

# PAD SITES AT GOSLING OAKS

*Shovel-Ready Pads For Ground Lease Or Build-To-Suit*

**Gosling Rd & W. Rayford Rd | Spring, TX 77389**

**SOLD**

*Directly across from the \$200M **Gosling Oaks** Mixed-Use Development totaling over 50 acres*

PRESENTED BY:

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## Overview

The pad sites at Gosling Oaks offer a flexible commercial opportunity positioned along a primary north–south corridor serving Spring and The Woodlands. The site benefits from direct frontage and visibility along Gosling Road, immediate access to surrounding residential neighborhoods, and proximity to major retail, employment, and transportation corridors.

Located directly across from the forthcoming Gosling Oaks mixed-use development, the pad sites are well suited for neighborhood-serving retail, service, medical, and restaurant uses seeking long-term relevance within a growing and increasingly active submarket.

## Site Snapshot

**Total Site Area:** ± 6.35 Acres

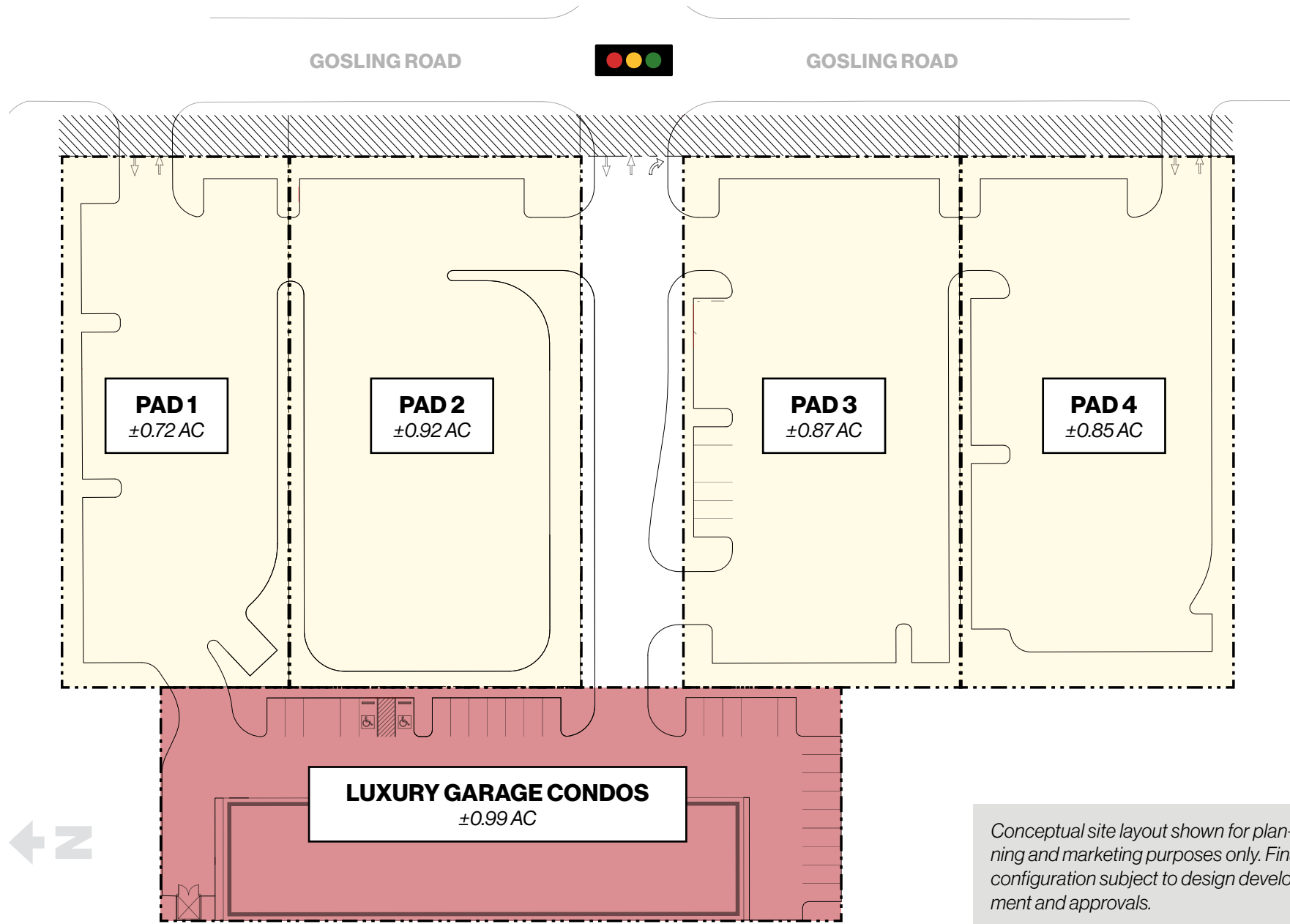
**Pad Sites:** 5 Pads

**Pad Size Range:** ±0.72 –0.92 Acres *(Conceptual)*

**Frontage:** Gosling Road

*(Pad sizes and configuration subject to final survey and design.)*





*Conceptual site layout shown for planning and marketing purposes only. Final configuration subject to design development and approvals.*



**DETECTION  
POND**

**LUXURY GARAGE CONDOS  
±0.99 AC**

**PAD 1  
±0.72 AC**

**PAD 2  
±0.92 AC**

**PAD 3  
±0.87 AC**

**PAD 4  
±0.85 AC**

**Magic Oak  
PRESCHOOL**

**SOUTHCREEK  
ANIMAL CLINIC**

**EST. 1998  
SCOOTER'S  
COFFEE**



**GOSLING RD**

**GOSLING RD**

**Gosling Oaks Mixed Use Development**

**FUTURE SITE**

**RESTAURANT  
10k SF**

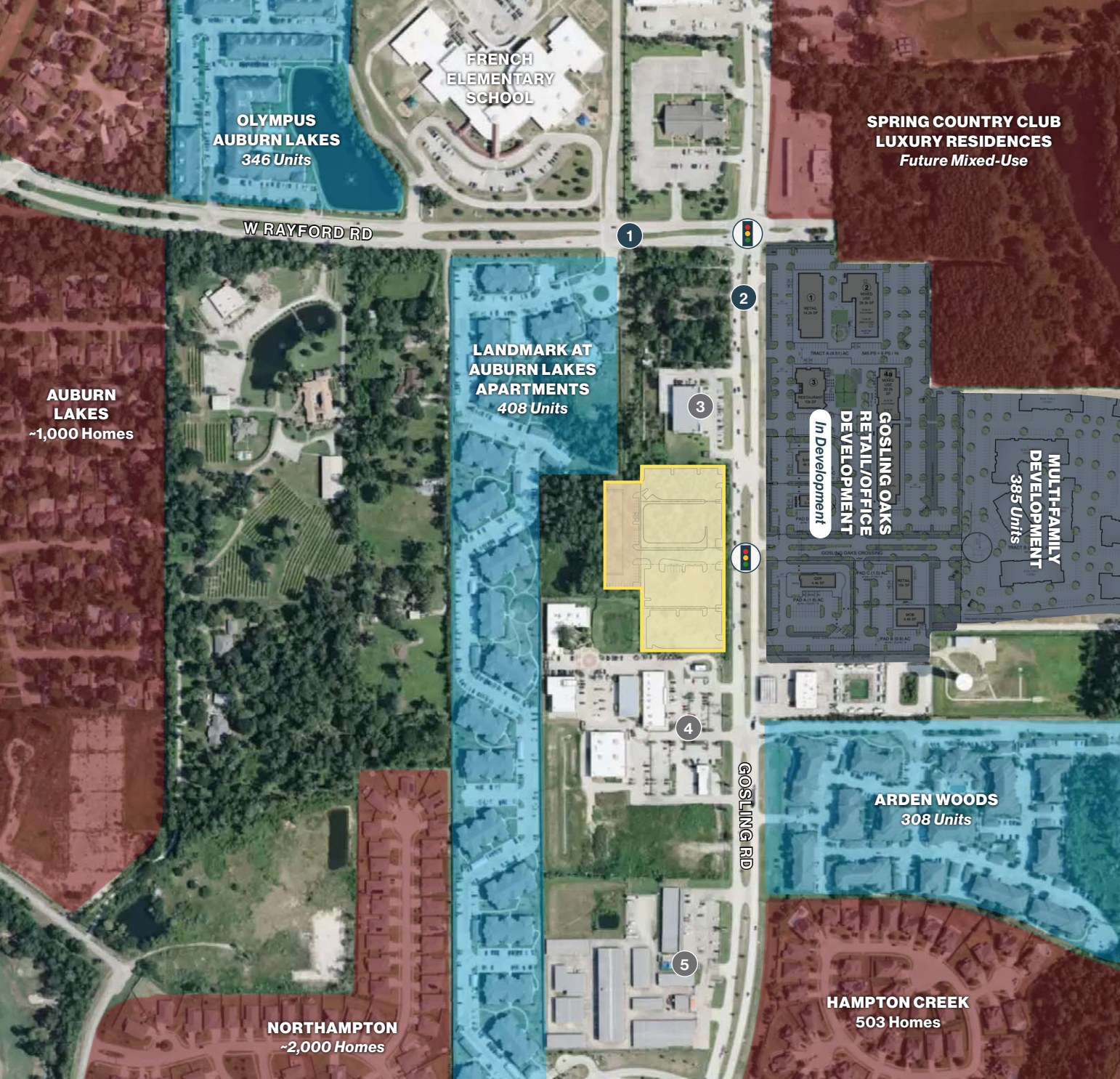
**BANK  
4k SF**

**QSR  
2.4k SF**

**DD (0.9  
8 PS = 15.8 PS**

**QSR  
4.4k SF**

**PAD A (1.8)  
83 PS = 18.8 PS / 1**



**Existing Area Conditions**

The surrounding area reflects an established pattern of neighborhood-serving commercial activity supported by a large **single-family** and **multifamily** residential base. Existing retail and service uses along Gosling Road demonstrate proven demand for daily-use, convenience, and experiential commercial formats, while strong traffic volumes and nearby mixed-use development further reinforce the site's viability.

**Traffic Count** (TxDOT AADT)

- ① W. Rayford Road: ±10,000 VPD
- ② Gosling Road: ±12,000 VPD

**Commercial Context**

- ③ Boutique Retail  
Small-scale, design-forward retail including personal services, specialty goods, and wellness uses
- ④ Berry Farm Marketplace  
Neighborhood retail center with food & beverage, service, fitness, medical, and automotive uses
- ⑤ Gosling Center  
Local service retail including personal care, childcare, fitness, and convenience uses



**jiffylube**  
**FIT CLUB 24**  
**SPEC'S**  
WINES • SPIRITS • FINEER FOODS  
NEW RANCHO  
GRILL & BAR

**CENTER COURT PIZZA & BREW**  
**FAJITA PETE'S**  
EST. 1998  
**SHIPLEY DONUTS**  
**SUBWAY**  
EST. 1998  
**SCOOTER'S COFFEE**

**Kroger**  
FRESH FOR EVERYONE™  
**McDonald's**  
**Starbucks**  
**CVS**  
**BIGOTES STREET TACOS**  
**TACO BELL**

**THE HOME DEPOT**  
**CAVENDER'S**

**GOSLING OAKS**  
**Mixed-Use Development**  
*Under development by Newman CRE*  
 50-acre mixed-use destination featuring upscale retail, restaurant, medical, office, and luxury multifamily, designed around preserved heritage oak trees and activated public greenspaces.

**Domino's**  
**graze craze**  
CHARACTERISTIC BREADS & BEETS  
**Starbucks**

**HOBBY LOBBY**  
**WHATABURGER**  
**Starbucks**  
**Academy SPORTS+OUTDOORS**  
**THE COOKSHACK**  
**LAIFITNESS.**

**Michael's**  
**Burlington**  
**T.J. MAXX**  
**FIVE GUYS**  
BURGERS and FRIES  
**Olive Garden**  
ITALIAN KITCHEN  
**Target**  
**la Madeleine**  
BAKERY & CAFE  
**Jason's DELI**  
**Willie's**  
GRILL & ICEHOUSE  
**Bojangles**  
**salata**  
salad kitchen  
**BUFFALO WILD WINGS**

**Retail Context**

The surrounding retail environment reflects a mix of regional destinations and established neighborhood centers serving the broader trade area, providing daily services while reinforcing Gosling Road as an emerging commercial corridor.

**Underserved Corridor**

Surrounding residential growth continues to outpace single-tenant retail supply along Gosling Road, positioning the corridor for future neighborhood-serving commercial demand and infill opportunities.

**Road Improvements**

Recent expansion of Gosling Road to four lanes has improved connectivity between Spring and The Woodlands, strengthening regional access, traffic flow, and long-term visibility for adjacent pad sites.





High-income residential density, regional employment, and direct access to I-45 and Grand Parkway 99 position Gosling Oaks Pad Sites within a strong North Houston growth corridor.

**Demographic Information**

**1 Mile**  
 Population: 7,157  
 Households: 2,622  
 Avg HH Income: \$165,176

**3 Mile**  
 Population: 71,704  
 Households: 26,162  
 Avg HH Income: \$149,119

**5 Mile**  
 Population: 205,297  
 Households: 74,961  
 Avg HH Income: \$148,791

**Major Employment Centers**

- 1** Chevron Phillips Chemical  
~5k employees (*Americas HQ*)
- 2** Entergy Texas  
~10k employees (*company-wide*)
- 3** Occidental Petroleum  
~13k employees (*global*)
- 4** ExxonMobil Houston Campus  
~10k employees (*campus*)
- 5** Hewlett Packard Enterprise  
~65k–70k employees (*global*)



## Gosling Oaks

Directly across Gosling Road from the pad sites, **Gosling Oaks is a planned \$200M, 50-acre mixed-use development positioned to establish this intersection as a primary commercial node serving Spring and The Woodlands.** The project introduces a walkable environment anchored by retail, dining, office, medical, and Class A multifamily uses, creating long-term activity and demand for adjacent commercial parcels.

Gosling Oaks is planned to deliver approximately  $\pm 79,700$  SF of retail and restaurant space,  $\pm 31,000$  SF of office and medical office, and a 390-unit luxury multifamily community. Three public greenspaces, patio-oriented storefronts, and internal streets are designed to support daily traffic as well as evening and weekend visitation.

Located at the southeast corner of Gosling Road and West Rayford Road, Gosling Oaks adds density, visibility, and destination appeal to the corridor, strengthening the surrounding trade area and enhancing the positioning of nearby pad sites.

## About

- **$\pm 50$  Acres Mixed-Use**
- **\$200M Planned Development**
- **$\pm 110K$  SF Retail / Office / Medical**
- **385 Unit Multifamily**
- **Three Public Greenspaces**
- **Located at Gosling Rd & W Rayford Rd**





**GOSLING OAKS  
MIXED-USE COMMERCIAL**

**CLASS A MULTIFAMILY  
385 UNITS**

**SOLD**



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

# Brokerage Disclosure

This Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell or a solicitation to buy. Brokerage relationships are governed by Texas law and are outlined in the disclosure to the right.

- Information provided is deemed reliable but not guaranteed
- Subject to prior sale or withdrawal without notice

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### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

|   |                |                             |                      |
|---|----------------|-----------------------------|----------------------|
| <u>Nate Newman Brokerage, Inc.</u>  | <u>9004564</u> | <u>info@newmancre.com</u>   | <u>(832)476-7200</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name            | License No.    | Email                       | Phone                |
| <u>Nate Newman</u>  | <u>587273</u>  | <u>info@newmancre.com</u>   | <u>(832)476-7200</u> |
| Designated Broker of Firm   | License No.    | Email                       | Phone                |
| <u>Austin Shaw</u>  | <u>564510</u>  | <u>austin@newmancre.com</u> | <u>(281)928-2500</u> |
| Licensed Supervisor of Sales Agent/ Associate<br>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)

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