



GOSLING CROSSING

NEW CONSTRUCTION RETAIL CENTER FOR LEASE

SWQ Gosling Rd & FM 2920 | Spring, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 21101 Gosling Rd
Spring, TX 77388

Availability:

- Bldg A: 100% Leased
- Bldg B: ±2,782 SF (Divisible)

Price (Retail): \$30.00 PSF + \$12.00 NNN

Price (Land): Call For Pricing

HIGHLIGHTS:

- Brand new, high quality construction
- Close proximity and easy access to the Grand Parkway
- Across from new H-E-B with ±1.8 million annual visits
- On-site detention
- Adjacent to 2 multi-family complexes with over 500 units
- Major area retailers include: H-E-B, Sprouts, Kroger, Walmart, Lowe's, Methodist, Walgreens, Anytime Fitness, Next Level Urgent Care and others

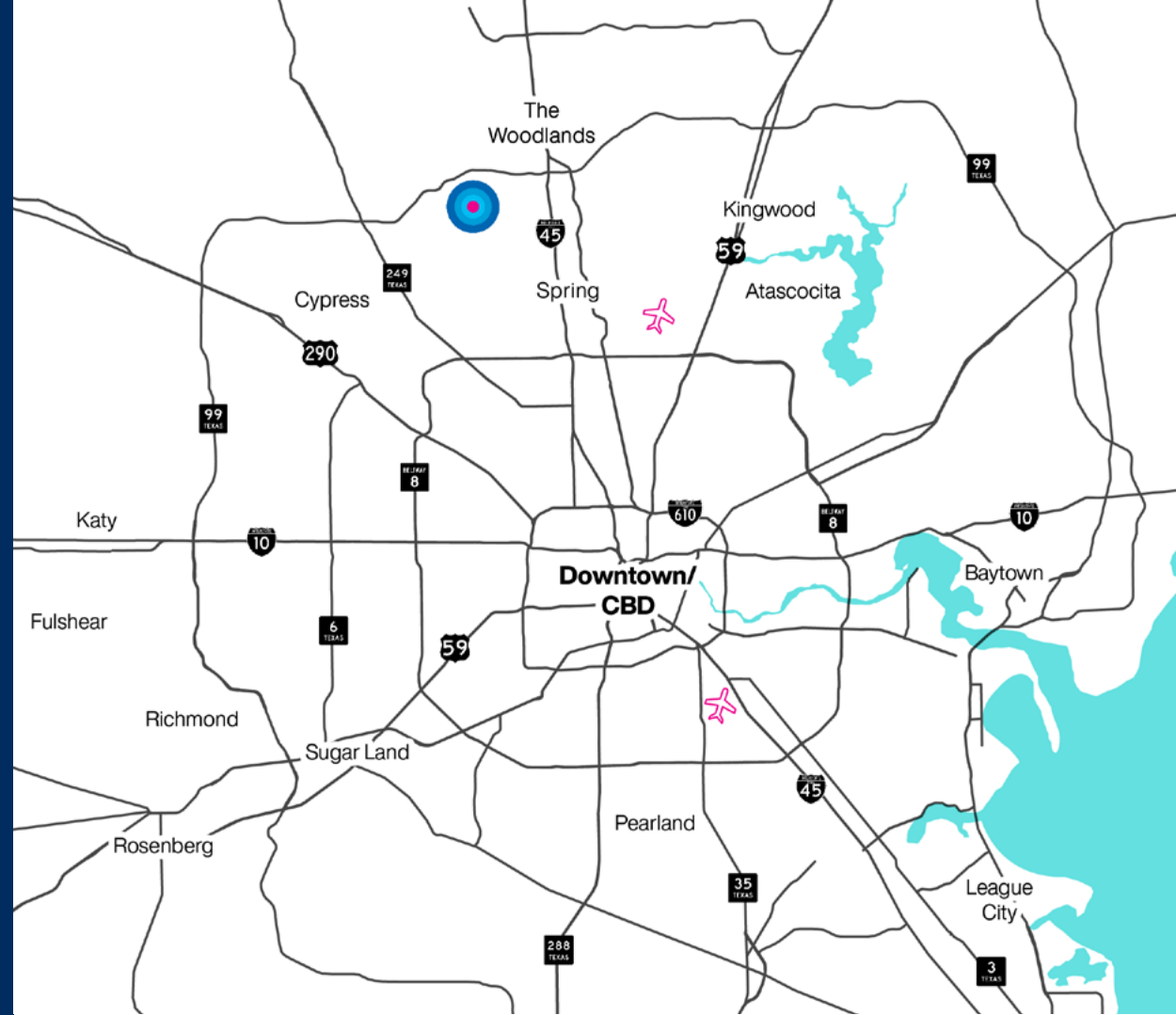
TRAFFIC COUNTS:

FM 2920: 18,153 CPD '22

Gosling Rd: 15,350 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	11,338	95,856	253,223
Daytime Pop.	4,978	42,158	124,434
Avg HH Income	\$130,403	\$132,953	\$131,306





18,153 CPD ('22)

15,350 CPD ('22)

21,956 CPD ('22)

SITE

LOWE'S

**SPROUTS
FARMERS MARKET**

**WAFLE
HOUSE**

**Bridgestone
Crossing
Townhomes
±200 Units**

DETENTION

ROTOLOS
CRAFT COAST

BAGA'S NINE
Papa's
Mediterranean Grill

CD
COMMERCIAL DEVELOPMENT

H-E-B
±1.8 Million Annual Visits

**Savannah Oaks
Apartments
±330 Units**

Gosling Rd

Kuykendahl Rd

Gosling Rd

Exxon

CHAPARRO

TAPPED

THE ONE CLUB

TDECU
YOUR CREDIT UNION

Dutch Bros

FRESENIUS KIDNEY CARE

Pepperoni's

SHERWIN WILLIAMS

OTTON PATCH CAFE

GUTHRIE BUILDINGS INC

HOUSTON Methodist
LEADING MEDICINE

H-E-B FUEL

next level MEDICAL

CRUST PIZZA

CHILLER

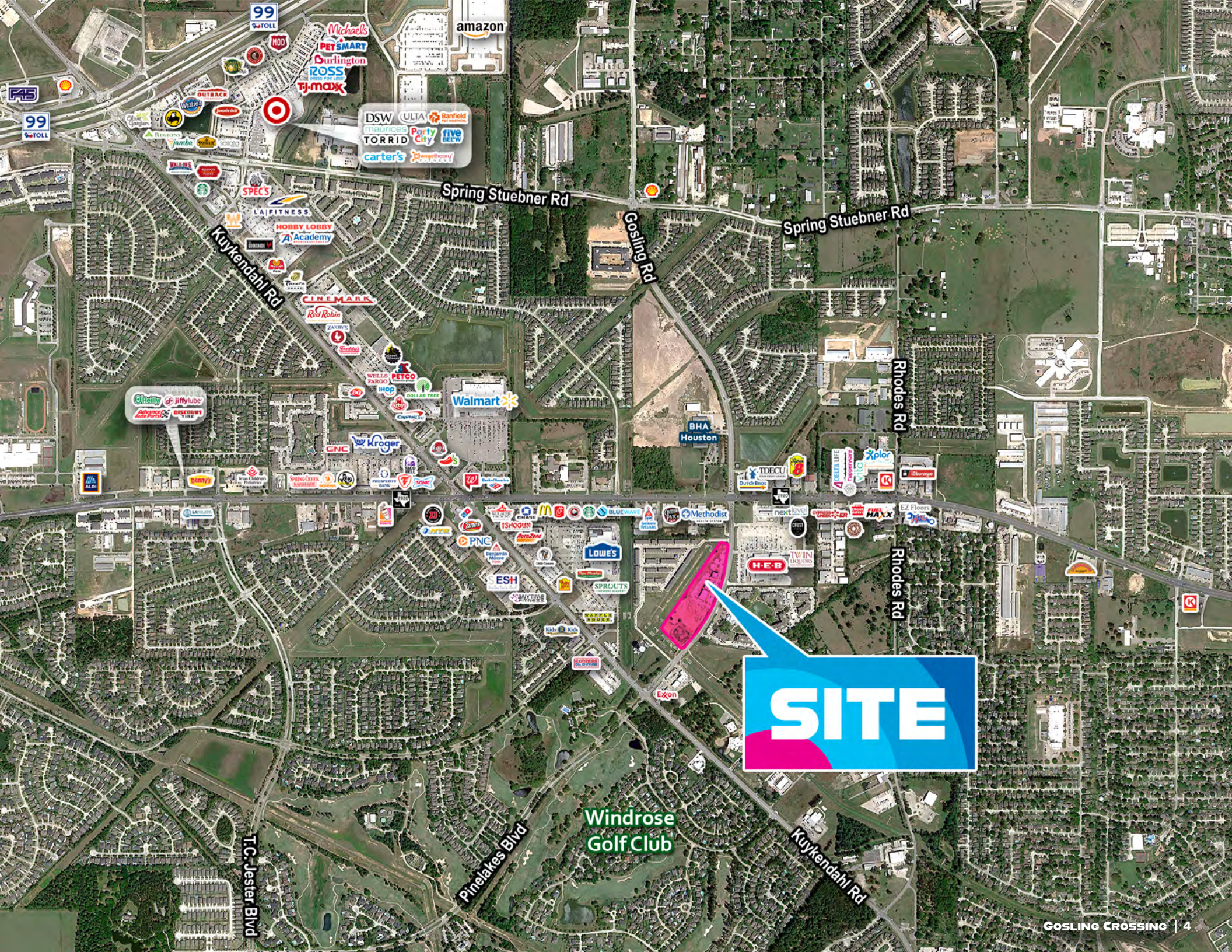
A-2 PRIMARY CARE AND WALK-IN CLINIC

BW

M Press

F

Bluebonnet



SITE

Windrose
Golf Club



WATER TOWER

SESH

SPROUTS

LOWE'S

KROGER

Walmart

COTTON PATCH

HOUSTON Methodist

Detention

AVAILABLE
±2,782 SF
(DIVISIBLE)

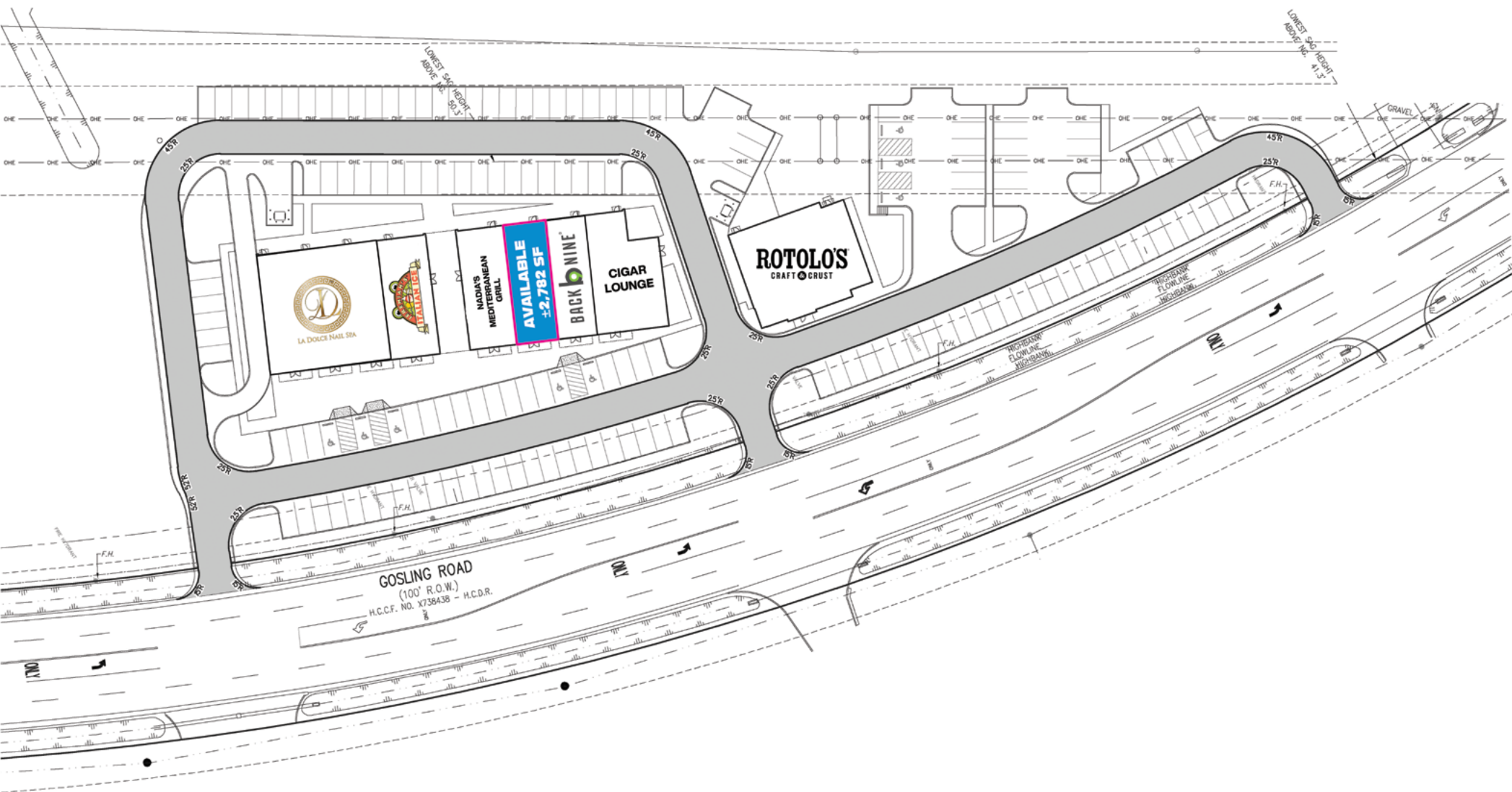
ROTOLO'S
CRAFT CRUST

H-E-B

±1.8 Million Annual Visits

Savannah Oaks Apartments
±330 Units

SITE PLAN



AVAILABLE
±2,782 SF
(DIVISIBLE)





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 listing 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 and buyer) to communicate with, provide opinions and advice to, and carry out the instructions 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 written 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 writing 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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

AVAILABLE
±2,782 SF
(DIVISIBLE)

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Townhomes
±200 Units

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Methodist
LEADING MEDICINE

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