



Walmart

LOWE'S

Bridgestone Crossing  
Townhomes  
±200 Units

±5,082 SF  
AVAILABLE

DUTCH BROS

HOUSTON  
Methodist  
LEADING MEDICINE

H-E-B

±1.8 Million  
Annual Visits

ROTOLO'S  
CRAFT CRUST

15,350 CPD

Gosling Rd

Savannah Oaks Apartments  
±330 Units

1-3 AC  
FOR SALE  
OR GROUND LEASE

Detention

# GOSLING CROSSING RETAIL CENTER FOR LEASE PAD SITE AVAILABLE FOR SALE OR GROUND LEASE

SWQ Gosling Rd & FM 2920 | Spring, TX



WWW.BLUEOXGROUP.COM

# PROPERTY INFORMATION:

- Address:** 21101 Gosling Rd  
Spring, TX 77388
- Bldg A: 100% Leased
- Availability:**
- Bldg B: ±5,082 SF Available
  - Land: 1-3 AC Pad (For Sale or Ground Lease)
- Price (Retail):** \$30.00 PSF + \$10.00 NNN
- Price (Land):** Call For Pricing

## HIGHLIGHTS:

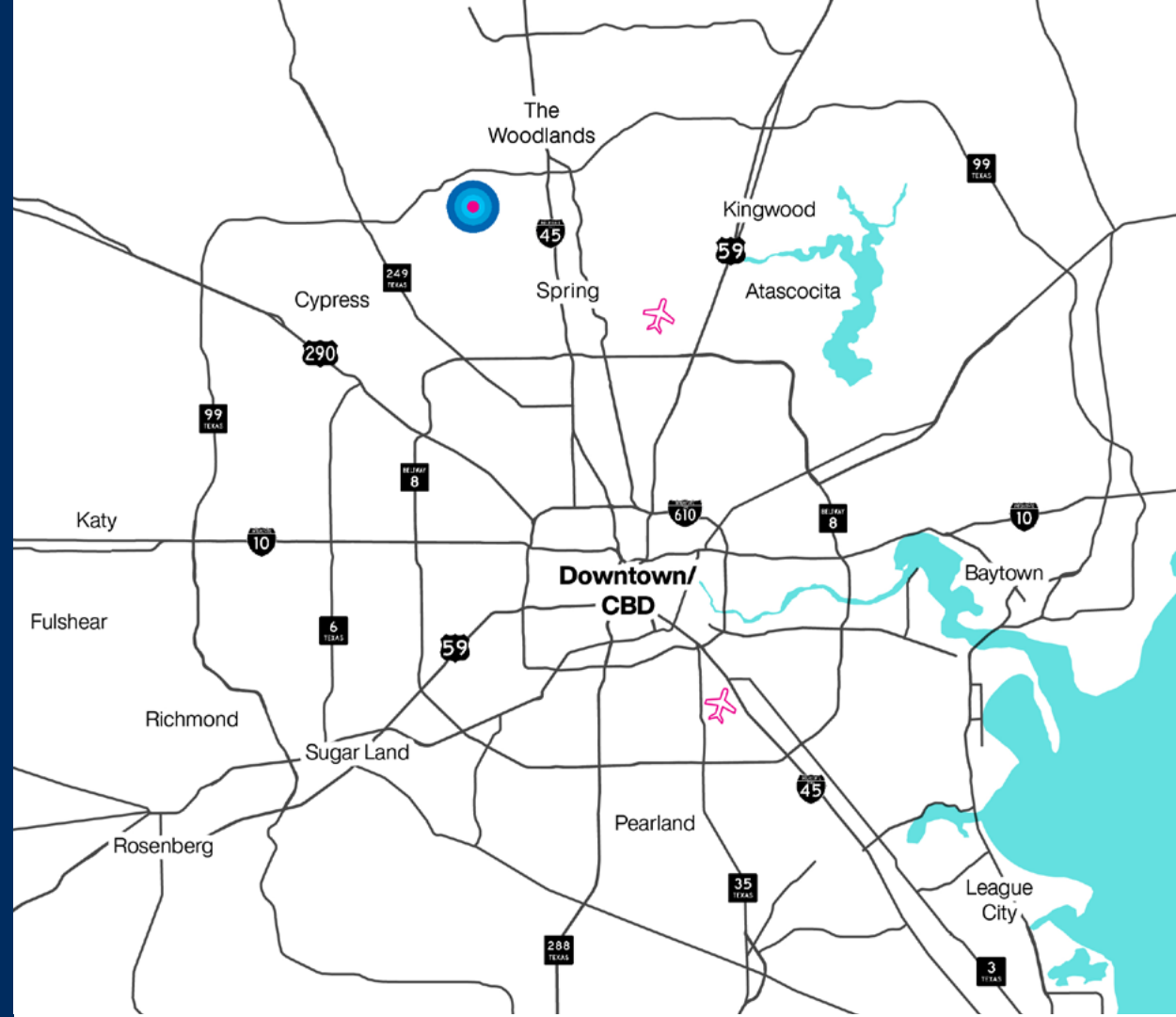
- Brand new, high quality construction
- Close proximity and easy access to the Grand Parkway
- Across from new H-E-B with ±1.8 million annual visits
- On-site detention
- Adjacent to 2 multi-family complexes with over 500 units
- Major area retailers include: H-E-B, Sprouts, Kroger, Walmart, Lowe's,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

## TRAFFIC COUNTS:

- FM 2920:** 18,153 cpd
- Gosling Rd:** 15,350 cpd

## DEMOGRAPHICS:

|                      | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| <b>Population</b>    | 11,433    | 87,100    | 238,922   |
| <b>Daytime Pop.</b>  | 5,887     | 43,472    | 126,729   |
| <b>Avg HH Income</b> | \$118,499 | \$129,312 | \$133,647 |





18,153 CPD ('22)



Gosling Rd

15,350 CPD ('22)

CHICK-FIL-EE  
PANDA EXPRESS  
STARBUCKS  
BLUEWAVE

SHERWIN WILLIAMS

OTTON PATCH CAFE

GUTHRIE BUILDINGS INC  
HOUSTON Methodist LEADING MEDICINE

TDECU YOUR CREDIT UNION  
Dutch Bros

FRESENIUS KIDNEY CARE

Pepperoni's

LOWE'S

Bridgestone Crossing Townhomes ±200 Units

ROTOLOS CRAFT & COAST

H-E-B  
±1.8 Million Annual Visits

SPROUTS FARMERS MARKET

Pod's Macaroni Grill  
COP

Savannah Oaks Apartments ±330 Units

21,956 CPD ('22)

Waffle House

Kuykendahl Rd

Gosling Rd

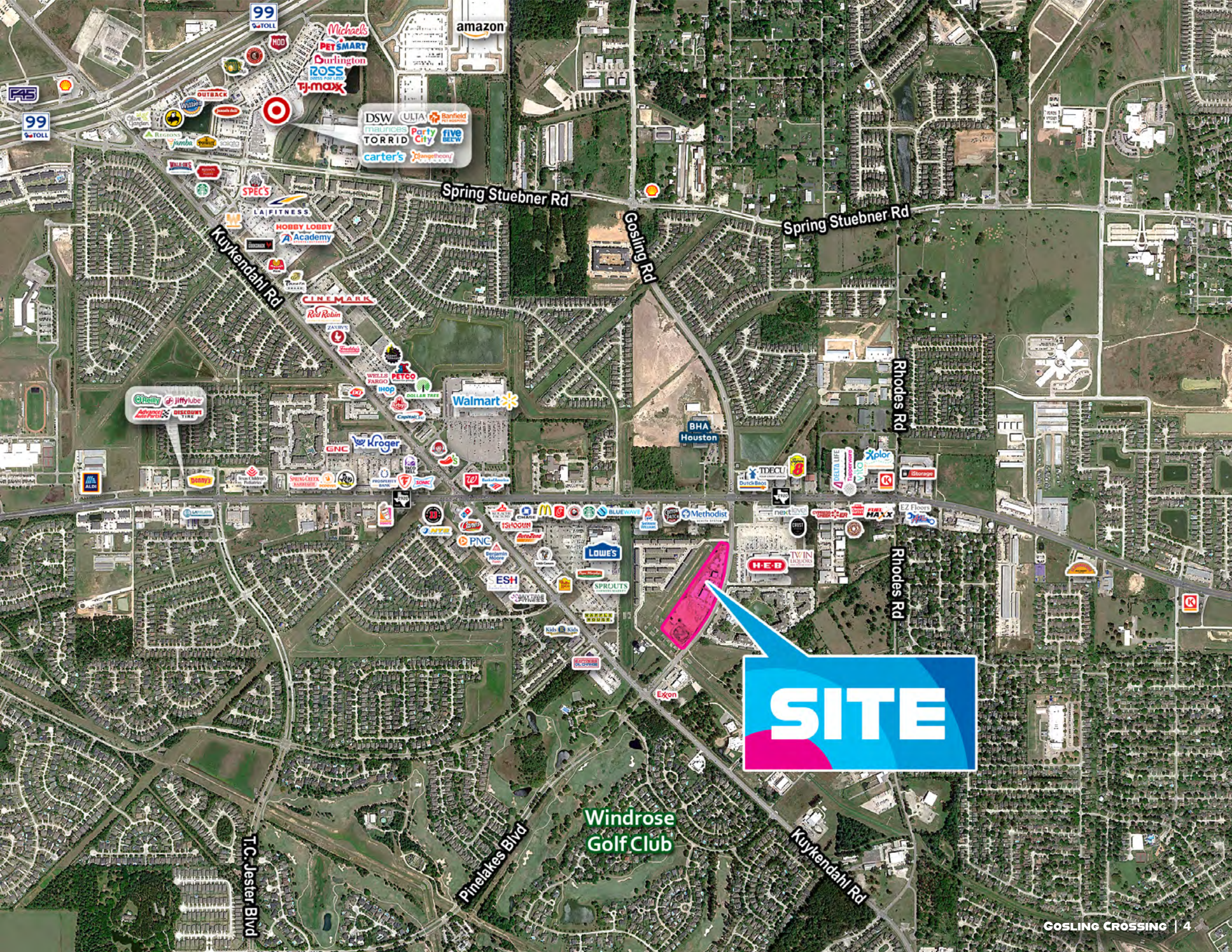
at CHAPARRO

TAPPED

THE ONE CLUB

Exxon

SITE



**SITE**



LEIN  
LINS

SESH

SPROUTS

LOWE'S

KROGER

Walmart

COTTON PATCH

HOUSTON  
Methodist  
EASTWING MEMORIAL

Detention

**1-3 AC  
FOR SALE OR  
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**±5,082 SF  
AVAILABLE**

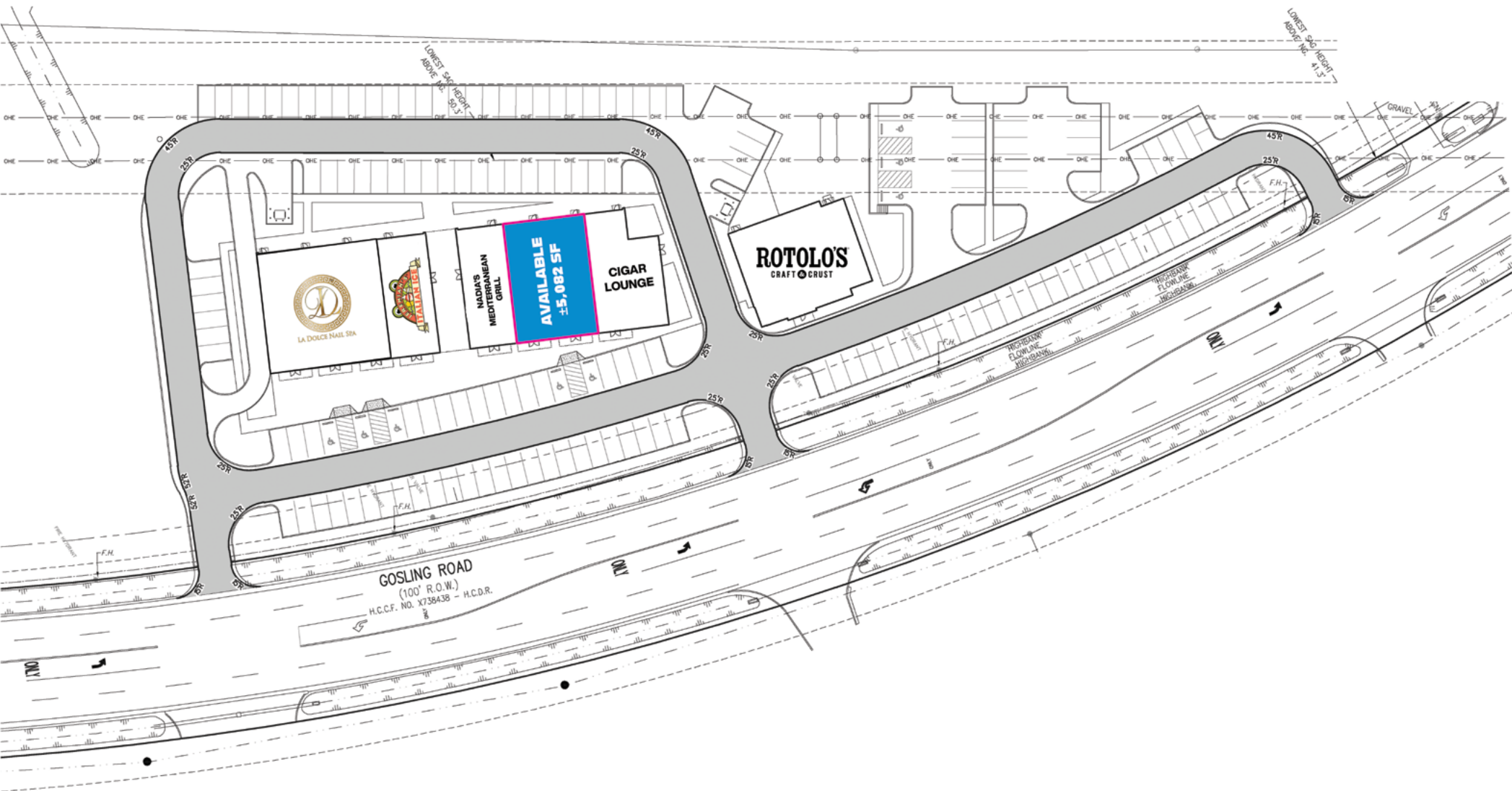
ROTOLO'S  
CRAFT CRUST

**H-E-B**

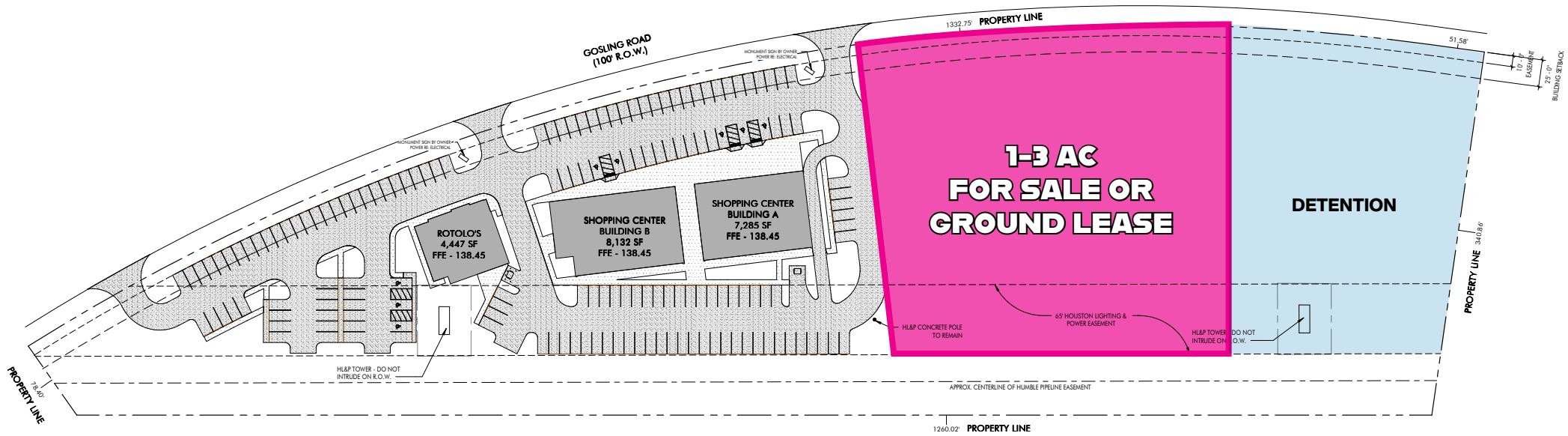
**±1.8 Million Annual Visits**

**Savannah Oaks Apartments  
±330 Units**

# RETAIL SITE PLAN



# LAND OVERVIEW





**±5,082 SF  
AVAILABLE**



**±5,082 SF  
AVAILABLE**

**1-3 AC  
FOR SALE OR  
GROUND LEASE**





# 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.

|  |                |                           |                     |
|--|----------------|---------------------------|---------------------|
| <b>Blue Ox Brokerage, LLC</b>                                      | <b>9009549</b> | <b>jj@blueoxgroup.com</b> | <b>713.804.7777</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                     | Phone               |
| <b>Joshua Jacobs</b>   | <b>448255</b>  | <b>jj@blueoxgroup.com</b> | <b>713.230.8882</b> |
| Designated Broker of Firm  | License No.    | Email                     | Phone               |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                     | Phone               |
| Sales Agent/Associate's Name                                       | License No.    | Email                     | Phone               |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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Claire Salazar | 713.574.6281  
cs@blueoxgroup.com

Jack Savery | 713.814.4930  
js@blueoxgroup.com



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