

PAD SITES FOR LEASE



Rocky Road and Grand Parkway
Houston, TX 77377

GRAND PARKWAY FRONTAGE PADS AVAILABLE FOR GROUND LEASE. IMMEDIATELY ADJACENT TO THE PLANNED SHOPPING CENTER, THE GRAND AT 249.



THE GRAND
AT 249
SWC

249
TEXAS

THE GRAND
AT 249
NWC

SITE

99
TEXAS

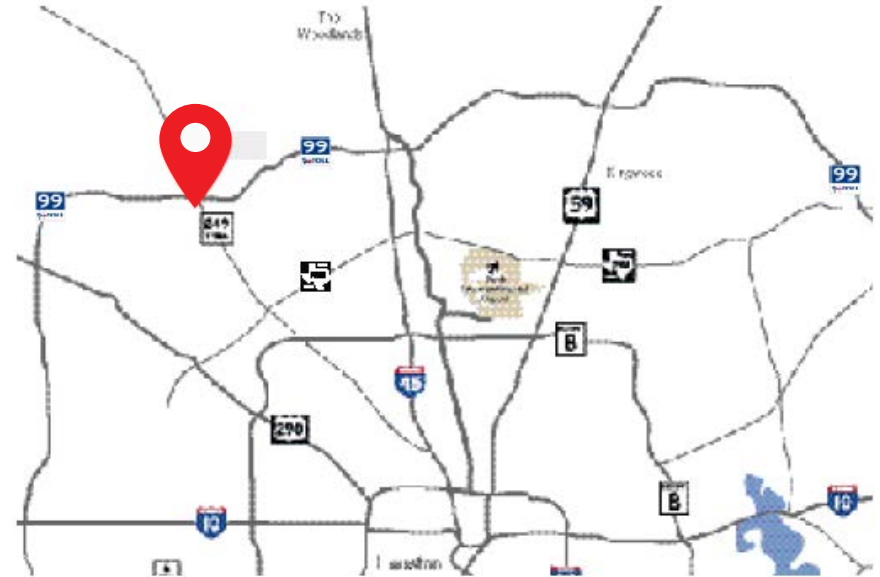
vegō garden



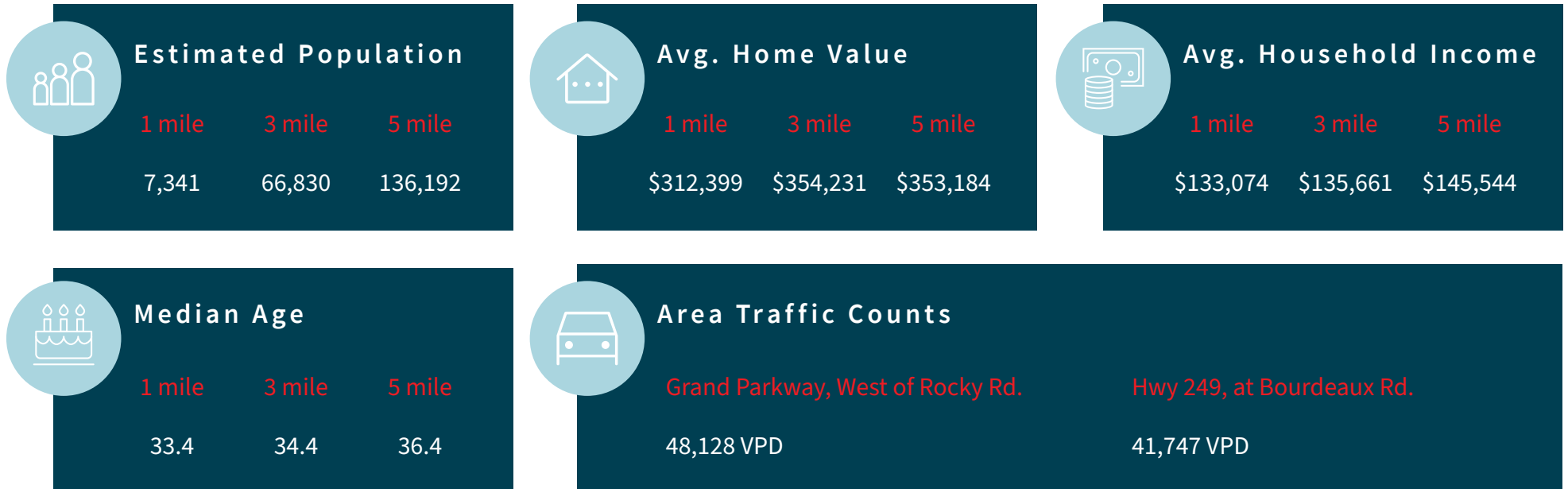
SITE FEATURES

Property Description

- 3 Potential pad sites available surrounding future La-Z-Boy building
- Signalized corner of Rocky Road and Grand Parkway
- Adjacent to new 65-Acre Mixed-Use development, The Grand at 249
- Frontage along Grand Parkway and Rocky Rd.
- Close proximity to residential communities of Tomball, Magnolia, and Spring
- Contact brokers for more information



Opportunity Highlights



EXCEPTIONAL LOCATION AT INTERSECTING HIGHWAYS, WITH ACCESS TO HOUSTON'S FASTEST GROWING SUBMARKET



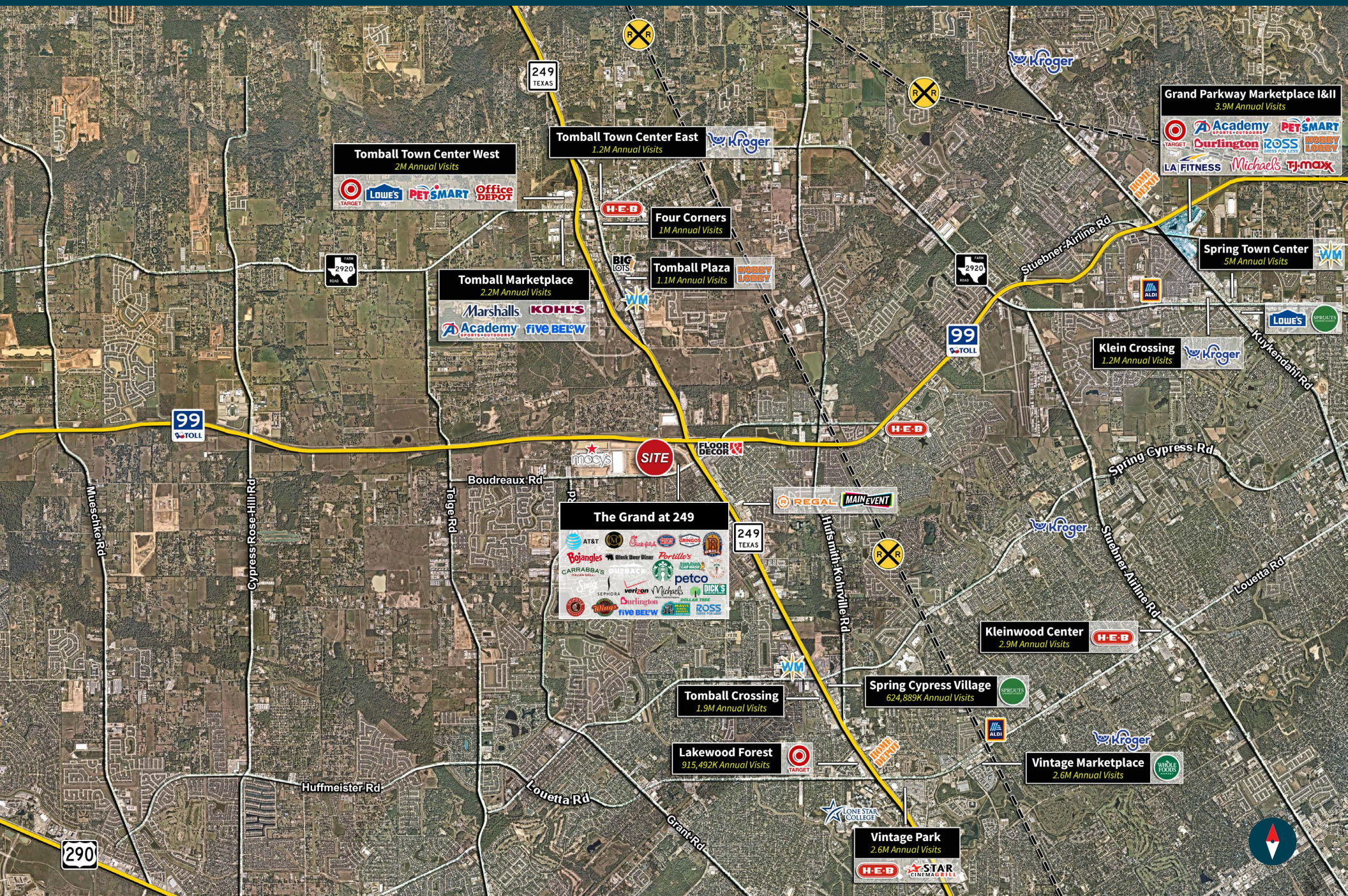
THE GRAND AT 249

PROPOSED TENANTS:

Jersey Mike's Subs, Brerly's Grill & Brew, Gringos, AT&T, Bojangles, Carrabba's Italian Grill, Outback Steakhouse, Starbucks, Quick Quack Car Wash, Lupe Texas Hot Tama, Black Bear Diner, Swig, Sephora, Verizon, Michaels, Dick's Sporting Goods, Portillo's, Chipotle Mexican Grill, Wings, Burlington, Dollar Tree, Chick-fil'd, Five Below, Mavis Tires & Brakes, Ross Dress for Less

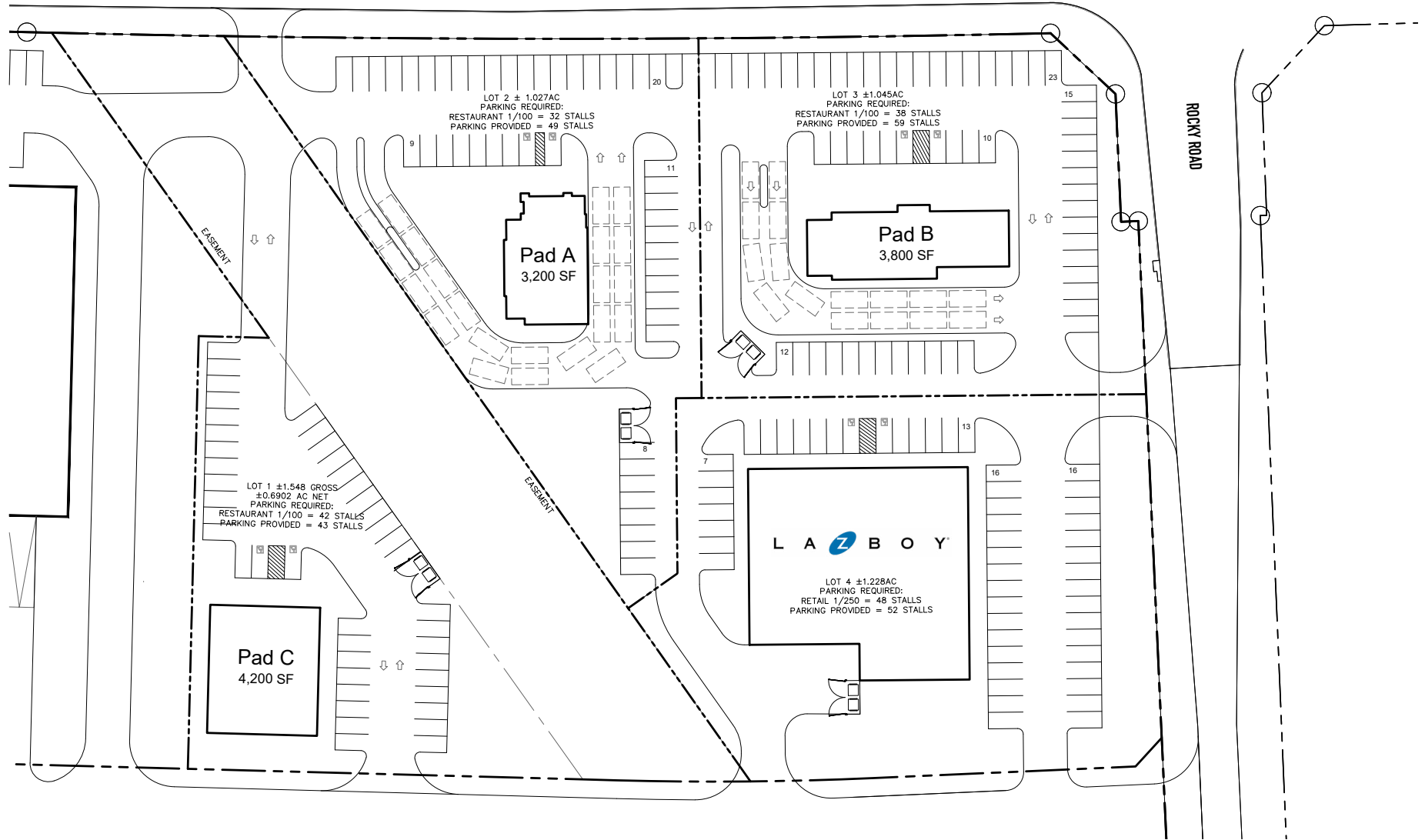


TRADE AREA AERIAL



POTENTIAL SITE PLAN

STATE HIGHWAY 99 (GRAND PARKWAY)



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Grand Parkway

Houston, TX | June 3, 2024

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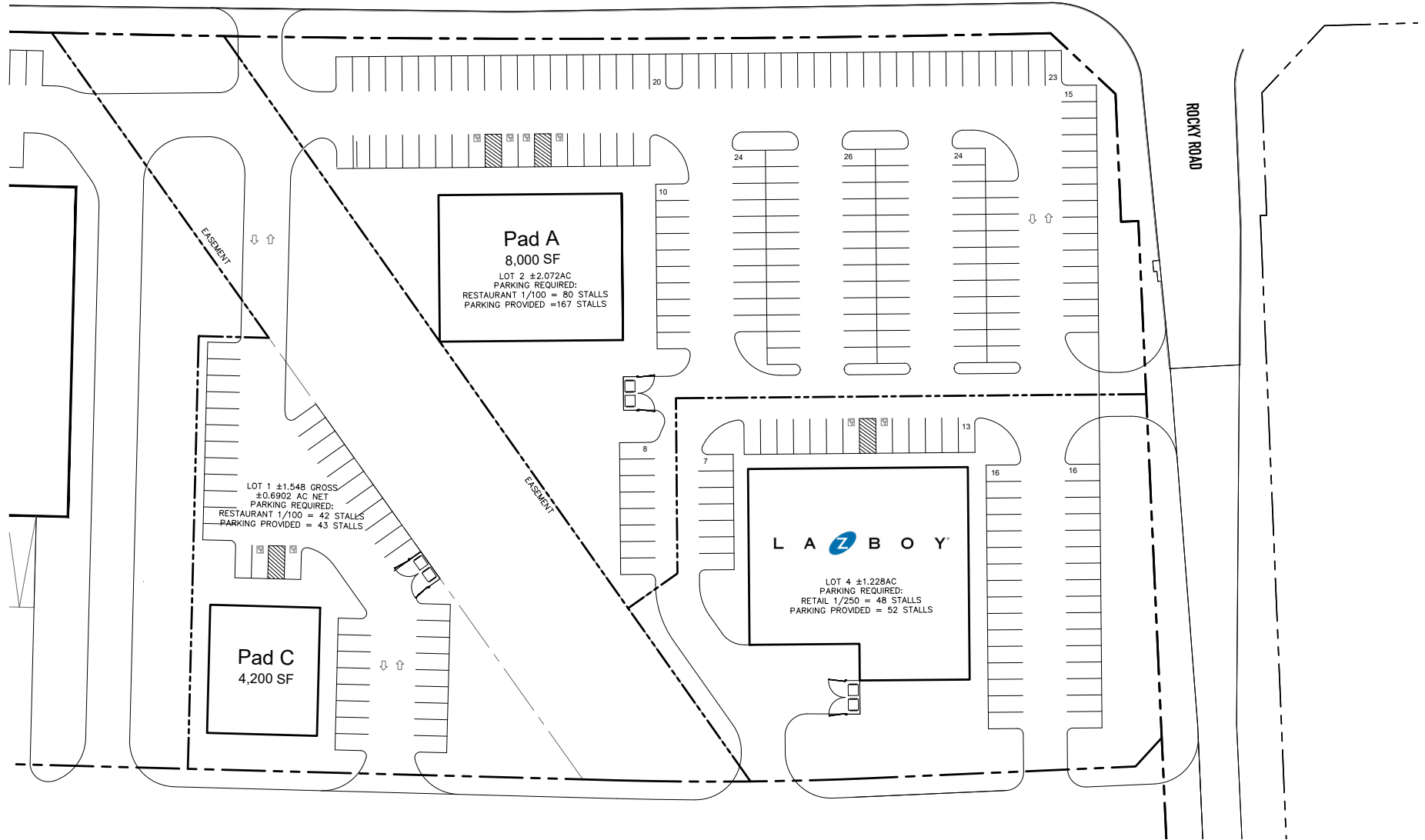
Conceptual Site Plan 6

SCALE: 1" = 50' | 0' | 50' | 100'

1

POTENTIAL SITE PLAN

STATE HIGHWAY 99 (GRAND PARKWAY)



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Grand Parkway

Houston, TX | June 3, 2024

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Conceptual Site Plan 7

SCALE: 1" = 50'

0

50'

100'



1

POTENTIAL SITE PLAN

STATE HIGHWAY 99 (GRAND PARKWAY)



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Grand Parkway

Houston, TX | June 3, 2024

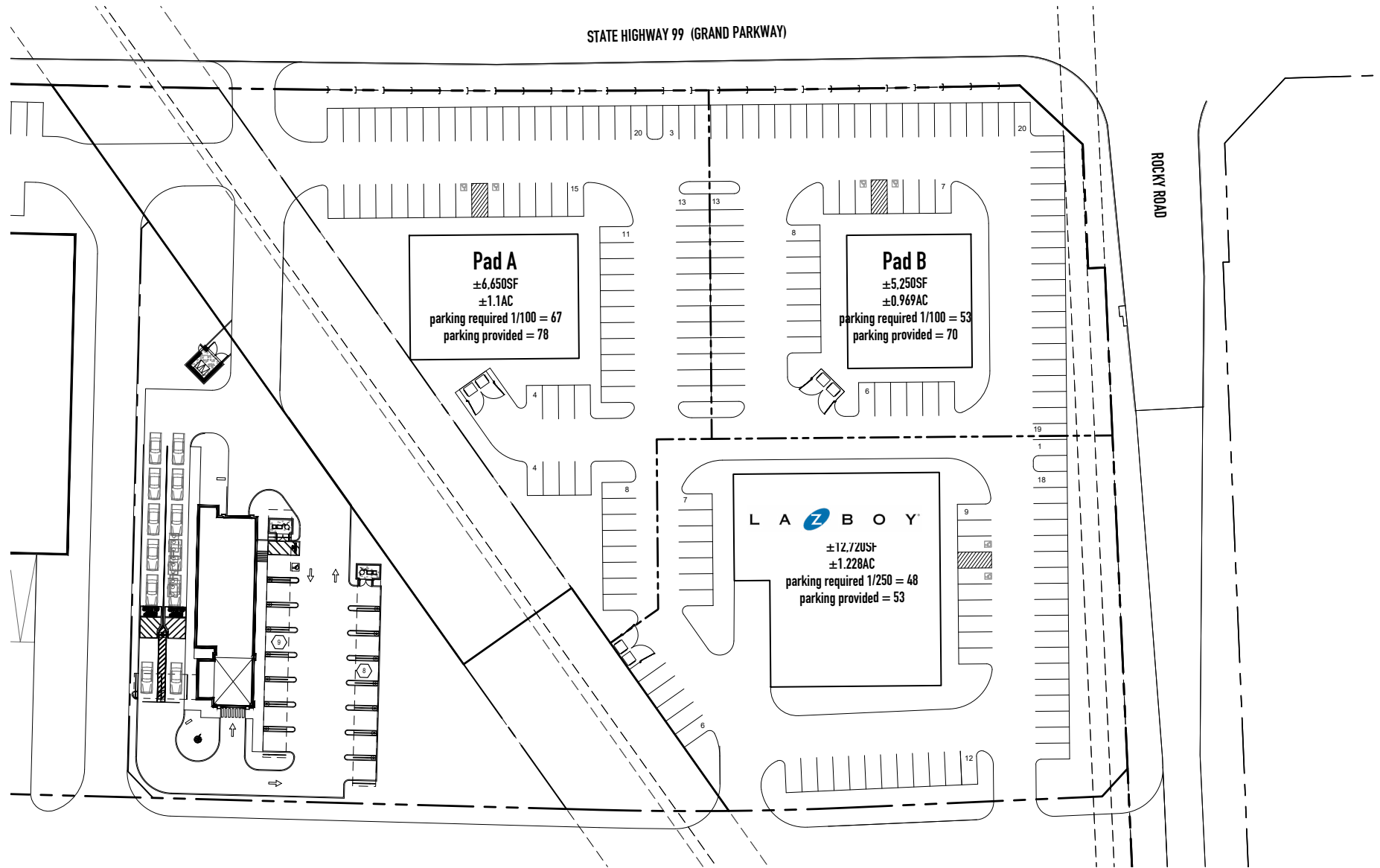
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Conceptual Site Plan 8

SCALE: 1" = 50' 0' 50' 100'



POTENTIAL SITE PLAN



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Grand Parkway

Houston, TX | November 10, 2023

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Conceptual Site Plan 2

SCALE: 1" = 50'

0 | 50' | 100'



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