

2.83 AC Land For Sale

Development-Ready Land Priced to Sell

SWQ Gosling Rd & FM 2920 | Spring, TX

BLUE OX

www.BlueOxGroup.com

Property Information:

Address:	21101 Gosling Rd Spring, TX 77388
Availability:	Total Site: ±3.78 AC Detention Pond: ±0.95 AC Net Land Available for Sale: ±2.83 AC
Price:	$1,250,000

Highlights:

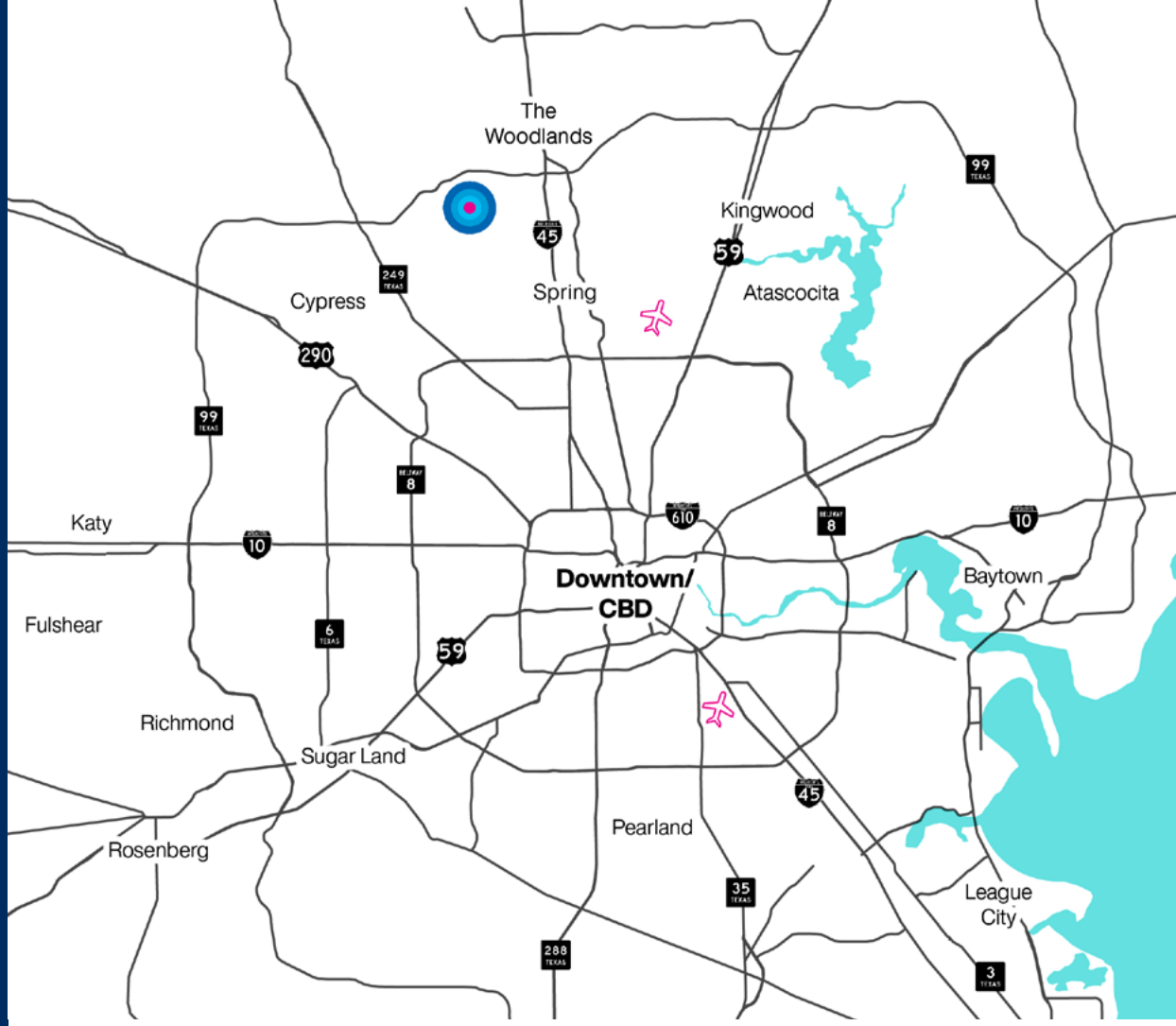
- Competitively priced, development-ready land site available for sale
- On-site detention with a shared cost agreement in place
- Adjacent to a 100% leased retail center and 2 multi-family complexes with over 500 units
- Close proximity and easy access to the Grand Parkway
- Across from new H-E-B with ±1.8 million annual visits
- Major area retailers include: H-E-B, Sprouts, Kroger, Walmart, Lowe's, Methodist, Walgreens, Anytime Fitness, Next Level Urgent Care and others

Traffic Counts:

FM 2920:	33,805 CPD '25
Gosling Rd:	15,350 CPD '22

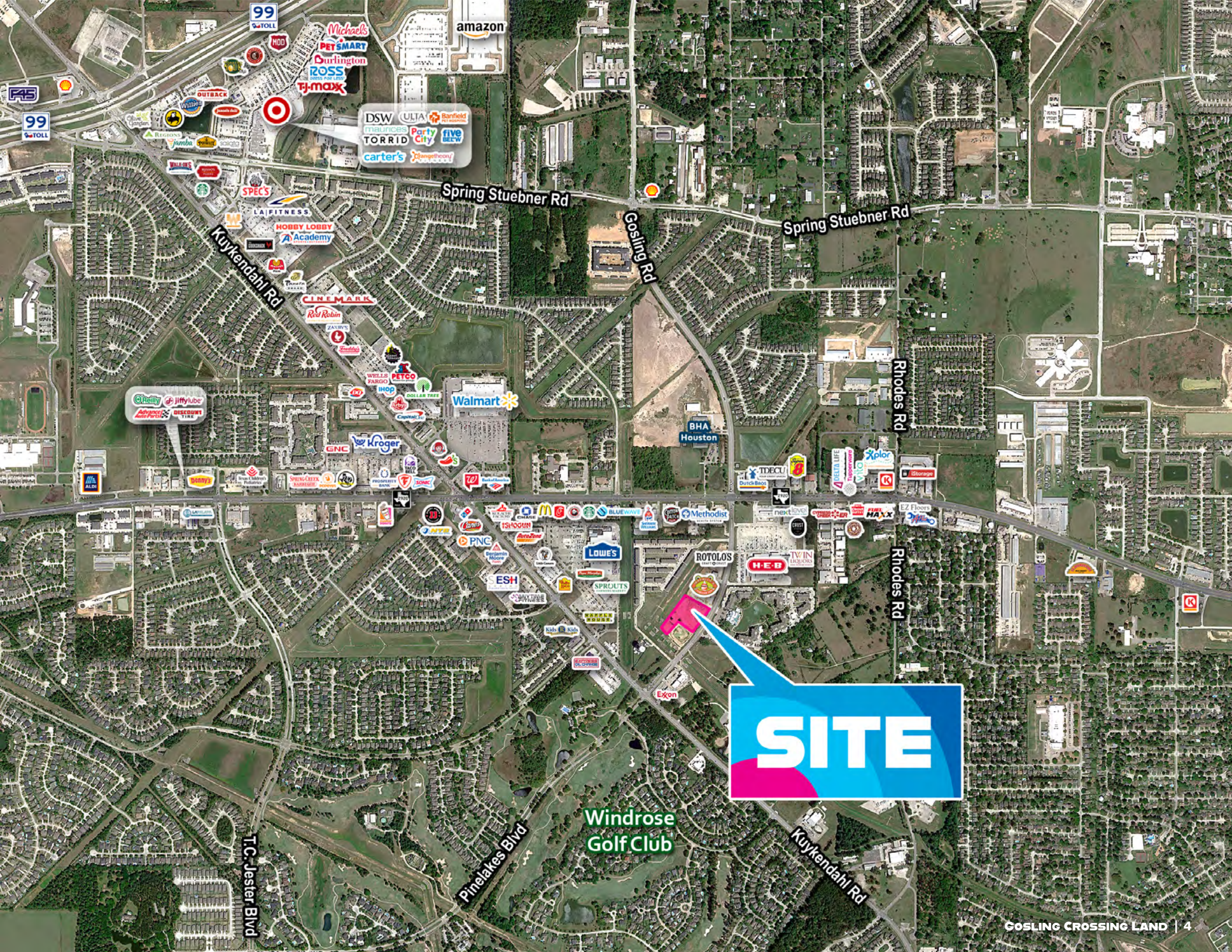
2026 Demographics:

	1 Mile	3 Miles	5 Miles
Population	11,037	97,849	254,428
Daytime Pop.	5,268	45,135	131,369
Avg HH Income	$124,089	$139,819	$137,840



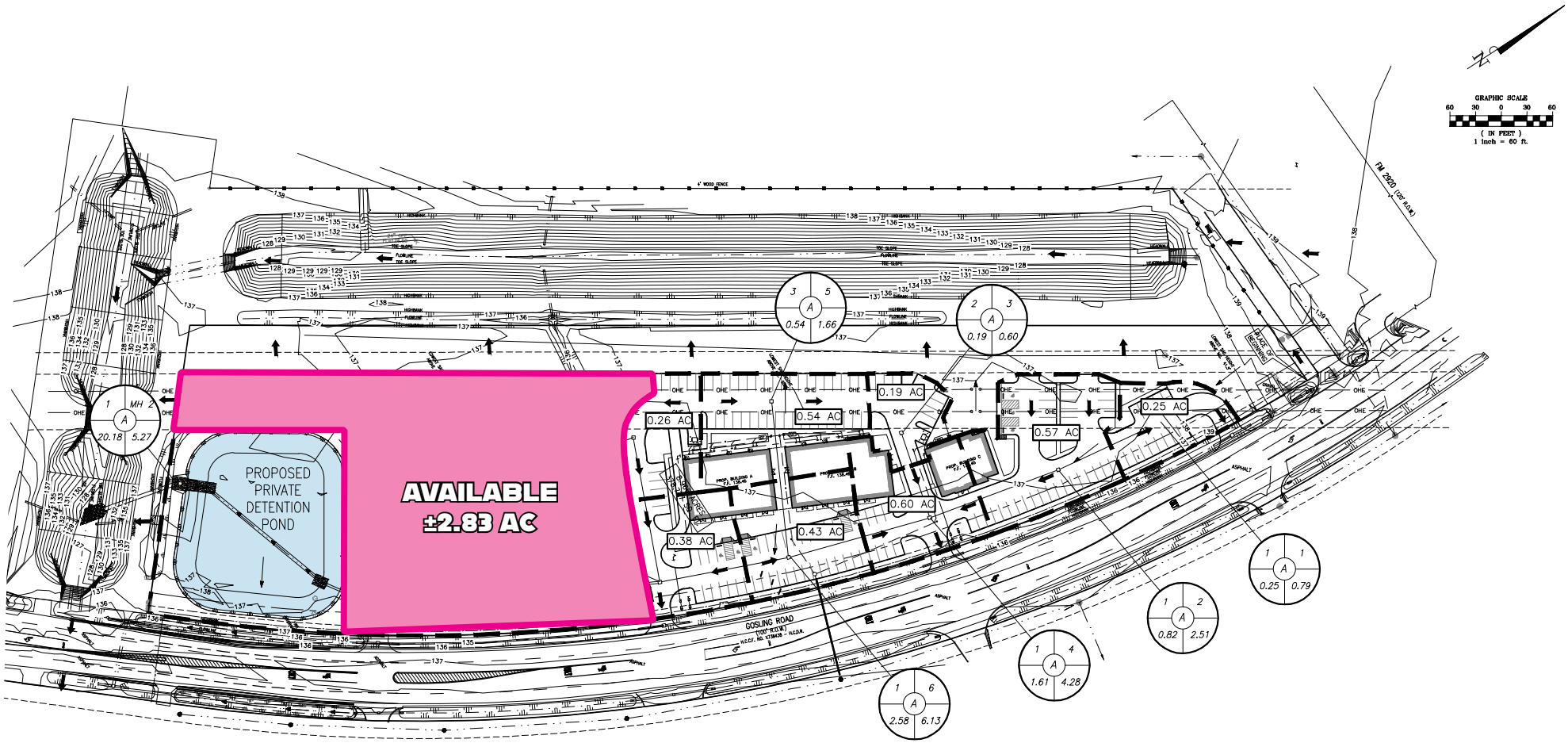



33,805 CPD ('25)
Gosling Rd
15,350 CPD ('22)
21,956 CPD ('22)
Kuykendahl Rd
Gosling Rd
Bridgestone Crossing Townhomes ±200 Units
100% Leased Retail Center
H-E-B
±1.8 Million Annual Visits
Savannah Oaks Apartments ±330 Units
AVAILABLE ±2.83 AC
DETENTION 0.95 AC
SITE
LOWE'S
SPROUTS FARMERS MARKET
WAFFLE HOUSE
Exxon
TDECU
DUTCH BROS
FRESENIUS KIDNEY CARE
GUTHRIE BUILDINGS INC.
SHERWIN WILLIAMS
COTTON PATCH CAFE
HOUSTON Methodist
H-E-B FUEL
next level MEDICAL
CRUST PIZZA
ROTOLO'S
TAPPED
el CHAPARRO
THE ONE CLUB


SITE
Spring Stuebner Rd
Spring Stuebner Rd
Gosling Rd
Kuykendahl Rd
Rhodes Rd
Rhodes Rd
Kuykendahl Rd
Pinelakes Blvd
T.C. Jester Blvd
Windrose Golf Club
amazon
Walmart
BHA Houston
ROTOLOS
H-E-B
Lowe's
Kroger
Target
DSW
ULTA
Banfield
Michaels
PETSMART
Burlington
ROSS
TJ-maxx
OUTBACK
Willie's
Party City
five BELOW
carter's
Orangetheory
SPEC'S
LA FITNESS
HOBBY LOBBY
Academy
CINEMARK
Red Robin
Zaxby's
PETCO
WELLS FARGO
IHOP
DOLLAR TREE
GNC
O'Reilly
Jiffy Lube
Advance Auto Parts
DISCOUNT TIRE
ALDI
Denny's
SONIC
PNC
ESH
SPROUTS
Kids R Kids
Methodist
BLUEWAVE
TDECU
Dutch Bros
Xplor
U-Storage
DELTA LIFE
EZ Floors
FUEL MAXX
nextlevel
TWIN PEAKS
Exxon
99 TOLL
F45
Regions
Jamba
Starbucks
Walgreens
Pancheros
Zoe's Kitchen
Chick-fil-A
Taco Bell
Spring Creek Barbeque
Popeyes
Whataburger
Jack in the Box
Wendy's
Chase
Arby's
Dairy Queen
Sherwin-Williams
Ace Hardware
Benjamin Moore
AutoZone
Ishogun
Kids R Kids
Extreme Dimension
Daily Thyme
Harker Homes
Prosperity Bank
Texas Children's Pediatrics
Landmark
Discount Tire
Tuesday Morning
Planet Fitness
Cricket
Verizon
Sprint
Metro
Boost Mobile
Cricket
Verizon
Sprint
Metro
Boost Mobile


Kroger
Walmart
SESH
Lowe's
Sprouts
Cotton Patch
Houston Methodist
Detention
0.95 AC
AVAILABLE
±2.83 AC
Nadia's Mediterranean Grill
Daydream Dental Studios
Back Nine
ROTOLO'S
CRAFT CRUST
H-E-B
±1.8 Million Annual Visits
Savannah Oaks Apartments
±330 Units

SURVEY


AVAILABLE
±2.83 AC
PROPOSED PRIVATE DETENTION POND
GOSLING ROAD
FM 2920 (VAR. R.O.W.)
GRAPHIC SCALE
60 30 0 30 60
(IN FEET)
1 inch = 60 ft.
0.26 AC
0.54 AC
0.19 AC
0.25 AC
0.57 AC
0.60 AC
0.43 AC
0.38 AC

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listng to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the wriΣen asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writtng not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate			
Jack Savery **Claire Salazar** Sales Agent/Associate's Name	**612871** **764131**	**js@blueoxgroup.com** **cs@blueoxgroup.com**	**713.814.4930** **713.574.6281**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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