

# 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

Bourdeaux Rd.

Rocky Rd.

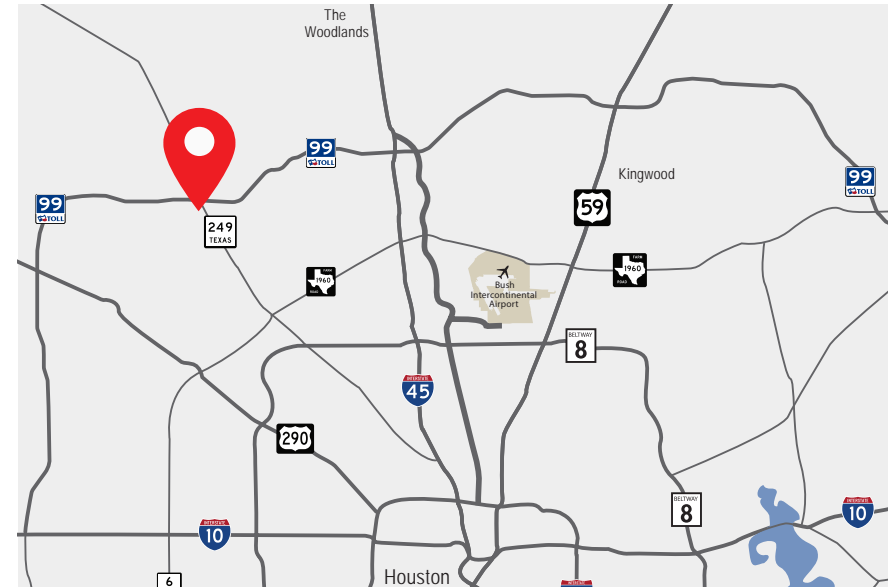
vegó garden



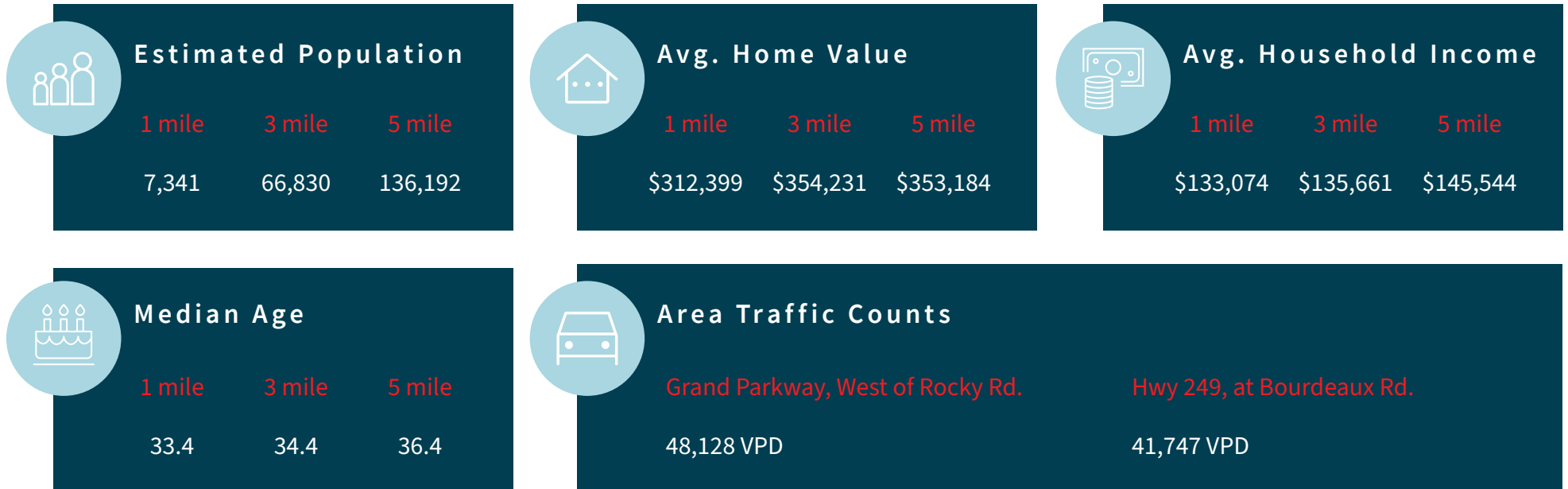
# SITE FEATURES

## 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



macy's

IMPERIALSTAR

ASG  
Professional Solutions Group

vegó garden

99  
TOLL

SITE

Bourdeaux Rd.

Rocky Rd.

249  
TEXAS

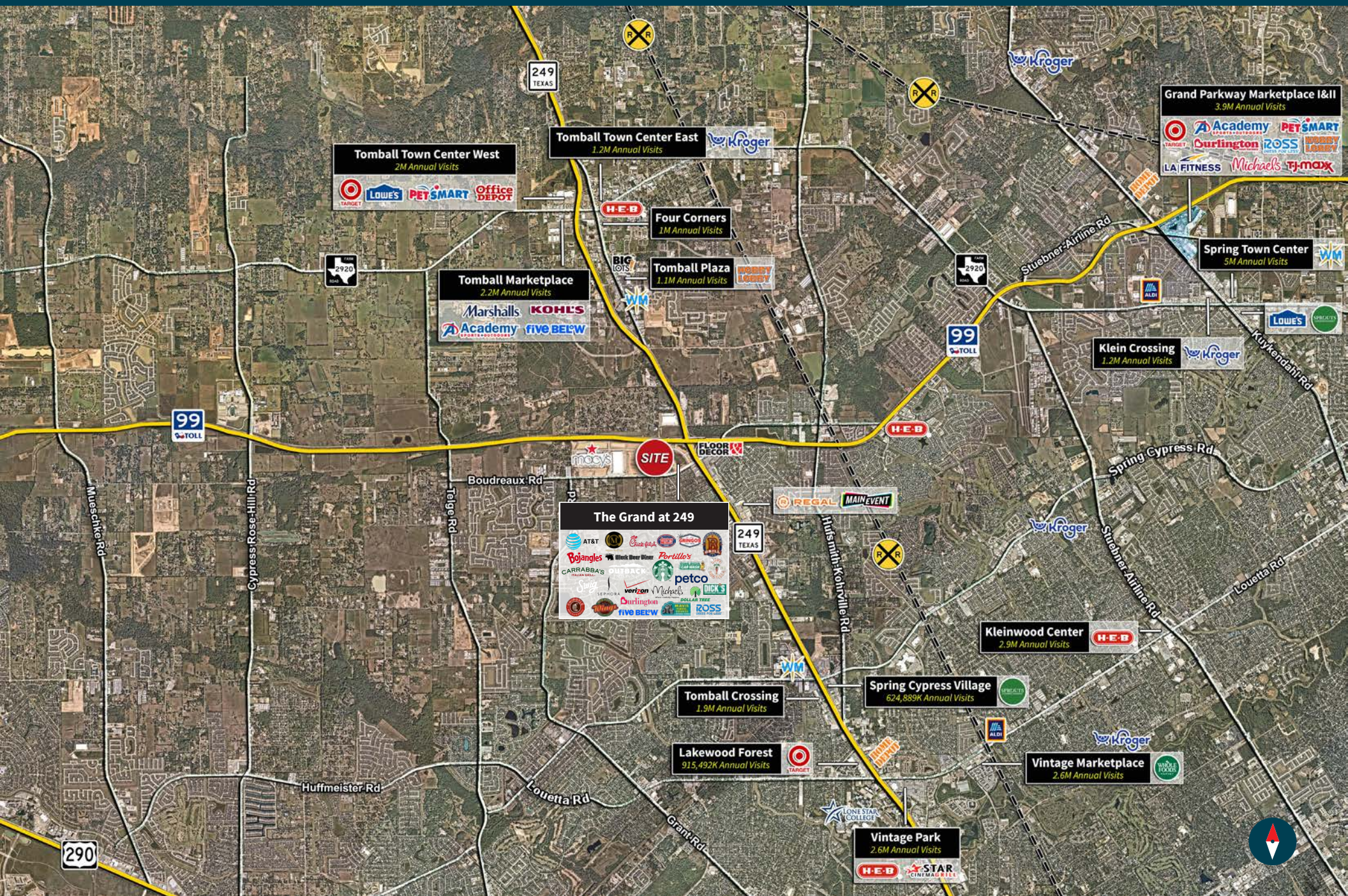
# THE GRAND AT 249



PROPOSED TENANTS:

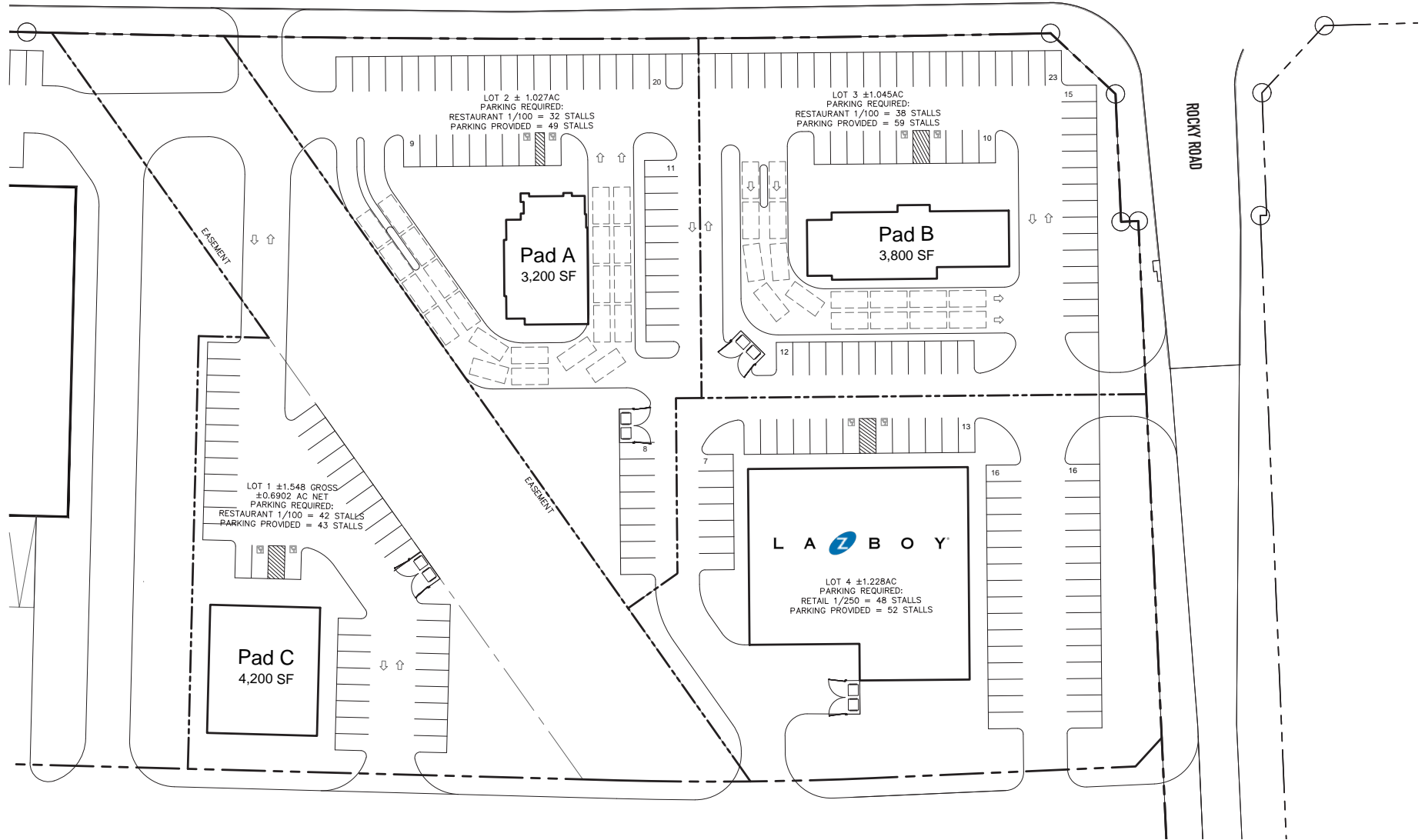


# TRADE AREA AERIAL



# POTENTIAL SITE PLAN

STATE HIGHWAY 99 (GRAND PARKWAY)



**CUASO DESIGN STUDIO**  
PLANNING • DESIGN • GRAPHICS • ANIMATION

CUASO DESIGN STUDIO IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING BY OTHER PARTIES. DIMENSIONS AND AREAS ON THIS DOCUMENT ARE APPROXIMATE AND SUBJECT TO CHANGE.

**Grand Parkway**

Houston, TX | June 3, 2024

© Cuaso Design Studio 2018

**Conceptual Site Plan 6**

SCALE: 1" = 50'

0

50'

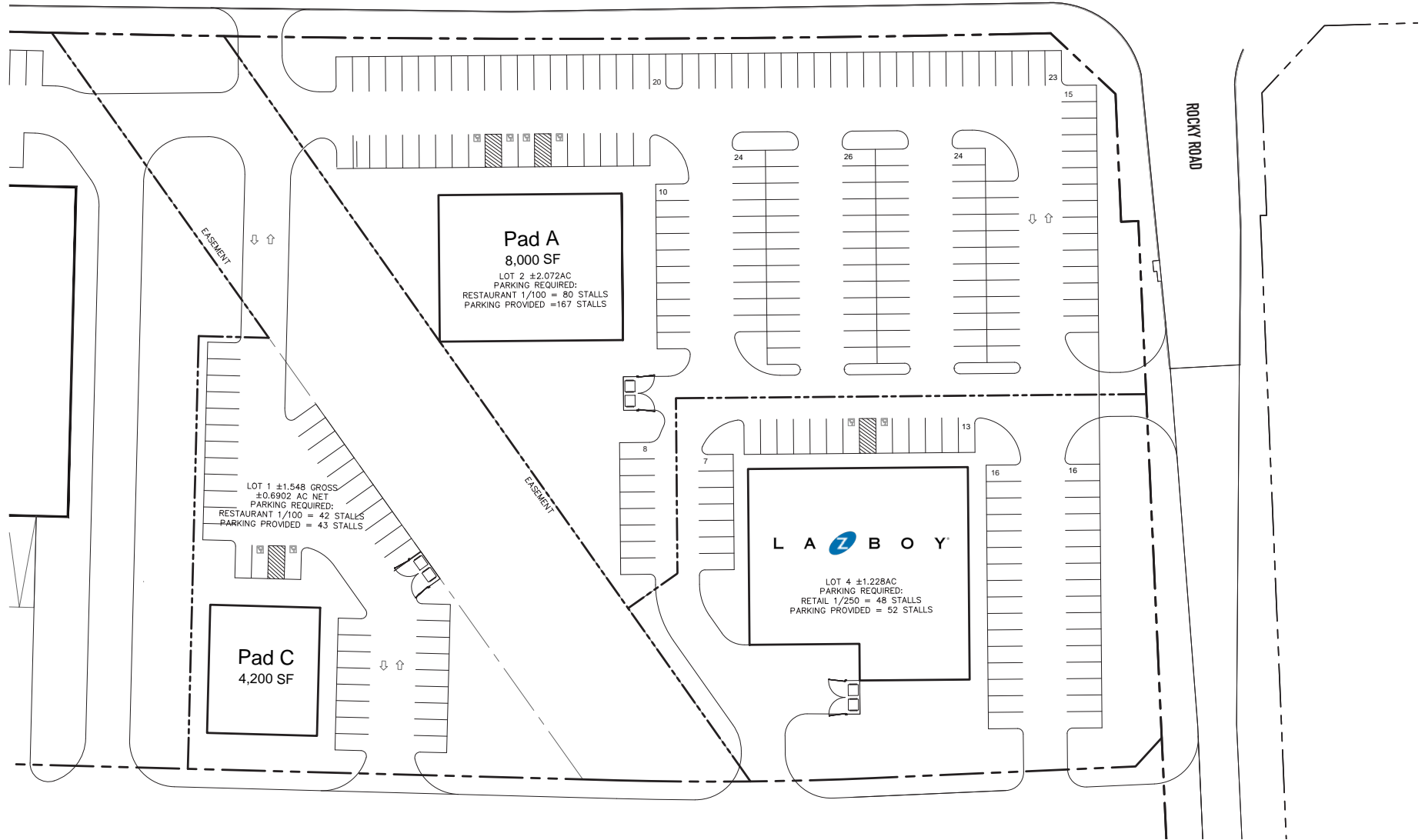
100'



1

# POTENTIAL SITE PLAN

STATE HIGHWAY 99 (GRAND PARKWAY)



CUASO DESIGN STUDIO  
PLANNING • DESIGN • GRAPHICS • ANIMATION

CUASO DESIGN STUDIO IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING BY OTHER PARTIES. DIMENSIONS AND AREAS ON THIS DOCUMENT ARE APPROXIMATE AND SUBJECT TO CHANGE.

Grand Parkway

Houston, TX | June 3, 2024

© Cuaso Design Studio 2018

Conceptual Site Plan 7

SCALE: 1" = 50'

0

50'

100'



1

# POTENTIAL SITE PLAN

STATE HIGHWAY 99 (GRAND PARKWAY)



CUASO DESIGN STUDIO  
 PLANNING • DESIGN • GRAPHICS • ANIMATION

CUASO DESIGN STUDIO IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING BY OTHER PARTIES. DIMENSIONS AND AREAS ON THIS DOCUMENT ARE APPROXIMATE AND SUBJECT TO CHANGE.

**Grand Parkway**

Houston, TX | June 3, 2024

© Cuaso Design Studio 2018

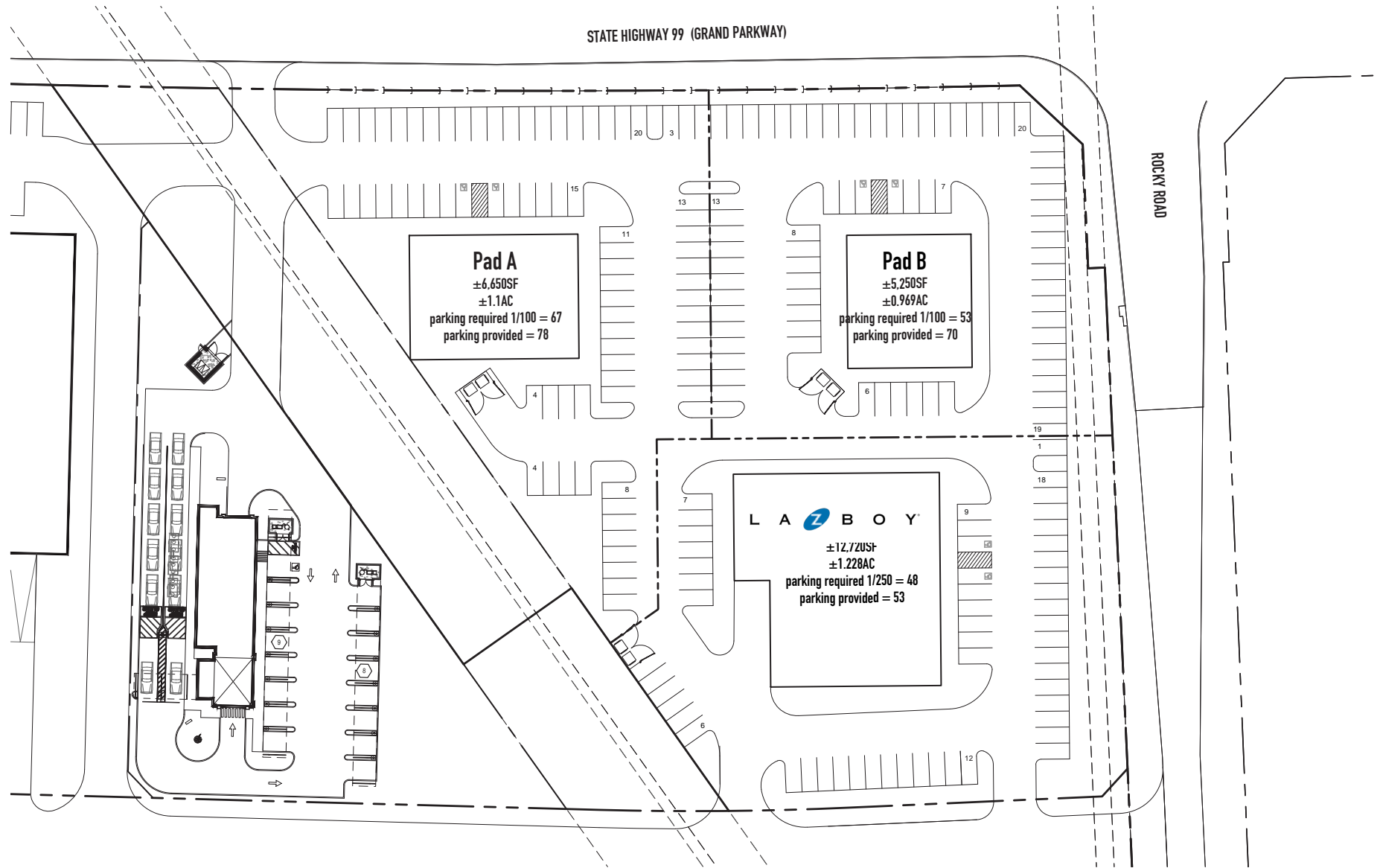
**Conceptual Site Plan 8**

SCALE: 1" = 50' | 0 | 50' | 100' | 150'



1

# POTENTIAL SITE PLAN



CUASO DESIGN STUDIO  
 PLANNING • DESIGN • GRAPHICS • ANIMATION

CUASO DESIGN STUDIO IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING BY OTHER PARTIES. DIMENSIONS AND AREAS ON THIS DOCUMENT ARE APPROXIMATE AND SUBJECT TO CHANGE.

Grand Parkway

Houston, TX | November 10, 2023

© Cuaso Design Studio 2018

Conceptual Site Plan 2

SCALE: 1" = 50'

0 | 50' | 100'

1



# CONTACT

## **Matt Parsons**

Executive Vice President

+1 713 888 4056

*matt.parsons@jll.com*

## **Mark Raines**

Executive Vice President - Managing Director

+1 713 888 4037

*mark.raines@jll.com*



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.