

VINTAGE CREEK CENTRE | SPRING, TX

AVAILABLE FOR SALE OR LEASE
BUILDING 9 * LOT 3 * LOT 10



SHADOWOOD
REALTY PARTNERS



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23935 GOSLING RD * BUILDING 9 | SPRING, TX 77389

- 2 Floors | One Elevator | ±13,500 SF | Call for Pricing
- 1st Floor 6,500 SF | 2nd Floor 3,000 SF Remaining
- Year Built: 2024 | Frontage: 803 FT | Entrances: 2
- Details & Features List:
 - Water Included
 - Elevated Pier & Beam
 - Ramp Access
 - Optional Balcony
 - Vanilla Shell Ready
 - Vaulted Ceilings
 - Dedicated Parking
 - 24/7 Access
- Currently Occupied by one Tenant - Income producing investment opportunity. Rent schedule available upon request

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BUILD TO SUIT OPPORTUNITIES | LOT 3 & LOT 10

TWO PREMIUM PAD SITES | AVAILABLE FOR SALE OR LEASE



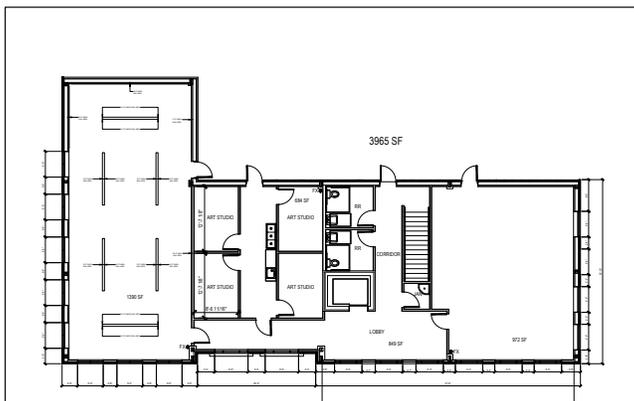
Proposed Building Elevation | Two Story Mixed-Use Shell (BTS) | Architect: Mill Designs, L.P.

LOT - 3

- Size TBD
- Available for Purchase or Ground Lease
- Built-To-Suit. Developer will deliver shell per attached plans
- Best Uses: Restaurant, Retail, Drive-Thru, Medical, Professional Office
- Price: Call for Pricing

LOT - 10

- Size TBD
- Available for Purchase or Ground Lease
- Built-To-Suit. Developer will deliver shell per attached plans
- Best Uses: Restaurant, Retail, Drive-Thru, Medical, Professional Office
- Price: Call for Pricing



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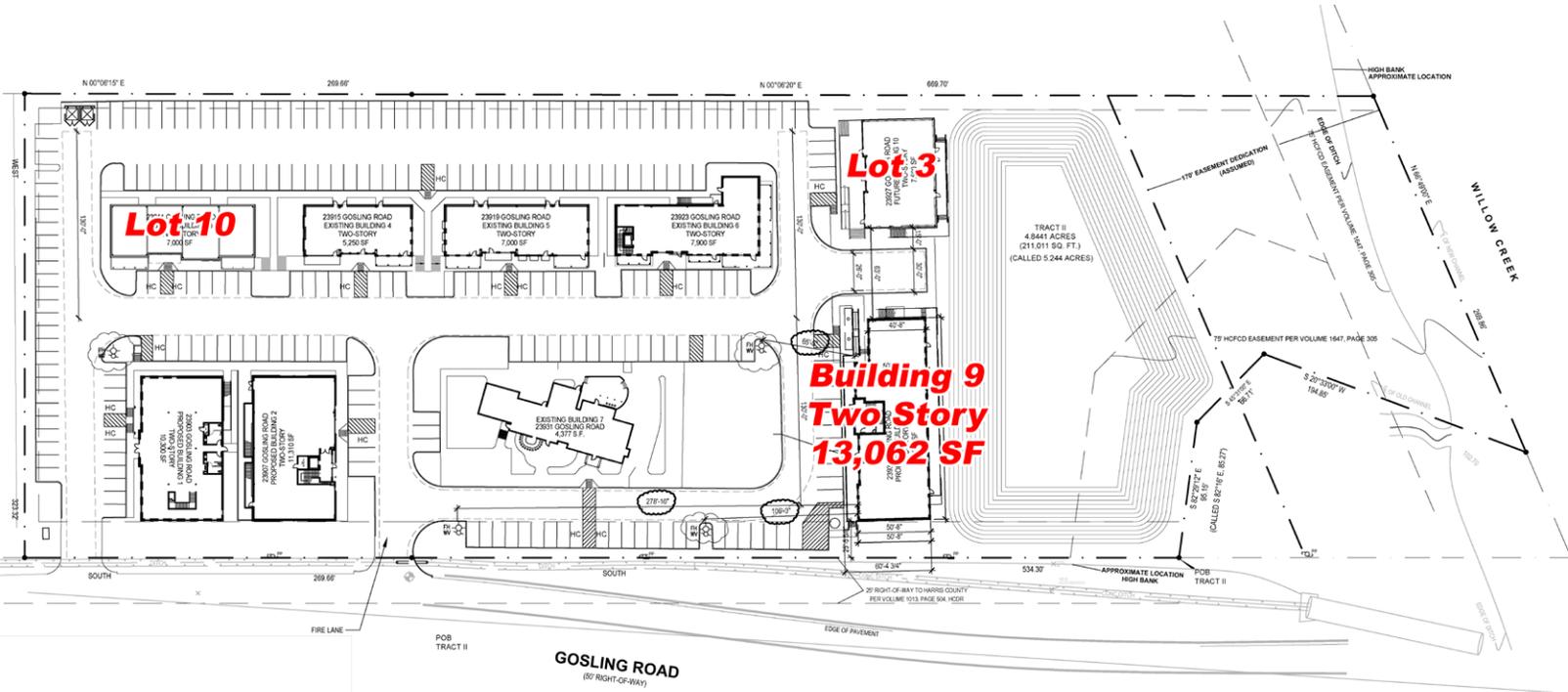
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2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	8,027	77,004	214,291
Households	2,924	27,767	79,293
Average HH Income	\$161,445	\$150,997	\$148,715
Total Employees	1,518	24,880	121,811

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PROPERTY HIGHLIGHTS

- Prime Regional Connectivity:** Strategically located just north of Grand Parkway (SH-99) on Gosling Rd, providing seamless access to the greater Houston metro and high-traffic regional corridors.
- Corporate Synergy:** Positioned in a high-growth employment submarket, situated minutes from the ExxonMobil Global Campus and HP World Headquarters.
- Versatile Space Options:** Features ±13,024 SF in building plus two build-to-suit pad sites, suited for medical, retail, or professional office users.
- High-Visibility Pad Sites:** Two premium pad sites available at the Northwest and Southwest corners, offering maximum exposure and flexible development footprints.

AREA TRAFFIC GENERATORS



LOCATION

23935 Gosling Rd
Spring, TX 77389



AVAILABLE

±15,000 SF
For Lease

Lot 3 & 10
Suit / Lease



RATES

Call for Pricing



TRAFFIC COUNTS (TXDOT)

24,067 VPD
Gosling Rd

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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