

OFFICE BUILDINGS
FOR LEASE
OR SALE



THREE PROFESSIONAL OFFICE BUILDINGS UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389



OFFERING SUMMARY

Sale Price:	\$260 PSF
Lease Rate:	\$25 - \$30 PSF
Total Available SF:	+/- 11,070 SF
Total Project Size:	+/- 1.25 Acres
Market:	Northwest
Submarket:	Spring/Klein
County:	Harris

PROPERTY HIGHLIGHTS

- Two professional office buildings available for sale or lease in new office complex under construction on Gosling Road
- Build-to-suit options available, with 2-story floor plans including a +/- 960 SF mezzanine
- Excellent location with over 15,000 vehicles per day on Gosling Road and over 19,000 vehicles per day on nearby Spring Stuebner Road
- Great visibility with approximately 165 feet of frontage on Gosling Road
- Property located in Harris County, Klein ISD, and Bridgestone MUD
- Total Tax Rate for 2022: \$2.51 per \$100 assessed value
- Full survey and demographic package available

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

713.473.7200

OFFICE BUILDINGS

FOR LEASE
OR SALE



THREE PROFESSIONAL OFFICE BUILDINGS UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389



21927 and 21919 Gosling Road
****Under Construction****

FOR MORE INFORMATION, PLEASE CONTACT:

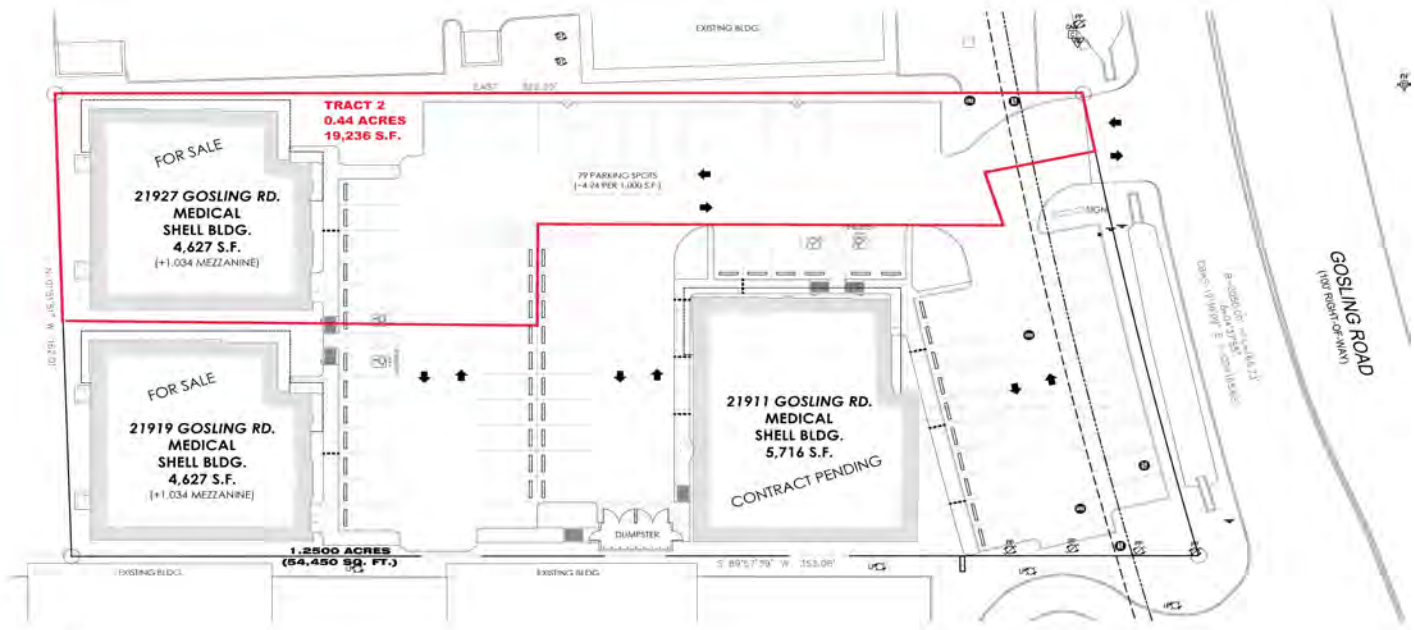
JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

713.473.7200

OFFICE BUILDINGS
**FOR LEASE
 OR SALE**

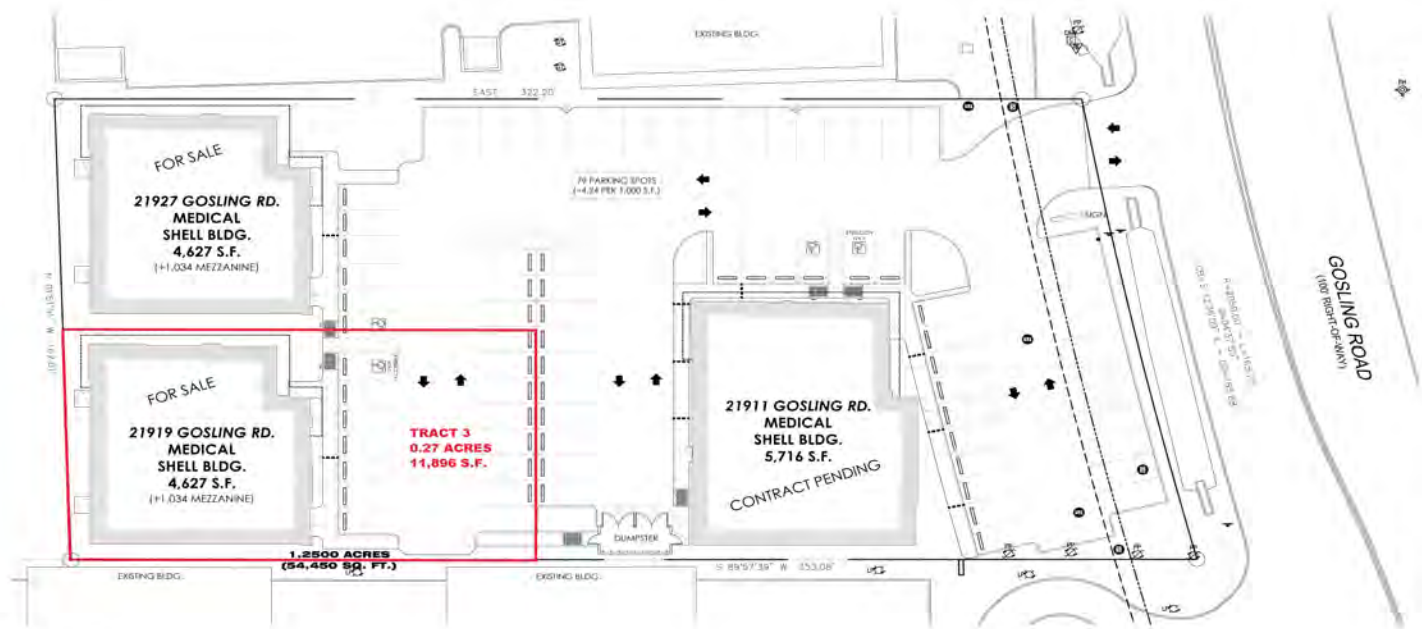
THREE PROFESSIONAL OFFICE BUILDINGS UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389



1 SITE PLAN
 SCALE: 1/8" = 1'-0"

TRACT 2



1 SITE PLAN
 SCALE: 1/8" = 1'-0"

TRACT 3

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
 PRESIDENT/PRINCIPAL
 713.473.7200
 JOEL@TEXASCRES.COM

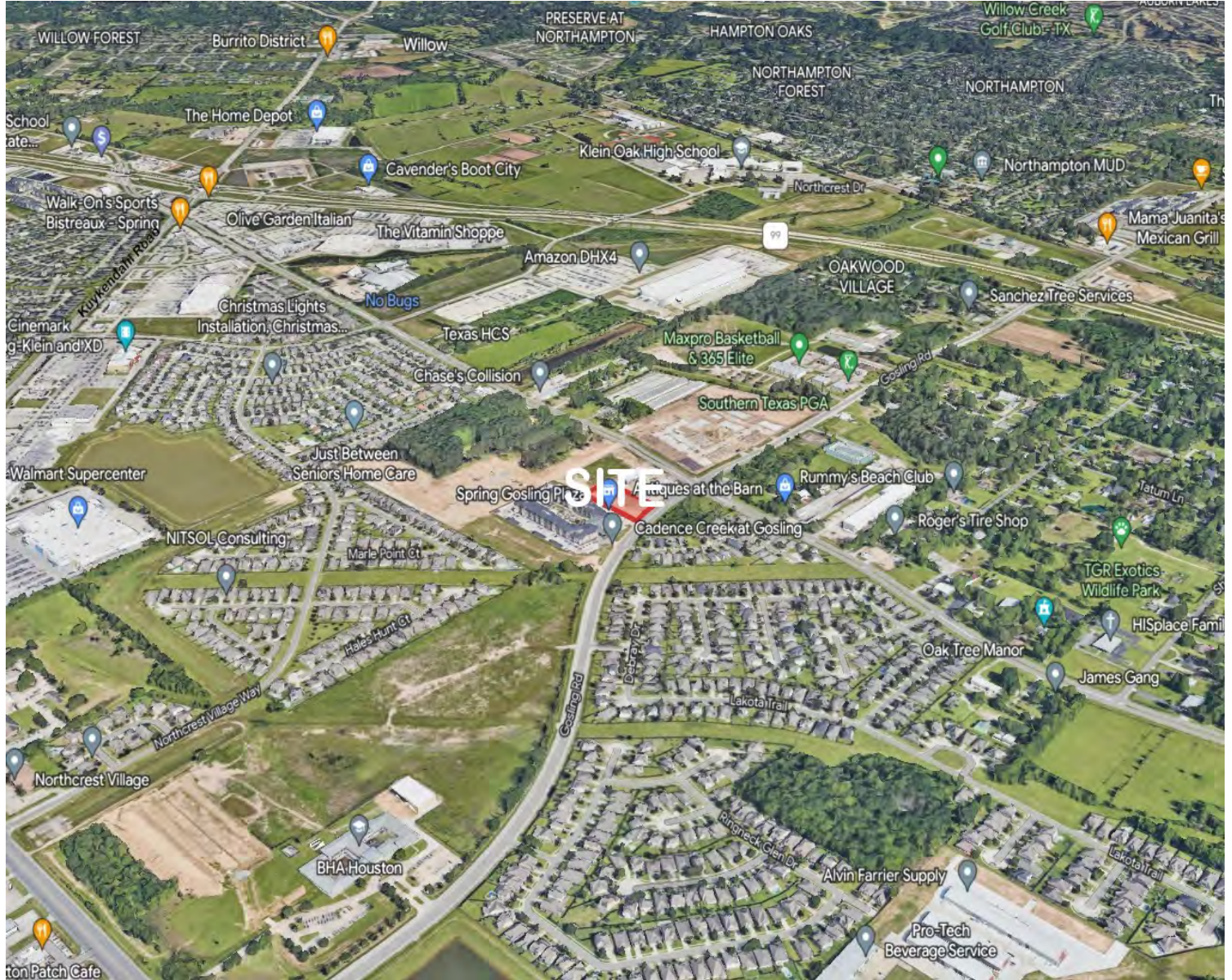
OFFICE BUILDINGS

FOR LEASE
OR SALE



THREE PROFESSIONAL OFFICE BUILDINGS UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389



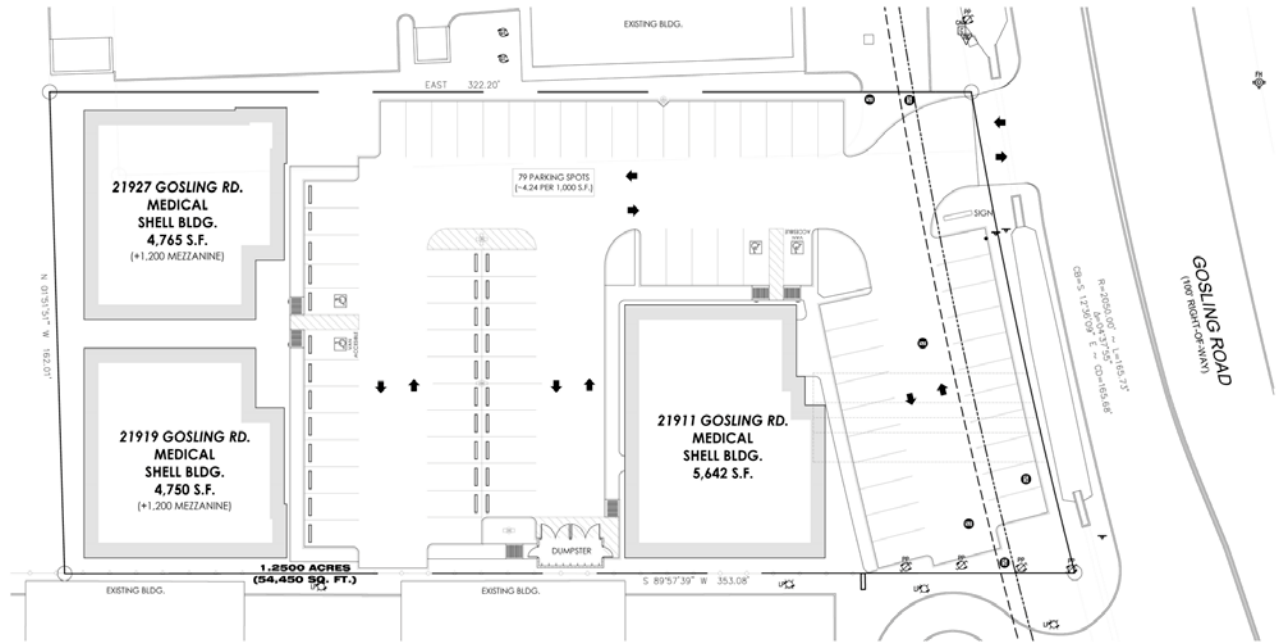
FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

713.473.7200

THREE PROFESSIONAL OFFICE BUILDINGS
UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389



1 SITE PLAN
SCALE: 1/8" = 1'-0"

PROPERTY INFORMATION

Year Built:	2024	Number of Buildings:	Three (3)
Total Space:	+/- 4,575 to 5,642 SF	Lease Rate/Sale Price:	\$25 - \$30 PSF / \$260 PSF

AVAILABLE

BUILDING	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE/SALE PRICE
21911 Gosling Road	SOLD	5,642 SF	NNN	Call Broker for Pricing
21919 Gosling Road	Available	5,535 SF	NNN	\$25 - \$30 PSF / \$260 PSF
21927 Gosling Road	Available	5,535 SF	NNN	\$25 - \$30 PSF / \$260 PSF

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

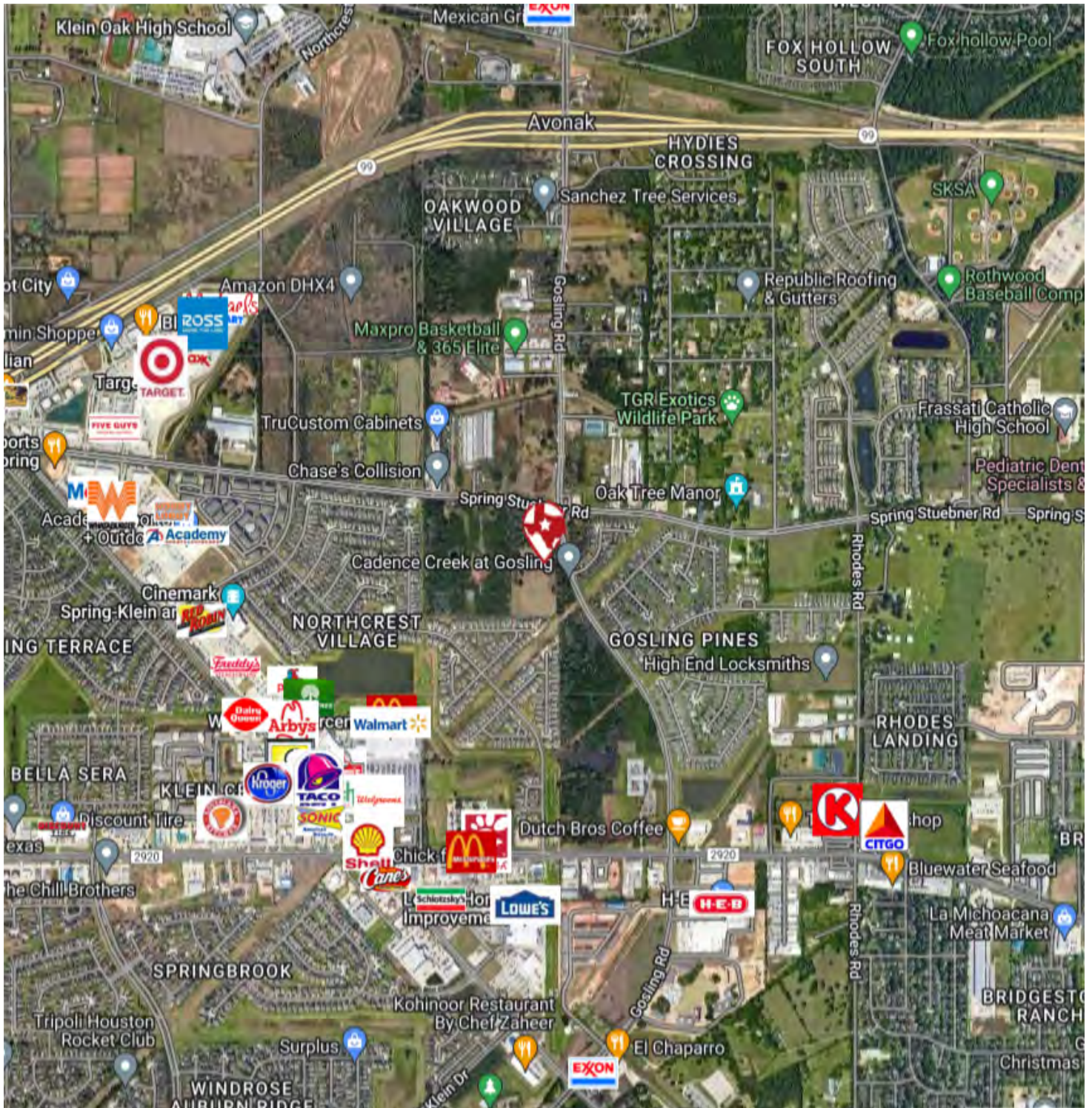
OFFICE BUILDINGS

FOR LEASE OR SALE



THREE PROFESSIONAL OFFICE BUILDINGS UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389



FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

713.473.7200

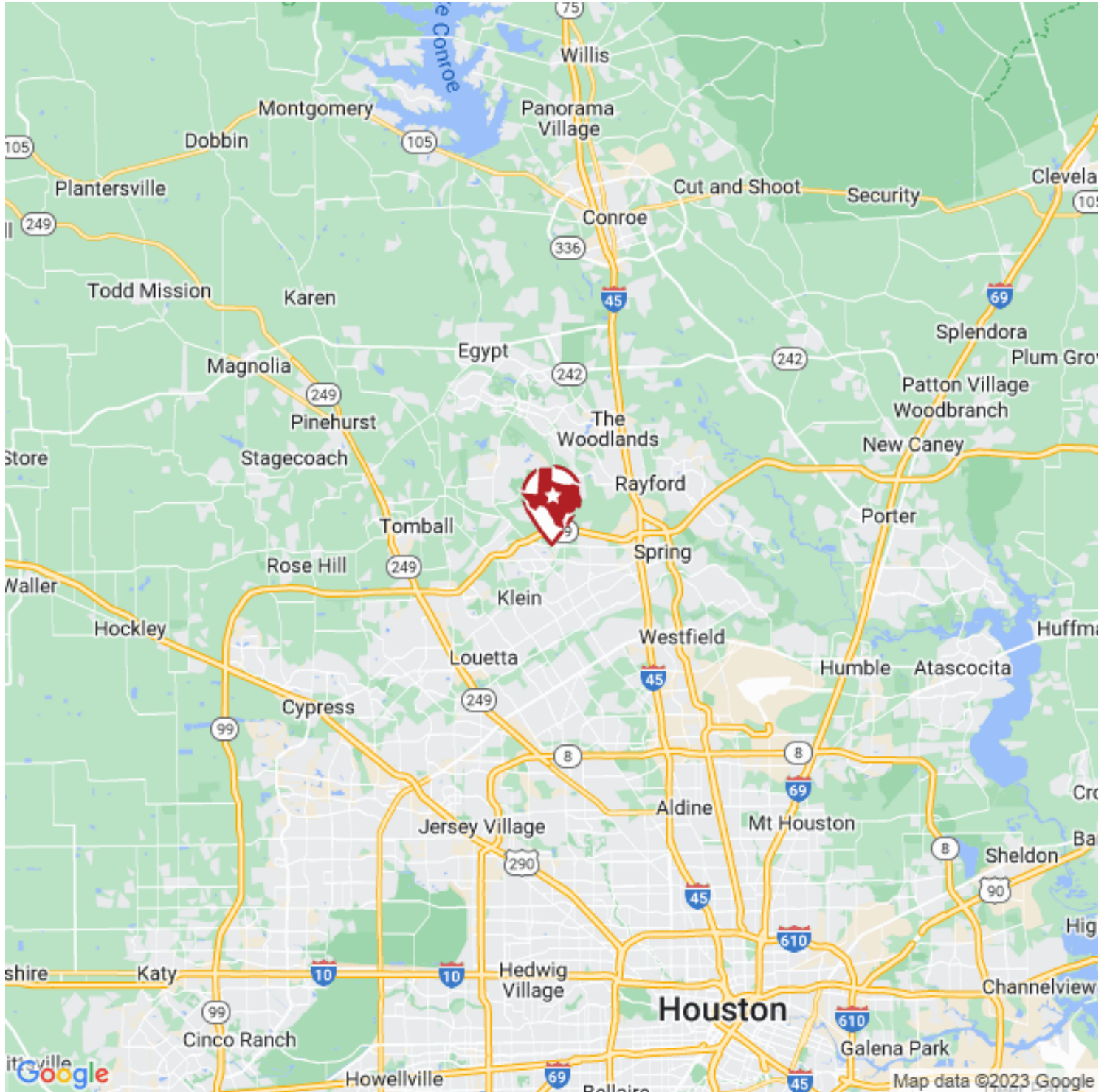
OFFICE BUILDINGS

FOR LEASE OR SALE



THREE PROFESSIONAL OFFICE BUILDINGS UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389



FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

713.473.7200

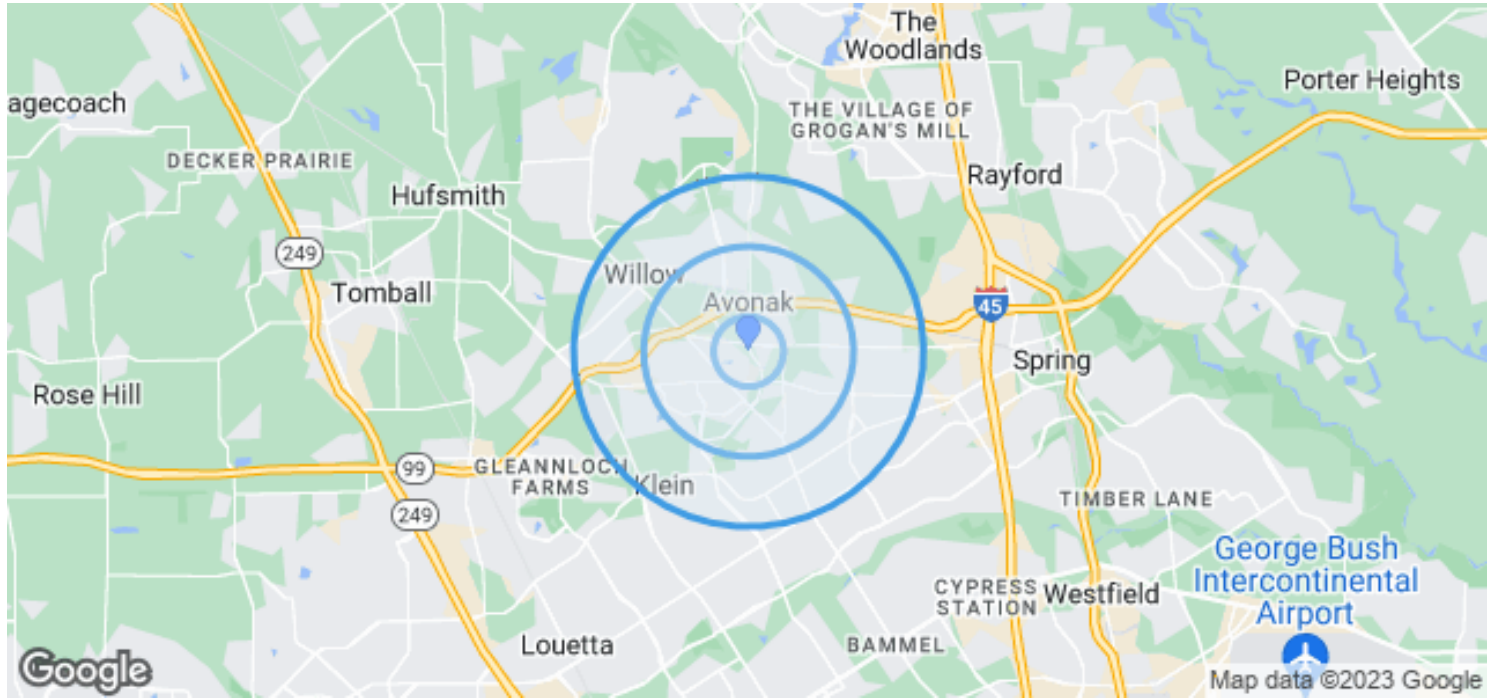
OFFICE BUILDINGS

FOR LEASE OR SALE



THREE PROFESSIONAL OFFICE BUILDINGS UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389



POPULATION	1 MILE	3 MILE	5 MILE
Total Population	10,125	76,832	223,299
Median age	28.8	33.2	35.1
Median age (Male)	27.4	32.8	35.1
Median age (Female)	29.9	33.6	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total households	3,407	25,125	77,785
# of persons per HH	2.97	3.06	2.86
Average HH income	\$124,860	\$131,384	\$137,074
Average house value	\$204,305	\$229,629	\$241,480

*Demographic data valid as of January 2020 and is derived from US Census and other official government sources

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

OFFICE BUILDINGS
FOR LEASE
OR SALE



THREE PROFESSIONAL OFFICE BUILDINGS
UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389



Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u>465800</u> License No.	<u>joel@texascres.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Brady Becker</u> Sales Agent/Associate's Name	<u>789995</u> License No.	<u>brady@texascres.com</u> Email	<u>(985) 703-1140</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

This form was produced by the subscriber named below through Texas FormSource.

Texas C.R.E.S. L.L.C. 11020 Sandhill Drive Cypress, TX 77429
Tracy Klein

PHONE: (713) 907-1707 FAX:
www.ziplogix.com

New JARS

Produced with zipForm® by zipLogix 16070 Fifteen Mile Road, Fraser, Michigan 48026

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

OFFICE BUILDINGS

FOR LEASE OR SALE



THREE PROFESSIONAL OFFICE BUILDINGS UNDER CONSTRUCTION ON GOSLING ROAD

21911 - 21927 GOSLING ROAD, SPRING, TX 77389

Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

713.473.7200