



CULLEN PARK

KATY PEDIATRIC ASSOCIATES

PREMIER VEIN & VASCULAR CENTER

BIEL FOOT & ANKLE SPECIALISTS

HOUSTON **Methodist** LEADING MEDICINE

Texas Children's Hospital

Park Row

Greenhouse Rd



at home The Home Décor Superstore

SITE
+/- 7.592 ACRES

LA|FITNESS.

AECOM

MARDEL CHRISTIAN & EDUCATION

BLUEPEARL PET HOSPITAL



Chick-fil-A

Ashley HOMESTORE

Panera BREAD

Applebee's

ME Massage Envy

Lowe's

TEN WEST PARTNERS | LAND FOR SALE

+/- 7.592 AC - 19410 KATY FREEWAY, HOUSTON, TX

LOCATION MAP

LOCATION

19410 Katy Freeway
Houston, Texas

SIZE

+/- 7.592 Acres

USE

General Commercial:
Retail, Restaurant, Car Dealership,
Multifamily, Office

UTILITIES

Available - West Park MUD

FLOODPLAIN

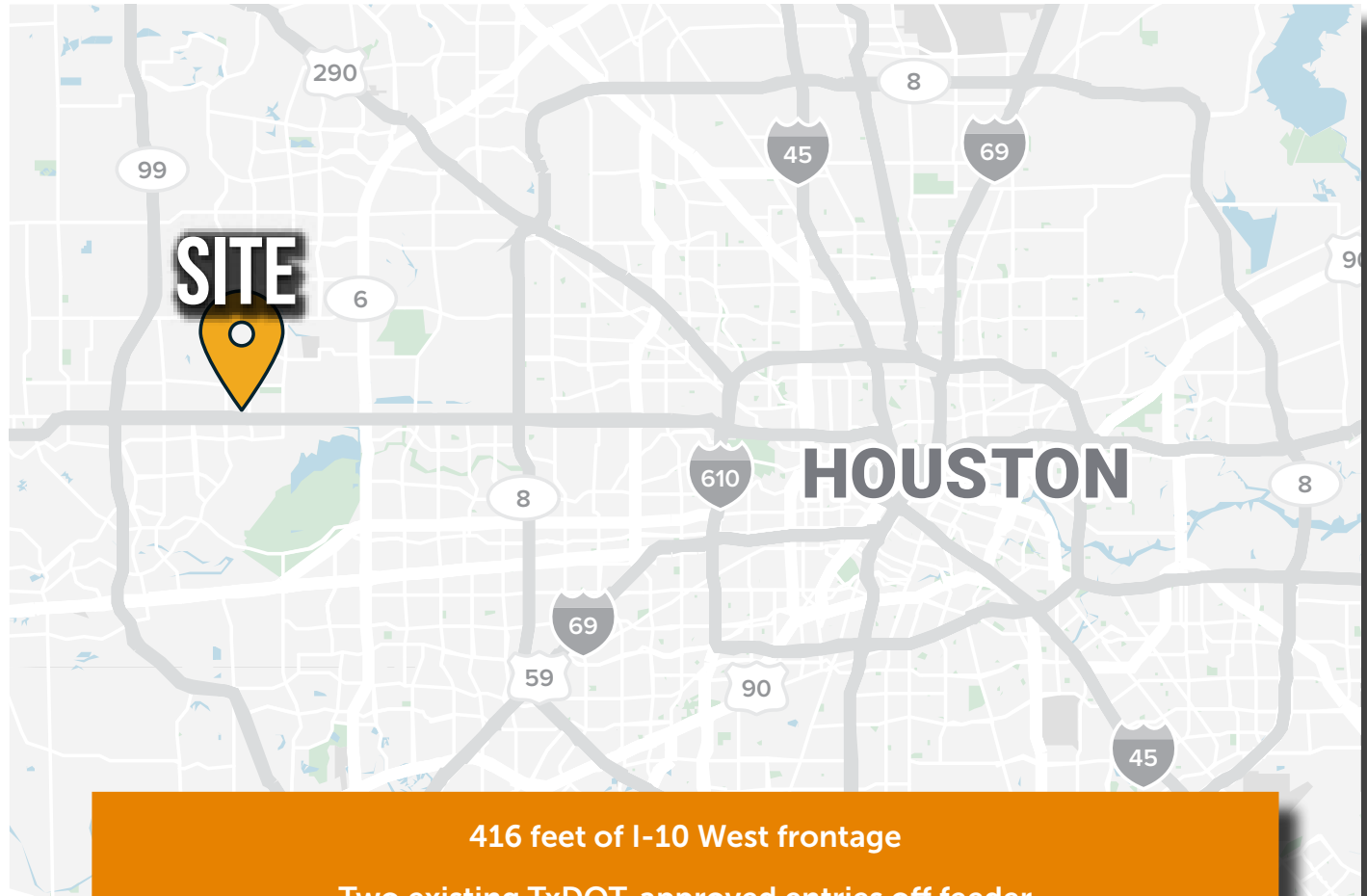
Outside of floodplain

TAX RATE

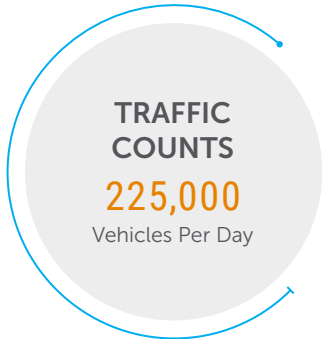
\$2.40/\$100 (2020)

SCHOOLS

Katy Independent School District

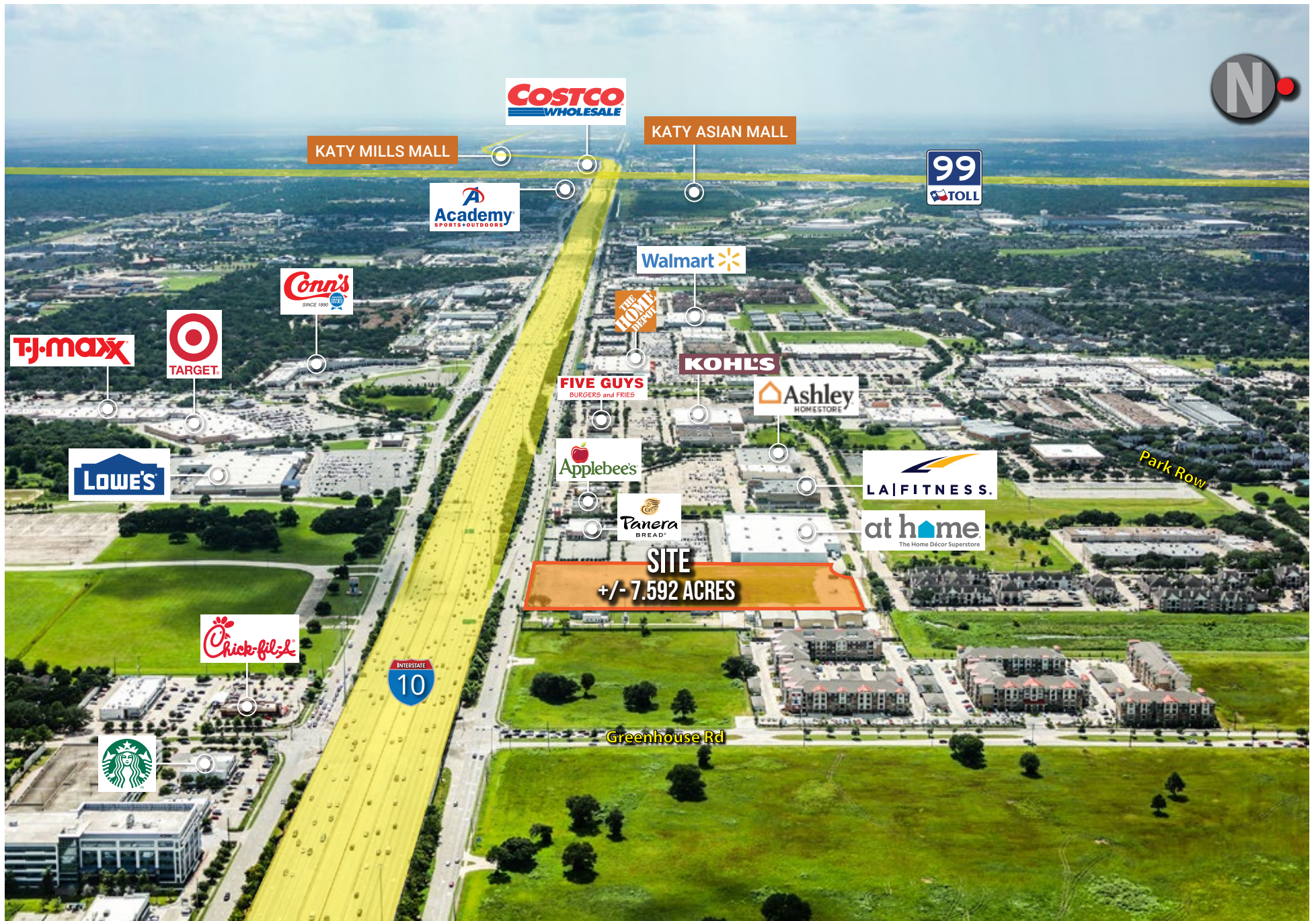


416 feet of I-10 West frontage
Two existing TxDOT-approved entries off feeder
Highly visible, tall monument sign - space reserved beneath At Home

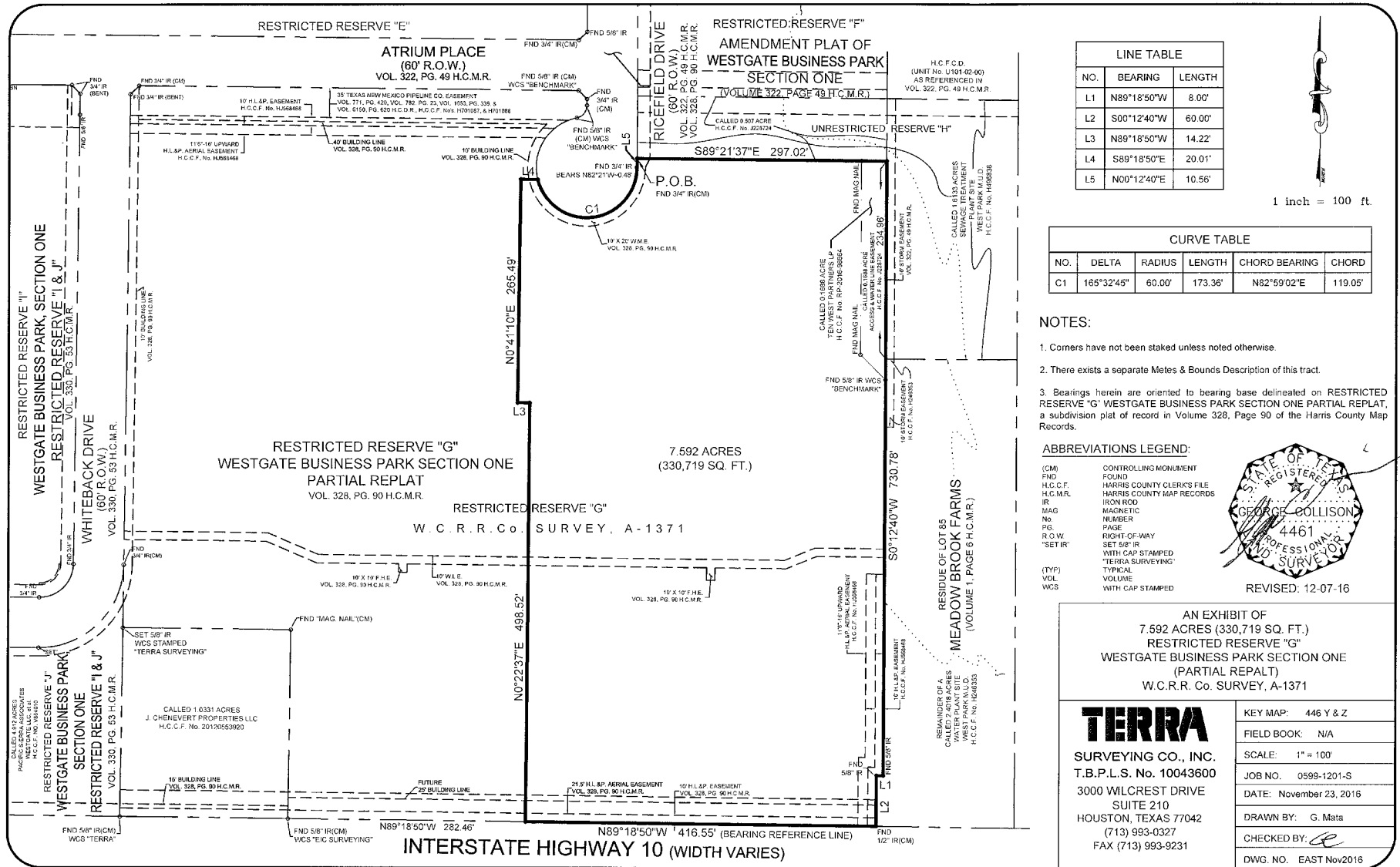


		1 MILE	3 MILES
2020 POPULATION		10,709	107,241
5-YEAR EST POPULATION GROWTH		4.30%	3.26%
MEDIAN HOUSEHOLD INCOME		Greater West Houston - \$75,846 Annual	

AERIAL LOOKING WEST



SURVEY



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°18'50"W	8.00'
L2	S00°12'40"W	60.00'
L3	N89°18'50"W	14.22'
L4	S89°18'50"E	20.01'
L5	N00°12'40"E	10.56'

1 inch = 100 ft.

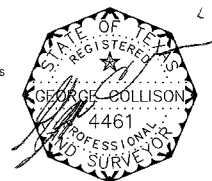
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	165°32'45"	60.00'	173.36'	N82°59'02"E	119.05'

NOTES:

1. Corners have not been staked unless noted otherwise.
2. There exists a separate Metes & Bounds Description of this tract.
3. Bearings herein are oriented to bearing base delineated on RESTRICTED RESERVE "G" WESTGATE BUSINESS PARK SECTION ONE PARTIAL REPLAT, a subdivision plat of record in Volume 328, Page 90 of the Harris County Map Records.

ABBREVIATIONS LEGEND:

- (CM) CONTROLLING MONUMENT
- FND FOUND
- H.C.C.F. HARRIS COUNTY CLERK'S FILE
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- IR IRON ROD
- MAG MAGNETIC
- No NUMBER
- PC PAGE
- R.O.W. RIGHT-OF-WAY
- "SET" IR SET 5/8" IR
- "TERRA" SURVEYING WITH CAP STAMPED
- (TYP) TYPICAL
- VOL VOLUME
- WCS WITH CAP STAMPED

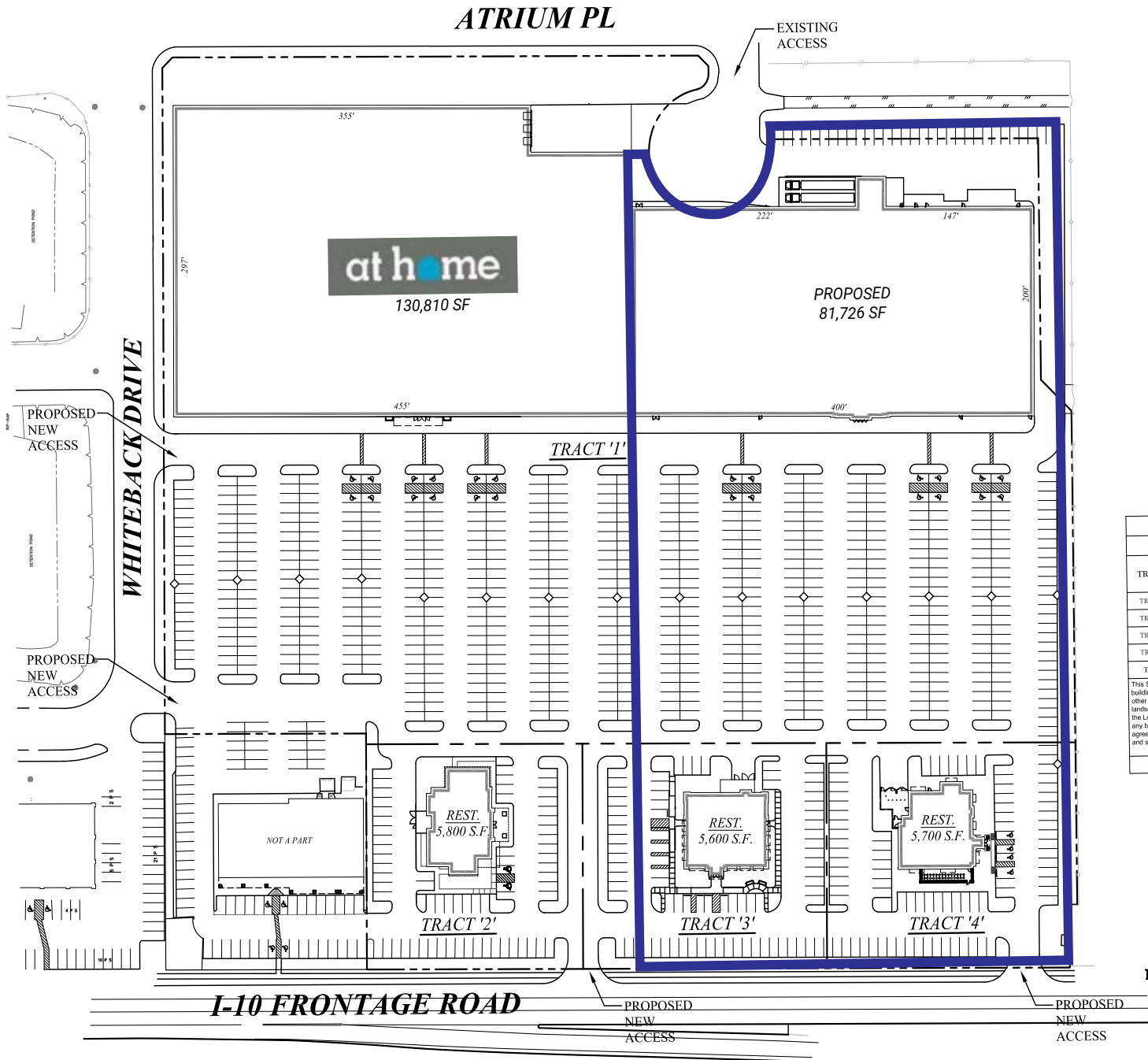


REVISED: 12-07-16

AN EXHIBIT OF
7.592 ACRES (330,719 SQ. FT.)
RESTRICTED RESERVE "G"
WESTGATE BUSINESS PARK SECTION ONE
(PARTIAL REPLAT)
W.C.R.R. Co. SURVEY, A-1371

<p>TERRA SURVEYING CO., INC. T.B.P.L.S. No. 10043600 3000 WILCREST DRIVE SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327 FAX (713) 993-9231</p>	KEY MAP: 446 Y & Z
	FIELD BOOK: N/A
	SCALE: 1" = 100'
	JOB NO. 0599-1201-S
	DATE: November 23, 2016
	DRAWN BY: G. Mata
CHECKED BY:	
DWG. NO. EAST Nov2016	

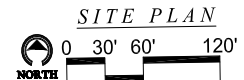
POSSIBLE DEVELOPMENT



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	544,512	12.50	212,536	715	3.36	39.03
TRACT '2'	46,175	1.06	5,800	66	11.38	12.56
TRACT '3'	52,068	1.20	5,600	79	14.11	10.76
TRACT '4'	52,896	1.21	5,700	88	15.44	10.78
TOTAL	695,650	15.97	229,636	948	4.13	33.01

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP13 DATE: 10.14.14



PRELIMINARY STUDY

INTERSTATE 10 & WHITEBACK DRIVE
 HOUSTON, TEXAS

For more information:

CONTACT

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