



NOW AVAILABLE - NEW CONSTRUCTION RETAIL CENTER FOR LEASE

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EINSTEIN BROS. BAGELS



5330

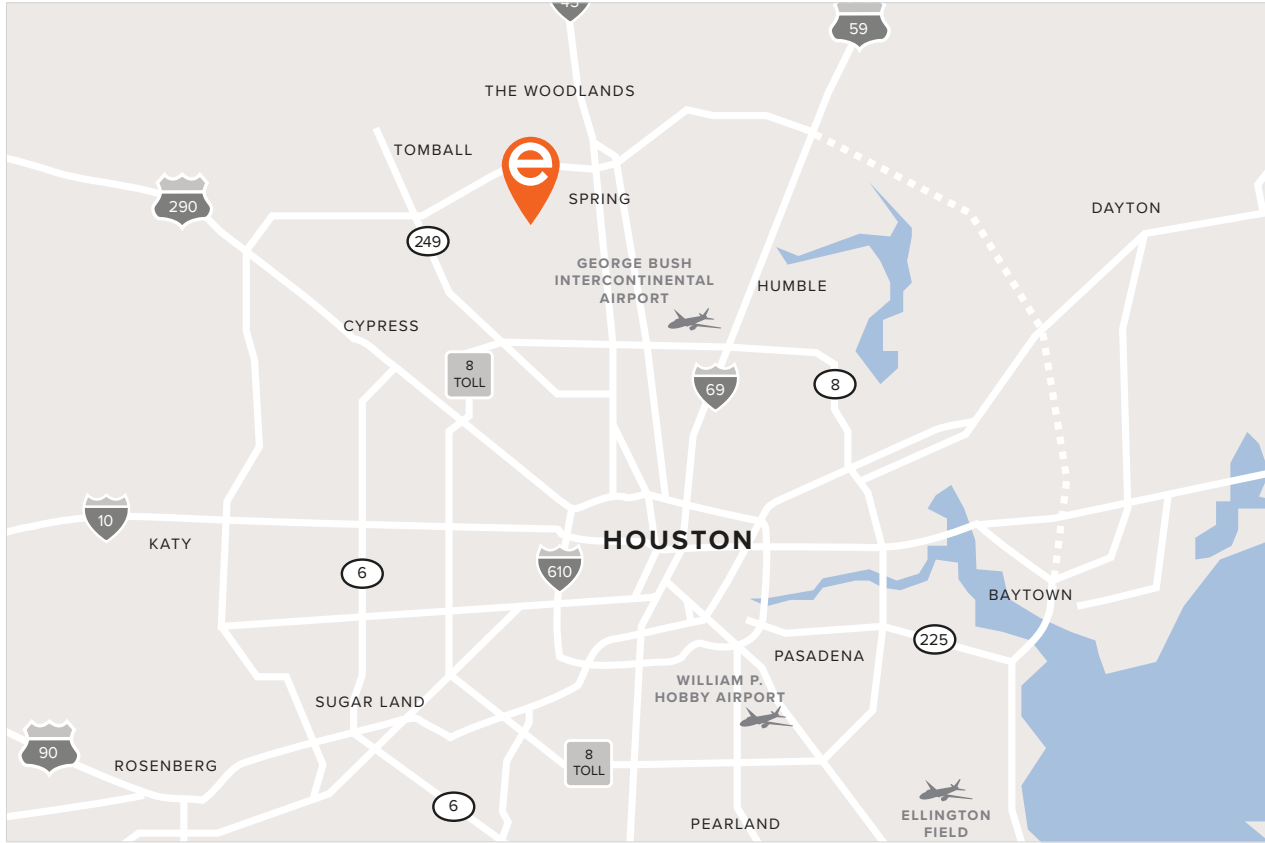
# Retail Center for Lease - Across from H-E-B

NWC FM 2920 & Gosling Rd, Spring, Texas 77388

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**LOCATION**

**NWC FM 2920 & Gosling Rd  
Spring, Texas 77388**



**AVAILABLE**

**±11,447 SF (Can Divide)**



**RATE**

**Please call for pricing**



**PARKING SPACES**

**78**



**TRAFFIC COUNTS (KALIBRATE 2025)**

**33,487 CPD**

**15,185 CPD**

FM 2920

Gosling Rd



**2025 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	12,525	91,445	251,464
<b>ADULT DAYTIME POPULATION</b>	13,966	71,342	213,218
<b>AVG HH INCOME</b>	\$108,432	\$110,319	\$106,969

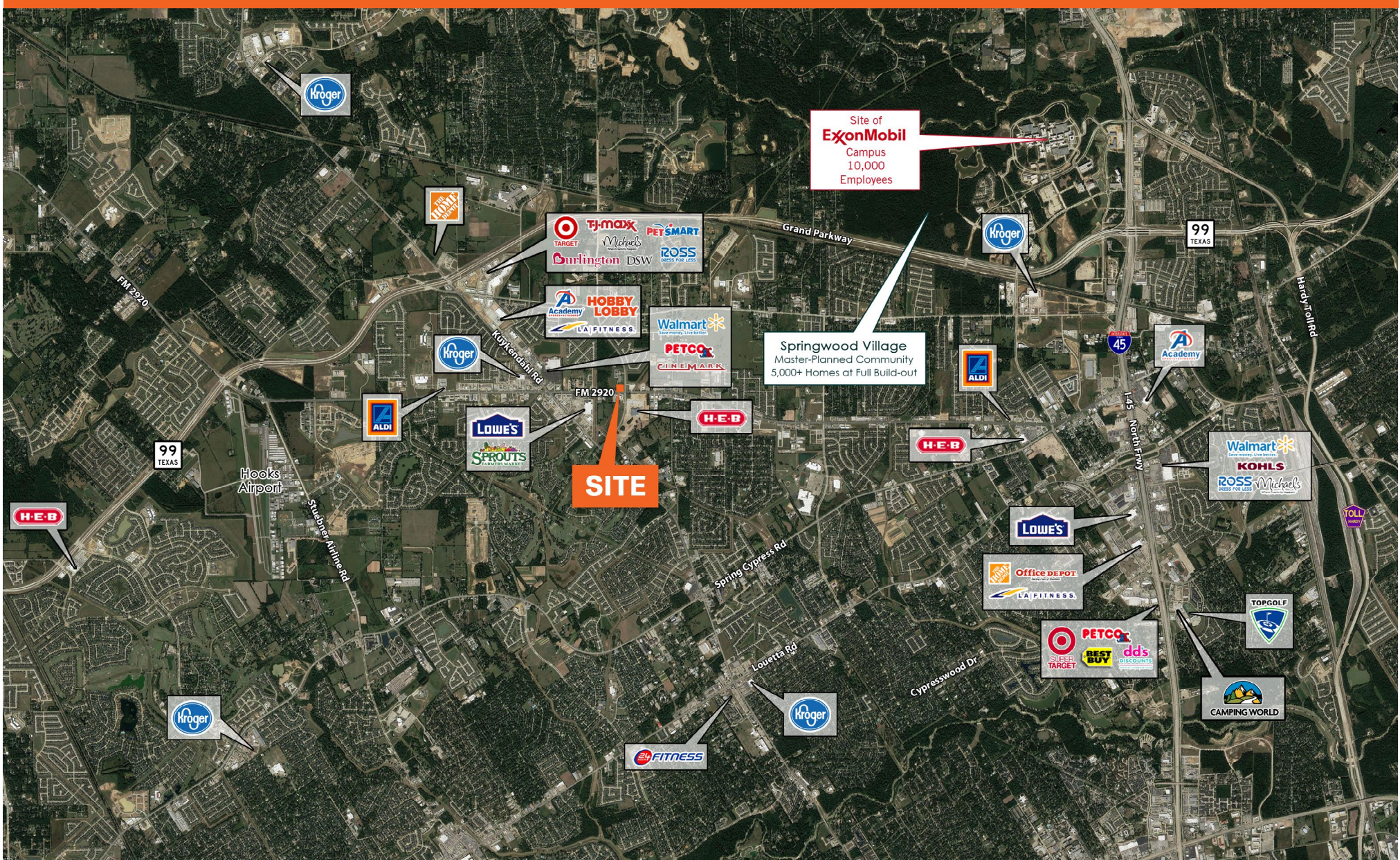
**AREA RETAILERS**

H-E-B, Walmart Supercenter, Lowe's, Kroger, Sprout's, Aldi, Hobby Lobby, Academy, LA Fitness, Spec's, Target, Burlington, Five Below, TJ Maxx, Ross, Walgreen's, Starbucks, Next Level Urgent Care, Twin Liquors, Chick-Fil-A, Verizon, Dutch Bros Coffee

**PROPERTY INFORMATION**

- New retail center at the northwest corner of FM 2920 and Gosling Rd in Spring, Texas
- ±11,447 sf (Divisible) available for lease on the hard corner of signalized intersection with over 48,000 cars per day
- HEB has 2.5 million visitors a year\* - located across the street from the site
- New Kelsey-Seybold Clinic development nearby

*Visitor data from Placer.ai*





**Brighter Horizons Academy**

**SITE**

**BUILDING A**  
1.59 AC  
11,447 SF (Can Double)  
78 SPACES (5,81000)

**33,487 cpd'25**

**15,185 cpd'25**

**FM 2920**

**Gosling Rd**

**OTTON PATCH CAFE**

**Methodist LEADING MEDICINE**

**DUTCH BROS**

**TDECU YOUR CREDIT UNION**

**DELTA LIFE FINANCIAL SERVICES**

**HEB FUEL**

**nextlevel**

**HEALTHY EYE ASSOCIATES**

**CRUST**

**BRIDGESTONE CROSSING**  
220 Townhomes

**ROTOLO'S CRAFT & CRUST**

**HEB**  
2.5 Million Annual Visits  
\*Placer.ai

**TWIN LIQUORS FINE WINE & SPIRITS**

**NEW CONSTRUCTION - 100% LEASED**

**HEB Fresh Foods**

**SAVANNAH OAKS IN SPRING**  
330 Units

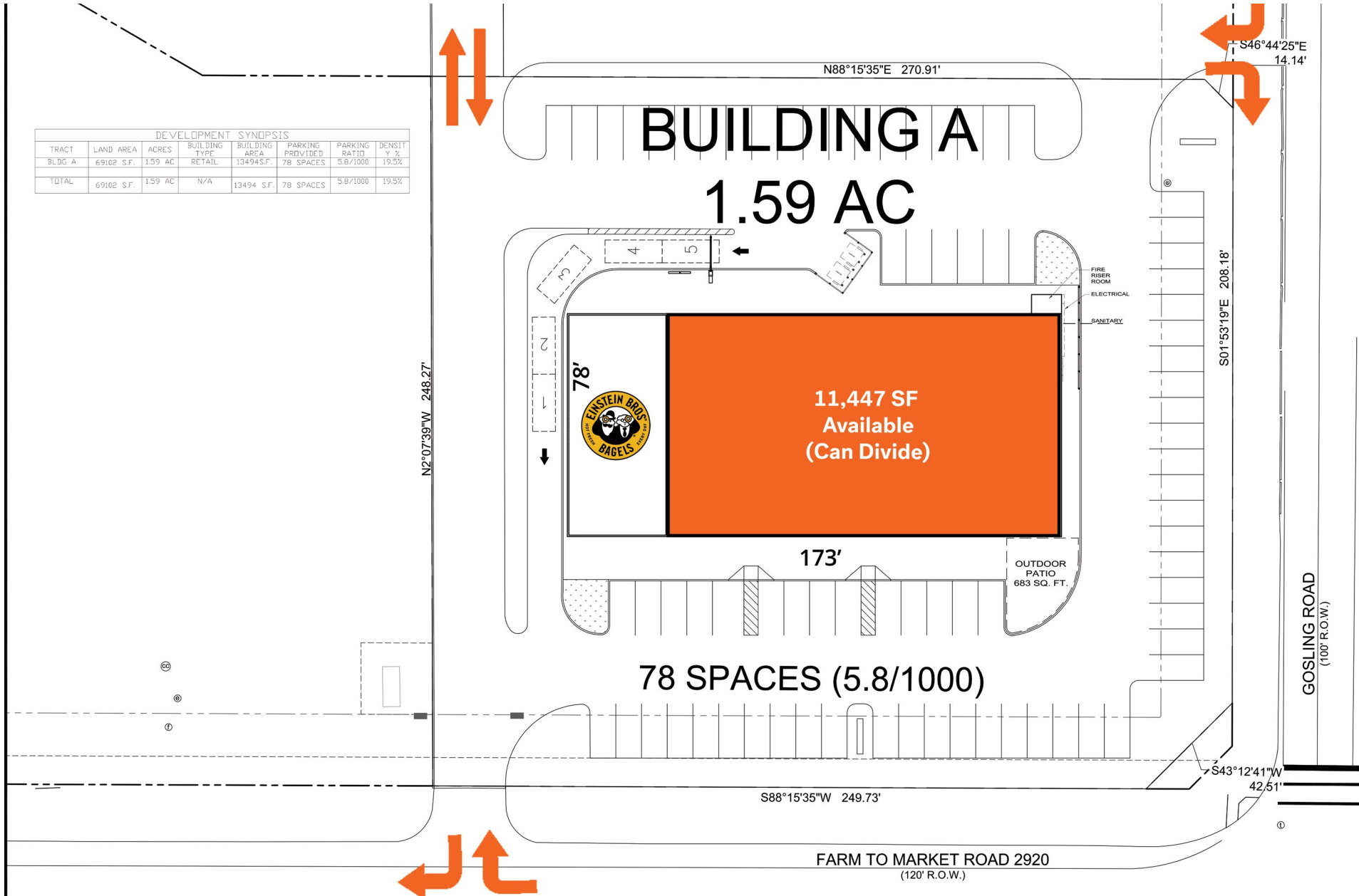
DEVELOPMENT SYNOPSIS							
TRACT	LAND AREA	ACRES	BUILDING TYPE	BUILDING AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
BLDG A	69102 S.F.	1.59 AC	RETAIL	13494 S.F.	78 SPACES	5.8/1000	19.5%
TOTAL	69102 S.F.	1.59 AC	N/A	13494 S.F.	78 SPACES	5.8/1000	19.5%

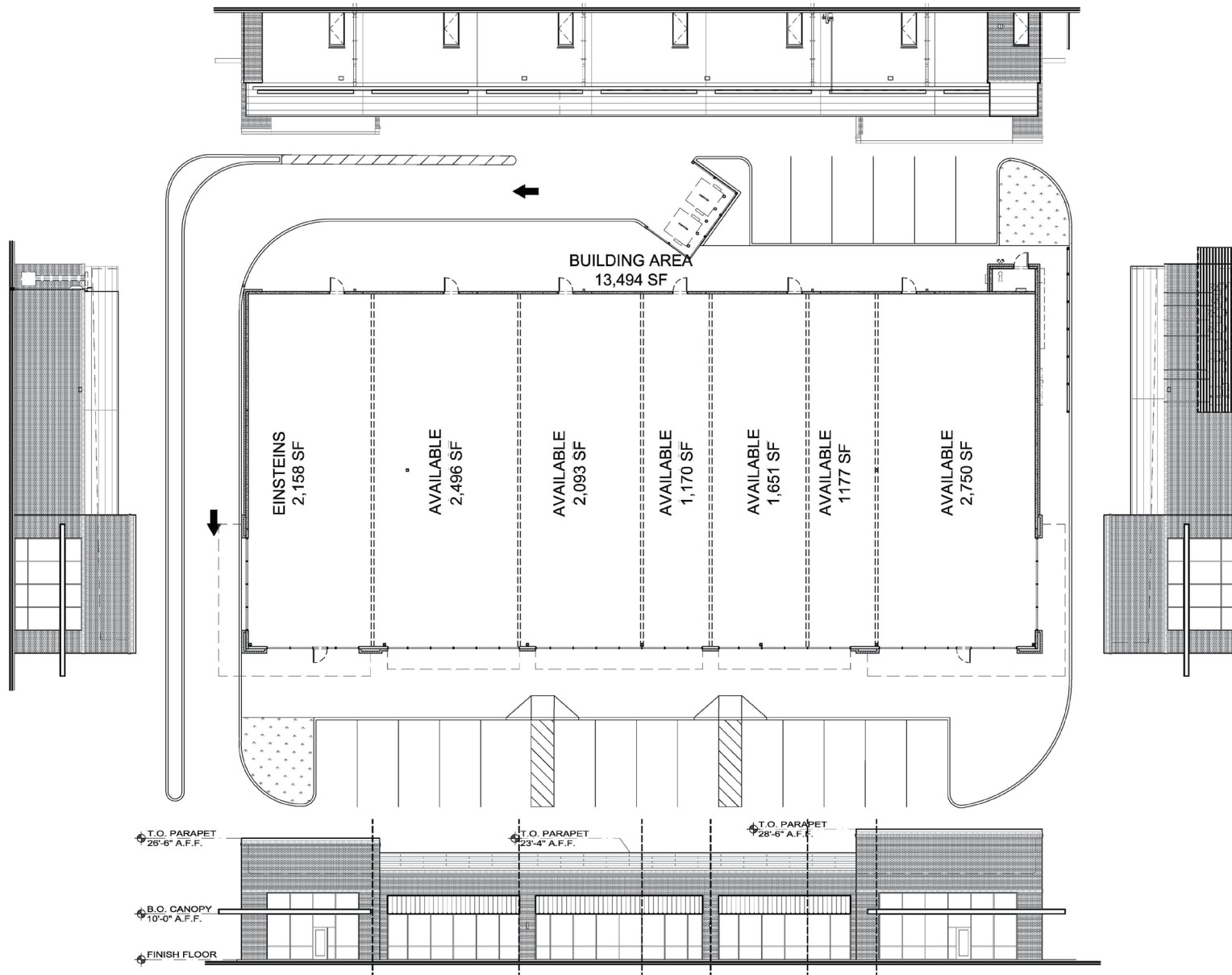
# BUILDING A

1.59 AC

11,447 SF Available (Can Divide)

78 SPACES (5.8/1000)









	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
TOTAL POPULATION	12,525	91,445	251,464
TOTAL DAYTIME POPULATION	13,966	71,342	213,218
PROJECTED POPULATION GROWTH 2025 TO 2030	7.02%	7.76%	6.33%
2030 PROJECTED POPULATION	13,404	98,538	267,388
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	49%	49%	49%
MEDIAN AGE	36.7	37.4	37.5
<b>BUSINESS</b>			
TOTAL EMPLOYEES	3,983	20,165	69,433
TOTAL BUSINESSES	462	1,750	5,279
<b>HOUSEHOLD INCOME</b>			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$108,432	\$110,319	\$106,969
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$107,129	\$105,577	\$100,151
ESTIMATED PER CAPITA INCOME	\$44,192	\$44,793	\$47,914
<b>HOUSEHOLD</b>			
TOTAL OCCUPIED HOUSING UNITS	4,529	31,718	93,225
% HOUSING UNITS OWNER-OCCUPIED	72%	69%	64%
% HOUSING UNITS RENTER-OCCUPIED	20%	26%	30%
<b>RACE &amp; ETHNICITY</b>			
% WHITE	52%	53%	53%
% BLACK OR AFRICAN AMERICAN	14%	13%	15%
% ASIAN	10%	9%	8%
% OTHER	24%	25%	24%
% HISPANIC	25%	28%	27%
% NON-HISPANIC	75%	72%	73%

## Approved by the Texas Real Estate Commission for Voluntary Use

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

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809