

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
TOLL

vego garden



Bourdeaux Rd.

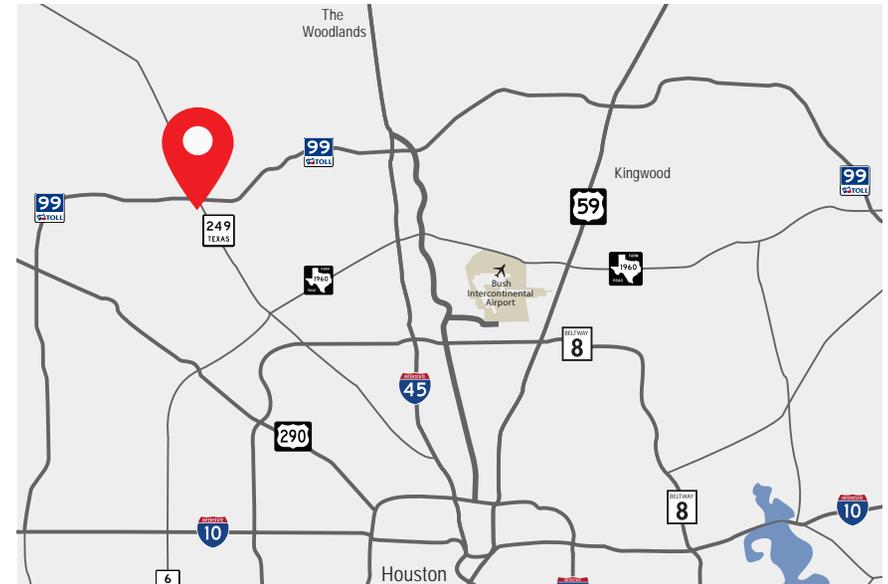
Rocky Rd.



SITE FEATURES

Property Description

- Multiple pad sites available surrounding new La-Z-Boy building that opened in November 2025
- 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



macy's

IMPERIALSTAR

ASG
Advanced Solutions Group

vegó garden

99
TOLL

SITE

Bourdeaux Rd.

Rocky Rd.

249
TEXAS

THE GRAND AT 249

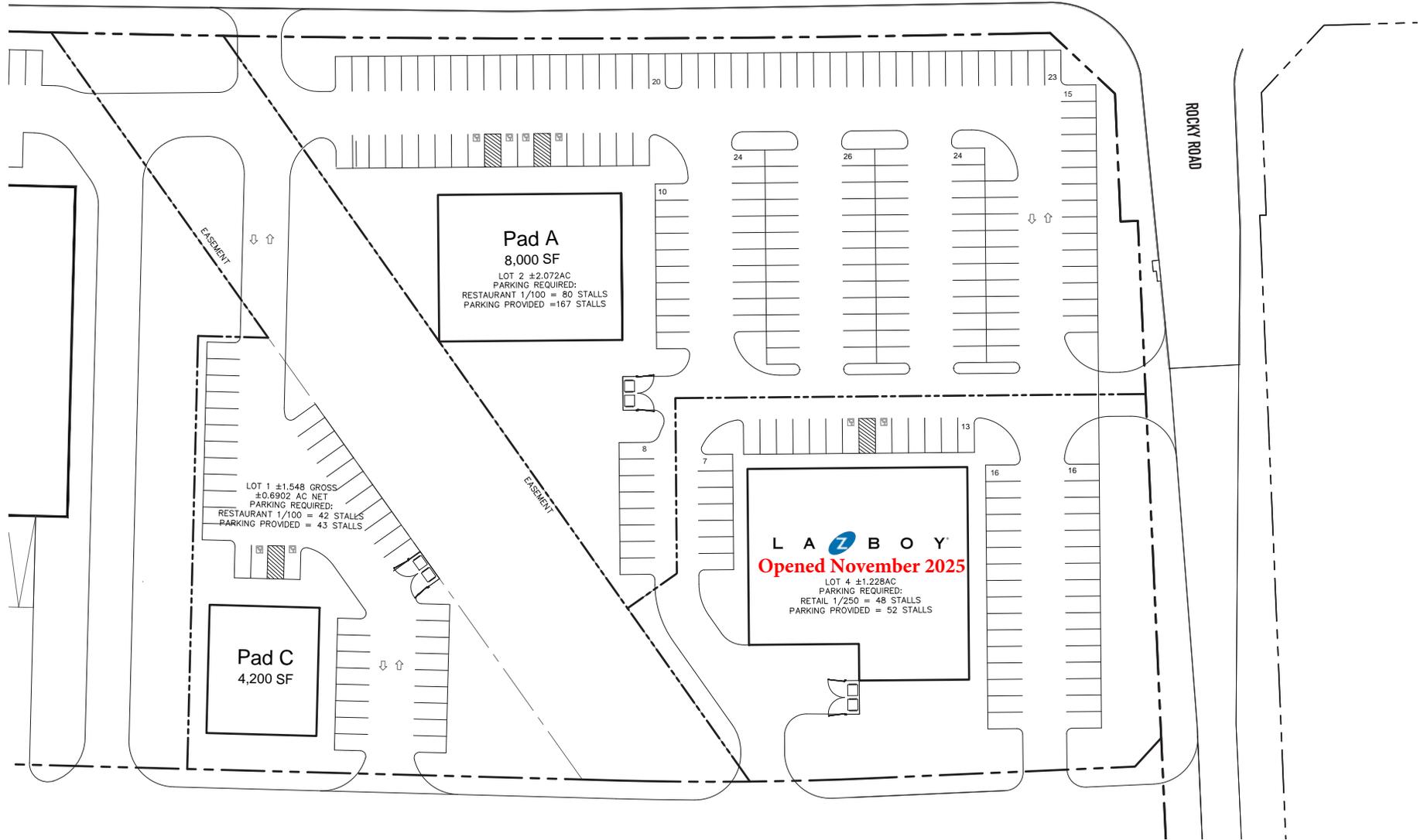
PROPOSED TENANTS:

Jersey Mike's Subs, Brisket Grill, Gringos TEX-MEX, AT&T, Bojangles, CARRABBA'S ITALIAN GRILL, OUTBACK STEAKHOUSE, Starbucks, Quick Quack CAR WASH, LIFE OF THE PARTY, Black Bear Diner, Swig, SEPHORA, verizon, Michaels, DICK'S SPORTING GOODS, Portillo's, CHIPOTLE MEXICAN GRILL, Wingstop, Burlington, DOLLAR TREE, Chick-fil'd, five BELOW, MAVIS TIRES & BRAKES, ROSS DRESS FOR LESS



POTENTIAL SITE PLAN

STATE HIGHWAY 99 (GRAND PARKWAY)



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Grand Parkway

Houston, TX | June 3, 2024

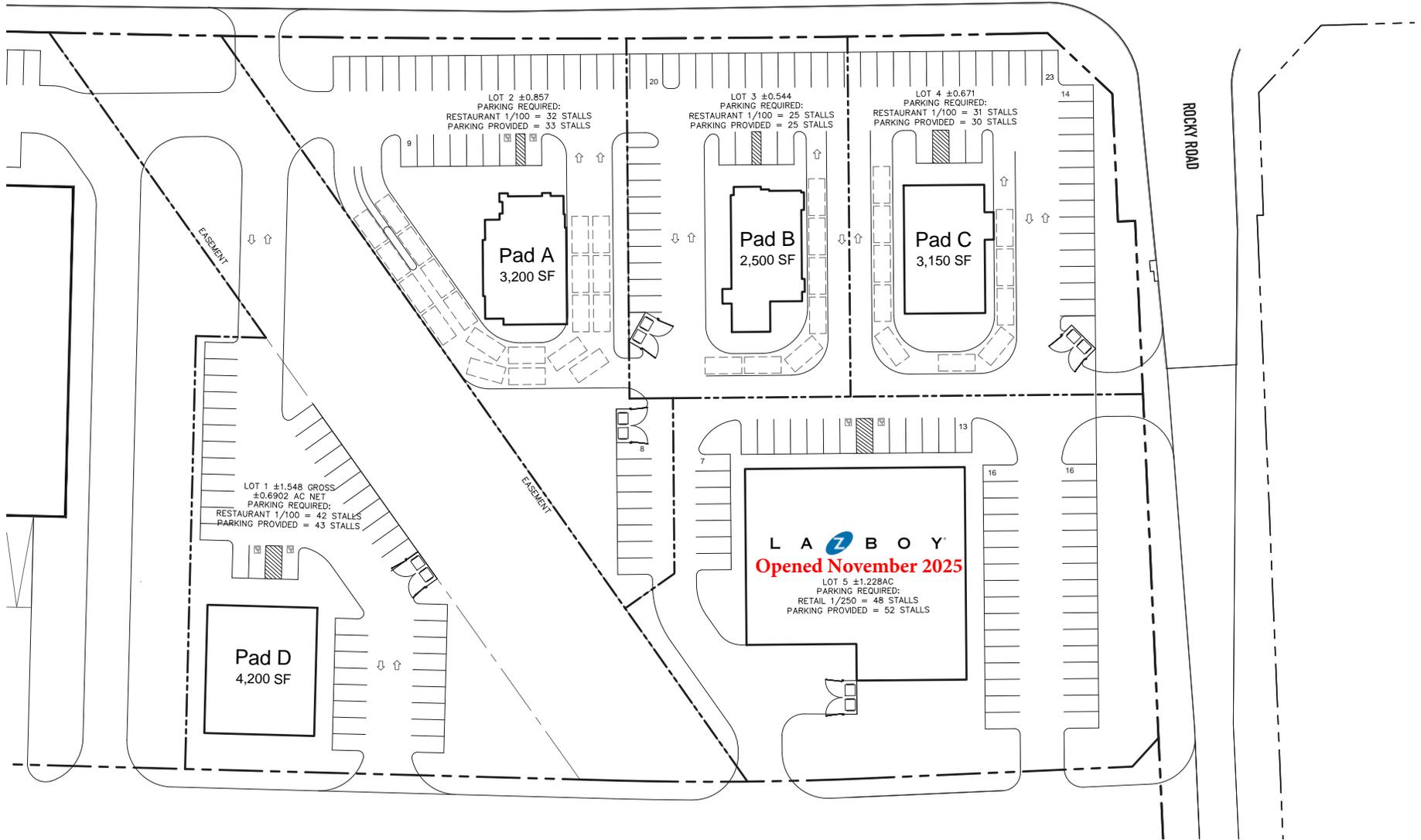
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Conceptual Site Plan 7

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

POTENTIAL SITE PLAN

STATE HIGHWAY 99 (GRAND PARKWAY)



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Grand Parkway

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Conceptual Site Plan 8

SCALE: 1" = 50'

0

50'

100'



1

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