

PAD SITES FOR LEASE



Rocky Road and Grand Parkway
Tomball, TX 77377

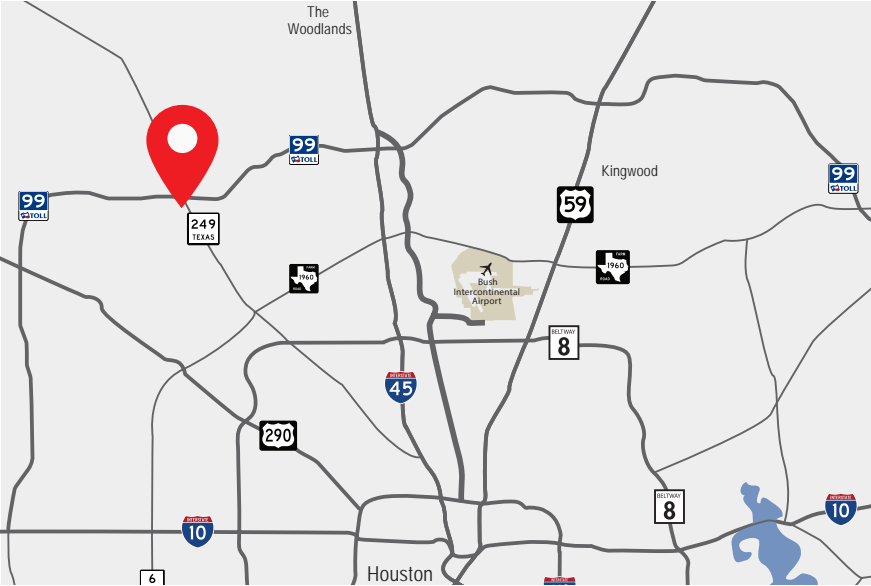
GRAND PARKWAY FRONTAGE PADS AVAILABLE FOR GROUND LEASE. IMMEDIATELY ADJACENT TO THE PLANNED SHOPPING CENTER, THE GRAND AT 249.



SITE FEATURES

Property Description

- 3 Potential pad sites available surrounding LZB build
- 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



Estimated Population

1 mile	3 mile	5 mile
7,341	66,830	136,192



Avg. Home Value

1 mile	3 mile	5 mile
\$312,399	\$354,231	\$353,184



Avg. Household Income

1 mile	3 mile	5 mile
\$133,074	\$135,661	\$145,544



Median Age

1 mile	3 mile	5 mile
33.4	34.4	36.4



Area Traffic Counts

Grand Parkway, West of Rocky Rd.	Hwy 249, at Bourdeaux Rd.
48,128 VPD	41,747 VPD

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

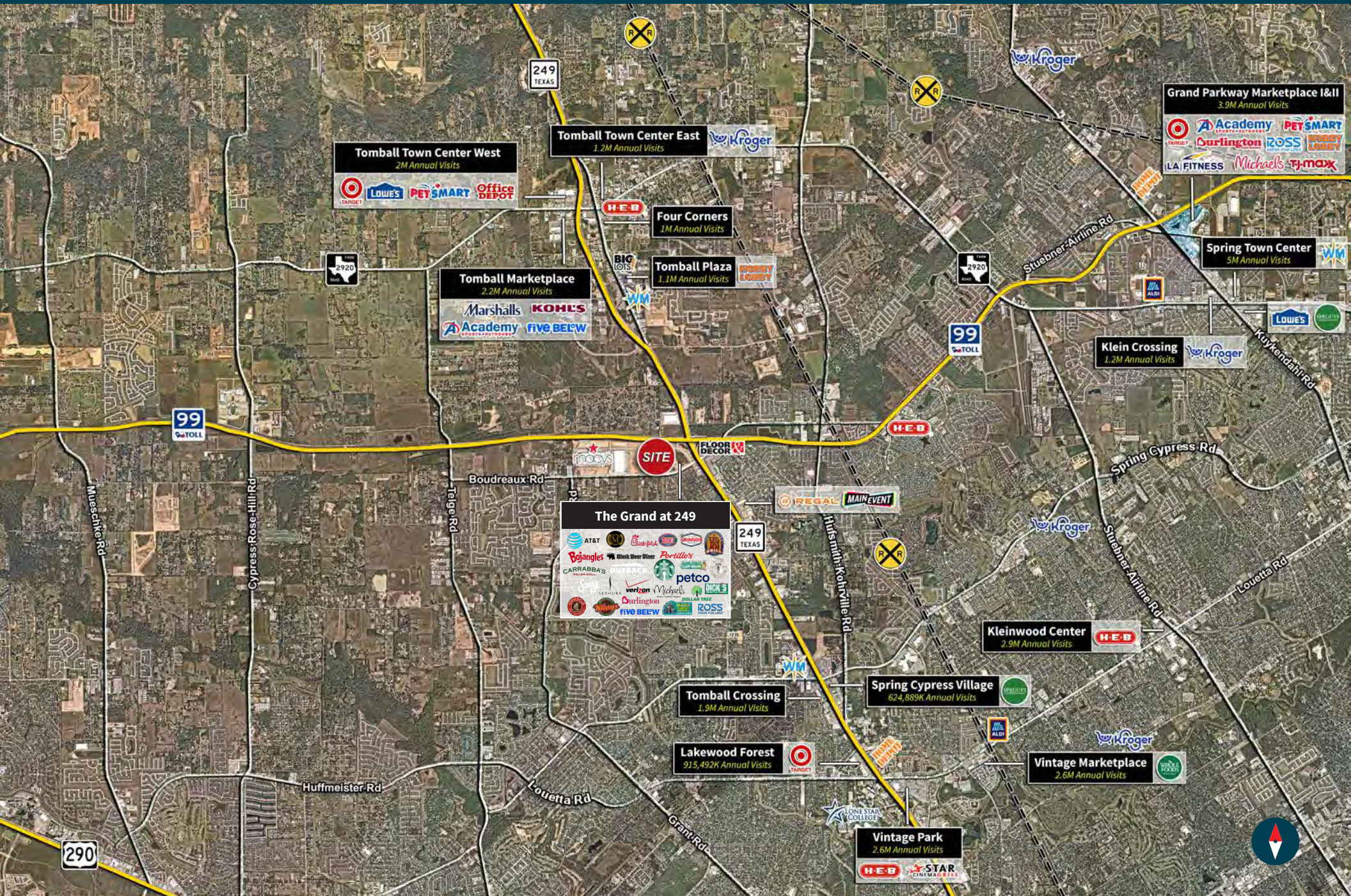


THE GRAND AT 249

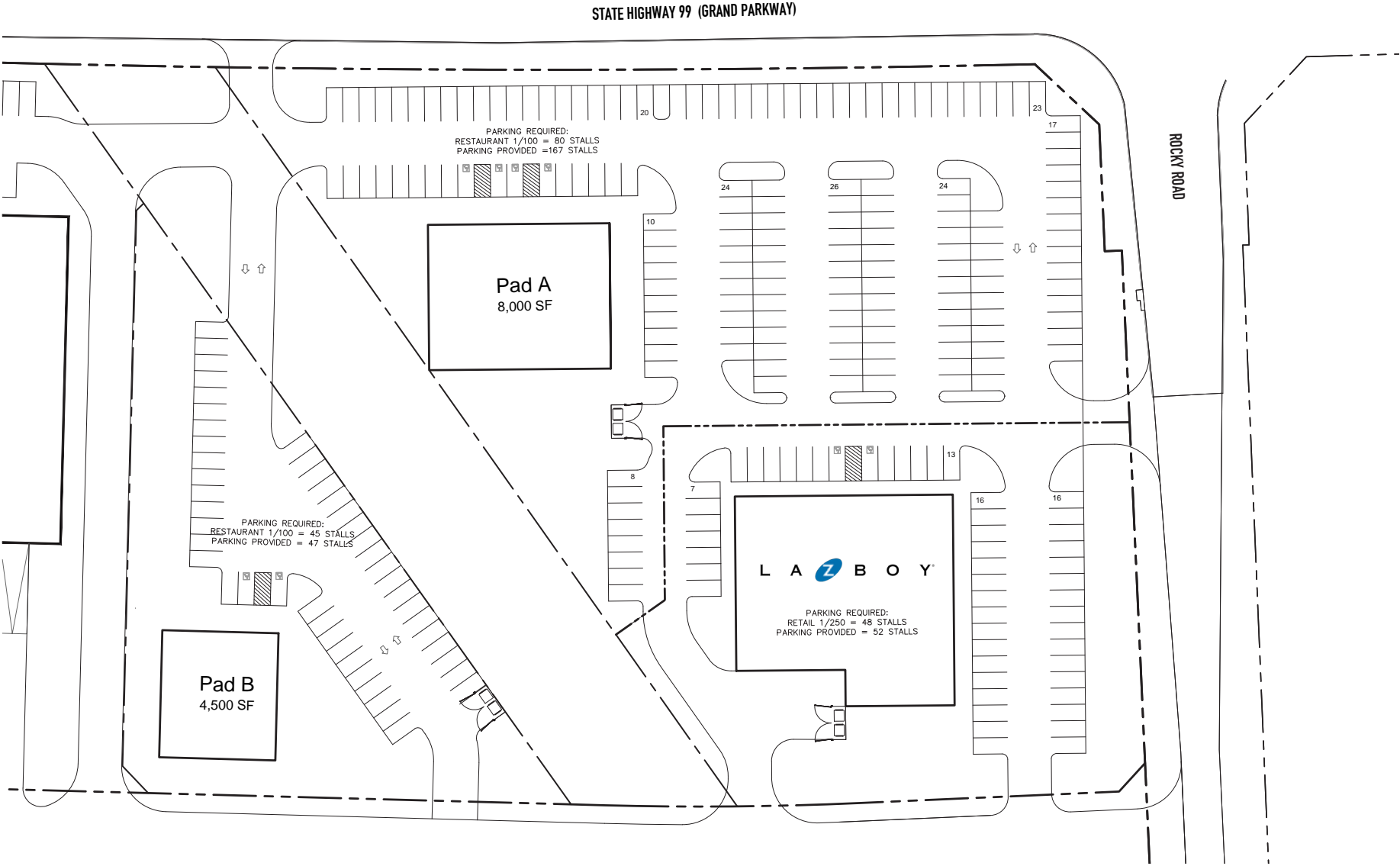
PROPOSED TENANTS:



TRADE AREA AERIAL



POTENTIAL SITE PLAN



CUASO DESIGN STUDIO
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Grand Parkway
Houston, TX | May 10, 2024
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Conceptual Site Plan 7
SCALE: 1" = 50' | 0 | 50' | 100' | 1
1

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