

GOSLING RETAIL PLAZA II & III

# FOR LEASE

21936 & 21940 GOSLING RD,  
SPRING, TX 77389

21940 GOSLING RD

21936 GOSLING RD



PLAZA II SPACE AVAILABLE (SQ.FT.)

±1,500 SF - ±6,990 SF

PLAZA III SPACE AVAILABLE (SQ.FT.)

±1,500 SF - ±9,990 SF



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# PROPERTY HIGHLIGHTS

This prime location benefits directly from the area's unprecedented residential expansion, surrounded by affluent neighborhoods and a rapidly growing population with significant disposable income. With excellent visibility and convenient access from the Grand Parkway (SH 99), the site is perfectly positioned for any retailer seeking to tap into a built-in, affluent customer base in a thriving, high-traffic corridor, this destination offers the ideal foundation for success in one of Houston's most dynamic submarkets.

## KEY LOCATION

 **PLAZA II:** 1,500 - 6,990 SF AVAILABLE | **PLAZA III:** 1,500 - 9,990 SF AVAILABLE

 WITHIN 1/2 MILE OF AMAZON BUSINESS PARK WITH 3,000+ EMPLOYEES

 TWO (2) END CAPS WITH DRIVE-THRU & PATIO END CAP

 34,000+ VEHICLES PER DAY AT THE INTERSECTION OF GOSLING RD. AND SPRING STUEBNER RD

 CONTACT BROKER FOR PRICING





## TRAFFIC COUNTS

SPRING STUEBNER RD.  
(TX-DOT 2021)

19,311 VPD

GOSLING RD.  
(TX-DOT 2022)

15,350 VPD

21936 GOSLING RD

21940 GOSLING RD

SPRING STUEBNER RD.

GOSLING RD.



21936 & 21940 GOSLING RD





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# LOCATION HIGHLIGHTS

Spring, Texas is a premier high-growth market for commercial real estate, underpinned by powerful economic and demographic fundamentals. The area is anchored by major corporate headquarters like ExxonMobil and Hewlett Packard Enterprise, which create a significant and affluent daytime population that complements its explosive residential growth. With a strategic location along the Grand Parkway ensuring exceptional connectivity and high traffic counts, Spring offers a top-tier environment for retail success and sustained property value appreciation.

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	10,284	85,003	233,273
2025 MEDIAN AGE	35.4	36.6	36.7
2025 AVERAGE HOUSEHOLD INCOME	\$146,633	\$139,563	\$141,509
2025 AVERAGE HOME VALUE	\$357,800	\$380,229	\$415,056

## DRIVE TIME

GRAND PARKWAY

3 min

FM 2920

5 mins

I-45

10 mins





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# PROPERTY VIEW





# CONTACT US

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