMPROVEMENTS FOR 2023

- Improvement of Beechnut:** Widening to Four Lane Blvd and connecting to The Grand Parkway.
- Continuation of Peek Road:** South to connect to The Grand Parkway

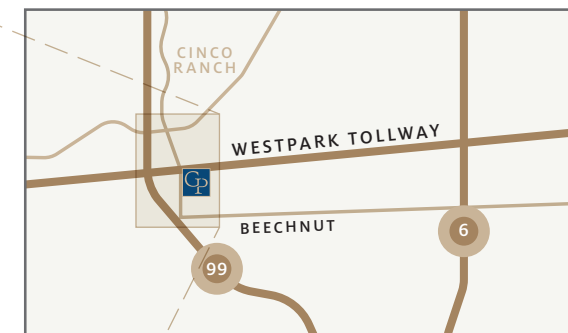
“Come Grow with Us!”

RETAIL:

1. Best Buy
2. Ross
3. PetSmart
4. Walmart
5. Sam’s Club
6. 24-Hour Fitness
7. Discount Tire
8. Kohls
9. Hobby Lobby
10. Walgreens
11. Home Depot
12. Party City
13. Ulta Beauty

GROCERY:

14. H-E-B
15. Whole Foods



RESTAURANTS:

16. Mediterranean Cafe
17. IHOP
18. Whataburger
19. Subway
20. Popeyes
21. Buffalo Wild Wings
22. Chick Fil-A
23. Taco Bell
24. Carrabbas
25. MOD Pizza
26. El Pollo Loco

HEALTHCARE:

27. Memorial Herman Convenient Care
28. CareNow Urgent Care
29. Kelsey-Sebold Clinic

AFFILIATED PROJECTS:

30. District West
31. Parkway Lakes

Come visit Grand Park and secure your place in this thriving business community.

GRAND PARK WEST | 21611 FM 1093 | Richmond, TX 77407

GrandParkPro.com