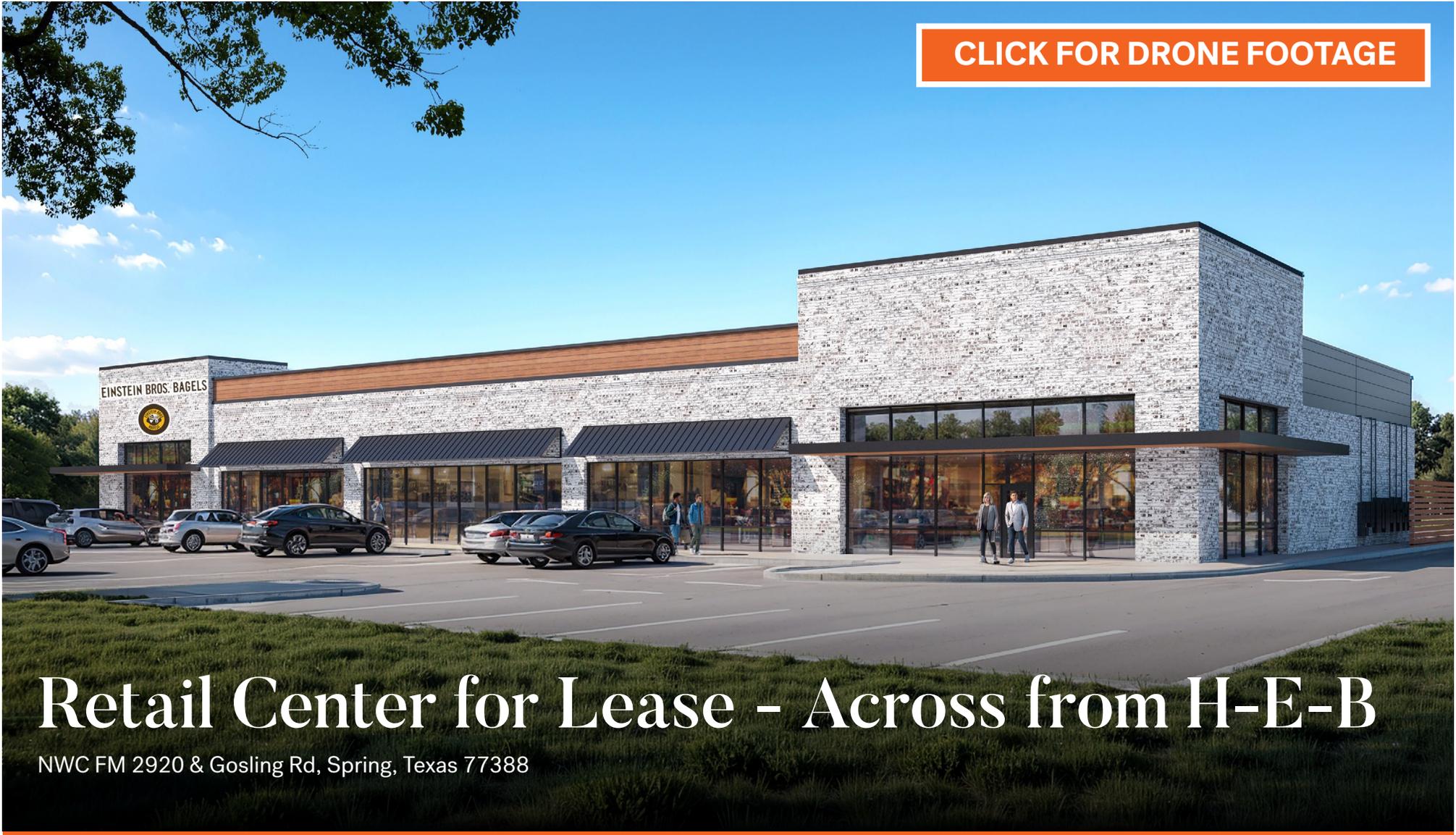




NOW AVAILABLE - NEW CONSTRUCTION RETAIL CENTER FOR LEASE

[CLICK FOR DRONE FOOTAGE](#)



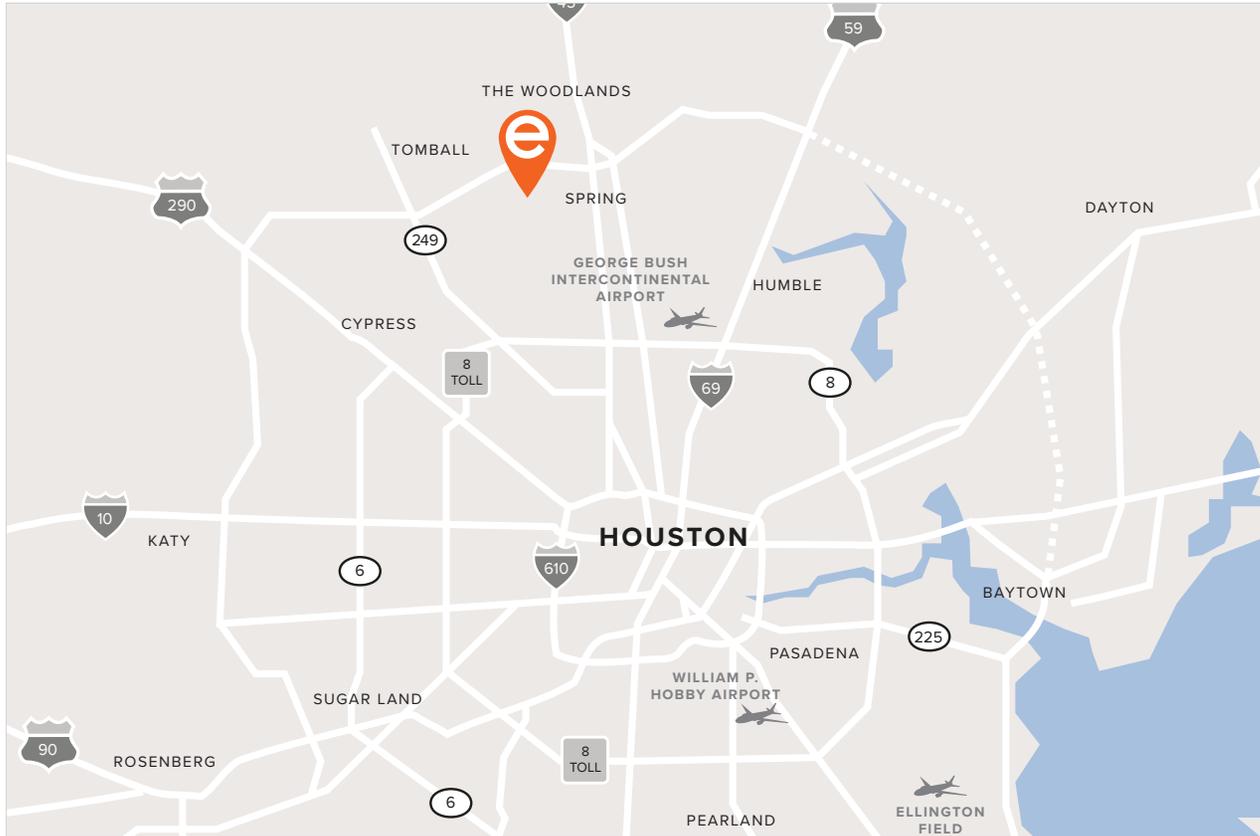
Retail Center for Lease - Across from H-E-B

NWC FM 2920 & Gosling Rd, Spring, Texas 77388

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LOCATION

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



AVAILABLE

**±2,220 SF (Inline)
±7,186 SF (End Cap - Can Divide)**



RATE

Please call for pricing



PARKING SPACES

78



TRAFFIC COUNTS (KALIBRATE 2025)

33,487 CPD

15,185 CPD

FM 2920

Gosling Rd



PROPERTY INFORMATION

- New retail center at the northwest corner of FM 2920 and Gosling Rd in Spring, Texas
- ±2,220 SF (Inline) & ±7,186 SF (End Cap- 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

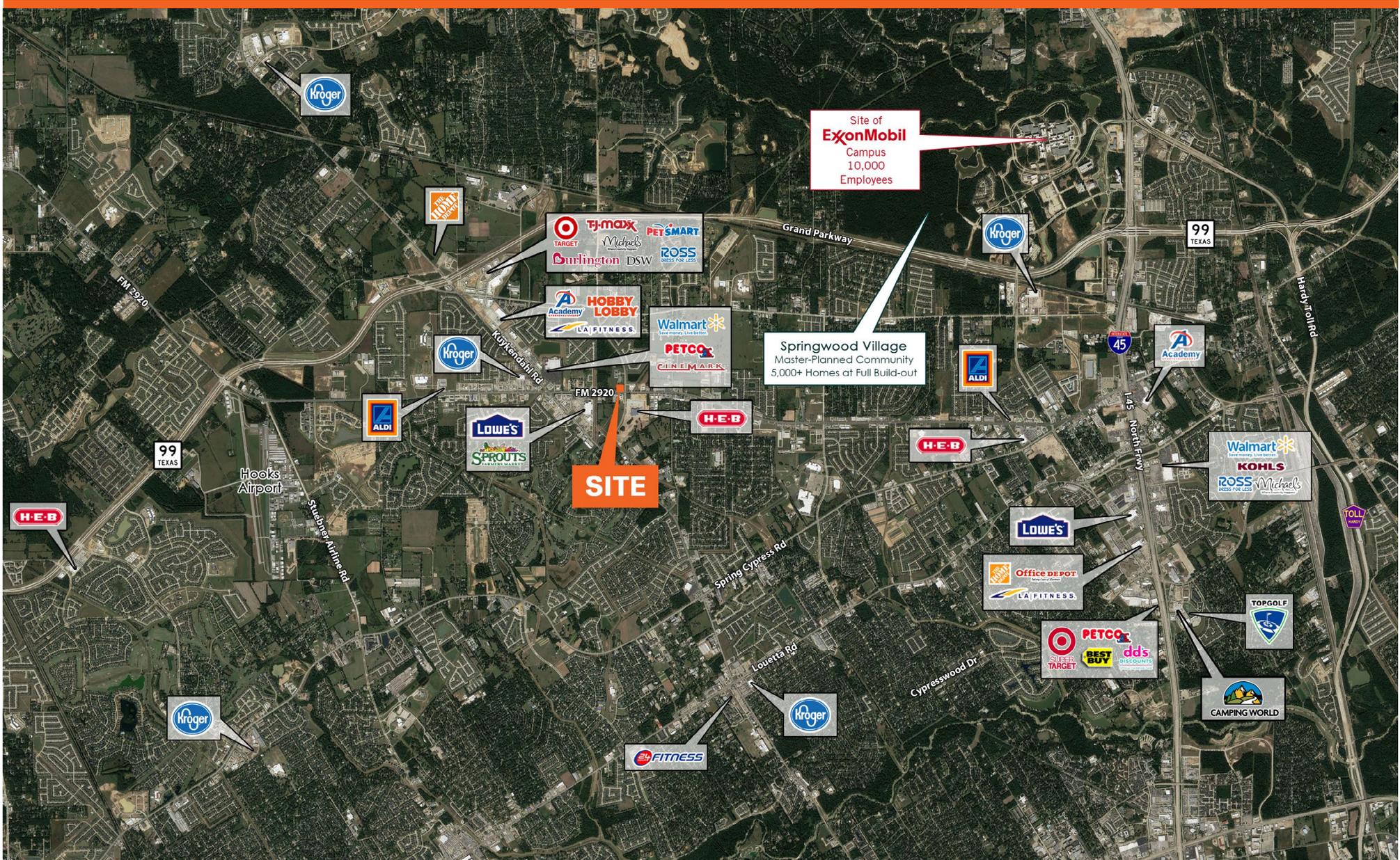
Visitor data from Placer.ai

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	12,634	92,296	244,850
ADULT DAYTIME POPULATION	11,818	69,610	201,643
AVG HH INCOME	\$103,398	\$107,450	\$104,429

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



edge

Brighter Horizons Academy

SITE

BUILDING A 1.59 AC
78 SPACES (5,81000)

15,185 cpd'25

33,487 cpd'25

1,200 SF - 8,000 SF AVAILABLE

1,200 SF - 8,000 SF AVAILABLE

OTTON PATCH CAFE

Methodist LEADING MEDICINE

BRIDGESTONE CROSSING
220 Townhomes

ROTOLO'S CRAFT & CRUST

9 goodwill

TDECU YOUR CREDIT UNION

DELTA LIFE FINANCIAL SERVICES

Dutch Bros

FM 2920

Gosling Rd

H-E-B FUEL

nextlevel

HOUSTON EYE ASSOCIATES

CRUST

H-E-B
2.5 Million Annual Visits
*Placer.ai

TWIN LIQUORS FINE WINE & SPIRITS

NEW CONSTRUCTION - 100% LEASED

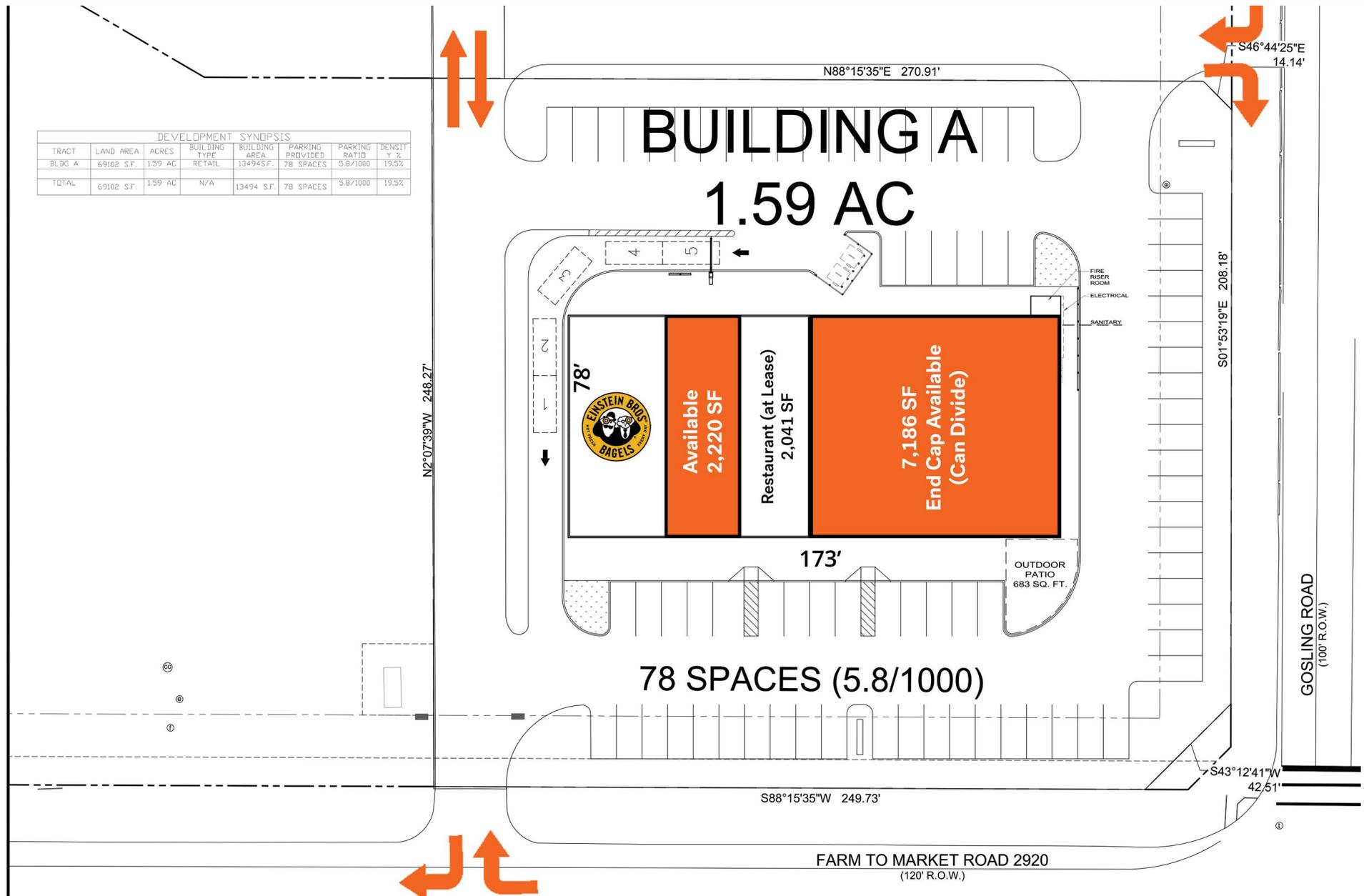
2920 ROAD

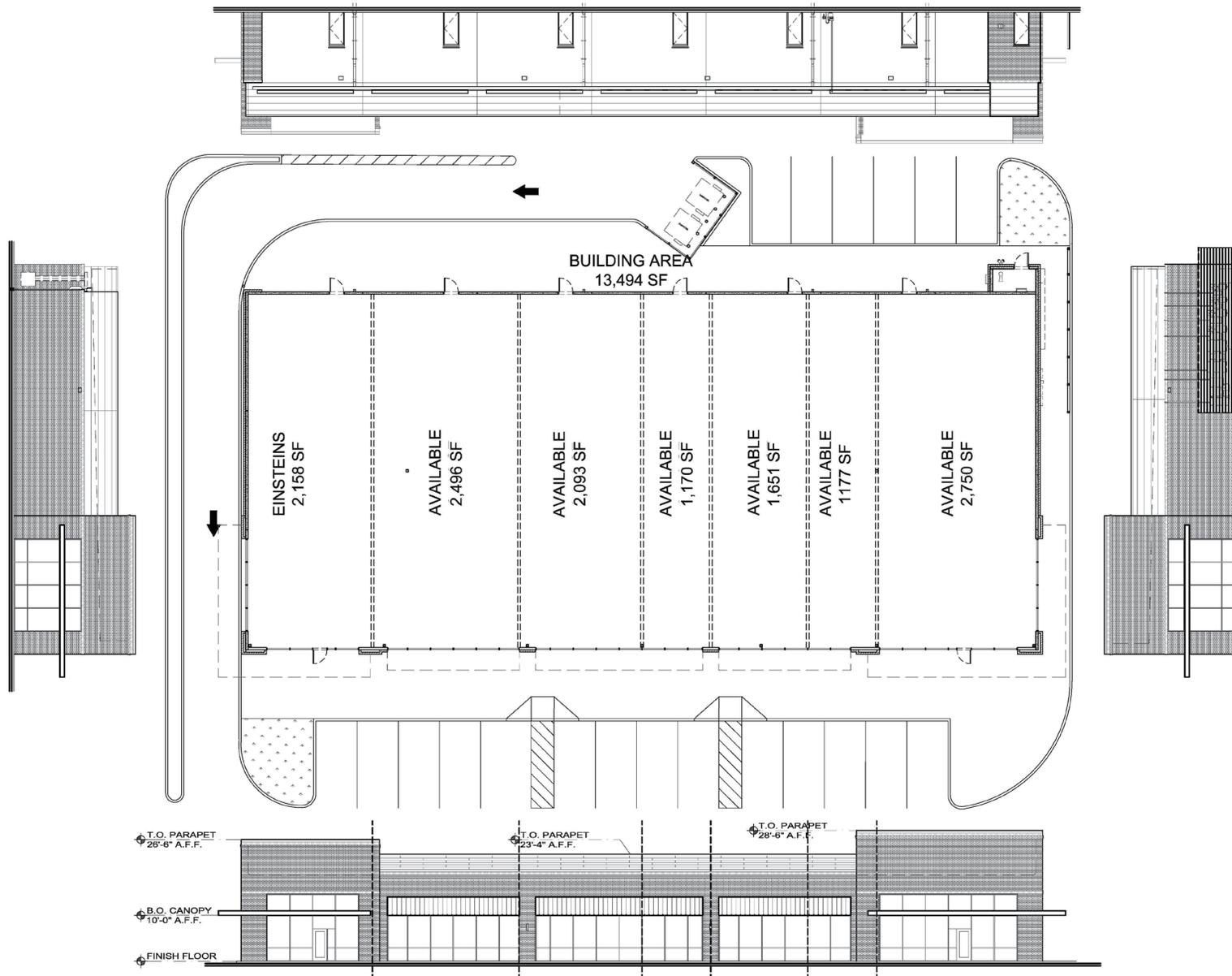
TRUCKEE CHICKEN BUFFET

H-E-B Fresh Foods

SAVANNAH OAKS IN SPRING
330 Units

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







NWC FM 2920 & GOSLING RD | NEW RETAIL CENTER RENDERINGS





	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	12,634	92,296	244,850
TOTAL DAYTIME POPULATION	11,818	69,610	201,643
PROJECTED POPULATION GROWTH 2021 TO 2026	7.06%	8.87%	7.25%
2026 PROJECTED POPULATION	13,526	100,485	262,603
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	49%	49%	49%
MEDIAN AGE	36.7	37.4	37.5
BUSINESS			
TOTAL EMPLOYEES	3,210	19,427	65,023
TOTAL BUSINESSES	388	1,884	5,443
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$103,398	\$107,450	\$104,429
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$102,133	\$102,585	\$96,035
ESTIMATED PER CAPITA INCOME	\$39,585	\$41,568	\$44,656
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	4,425	31,943	90,959
% HOUSING UNITS OWNER-OCCUPIED	75.00%	70.00%	63.00%
% HOUSING UNITS RENTER-OCCUPIED	18.00%	26.00%	31.00%
RACE & ETHNICITY			
% WHITE	53.50%	56.21%	55.54%
% BLACK OR AFRICAN AMERICAN	13.70%	12.08%	14.97%
% ASIAN	8.65%	8.58%	7.72%
% OTHER	24.15%	23.14%	21.77%
% HISPANIC	27.39%	27.75%	26.64%
% NON-HISPANIC	72.61%	72.25%	73.36%

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
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

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