

BERRY FARMS MARKETPLACE

BUILDINGS B1, B3 AVAILABLE FOR LEASE
±8,125 SF AVAILABLE



PROPERTY HIGHLIGHTS

- Total Building Size B1: 7,000 SF (Available 1,400 SF)
- Total Building Size B2: 8,125 SF (Available 8,125 SF)
- Spring is located approximately 25 miles north of downtown Houston, making it a suburban community within the Greater Houston area. It is situated along Interstate 45, which provides easy access to Houston and other nearby areas.
- The population of Spring has grown significantly over the years due to its proximity to Houston. It is a diverse community with a mix of residential, commercial, and industrial areas.
- Plaza is located just 1 mile south of The Woodlands. Plaza has mayor tenants like DT, Specs, Mi Rancho

AREA TRAFFIC GENERATORS



LOCATION

**24527 Gosling Rd,
Spring, TX, 77389**



AVAILABLE

±1,400 - 8,125 SF
Will Subdivide



RATES

Rent: \$30.00 - \$35.00 PSF NNN
NNN: \$7.00 PSF



TRAFFIC COUNTS (TXDOT)

11,995 VPD
Gosling Rd

10,184 VPD
Rayford Rd

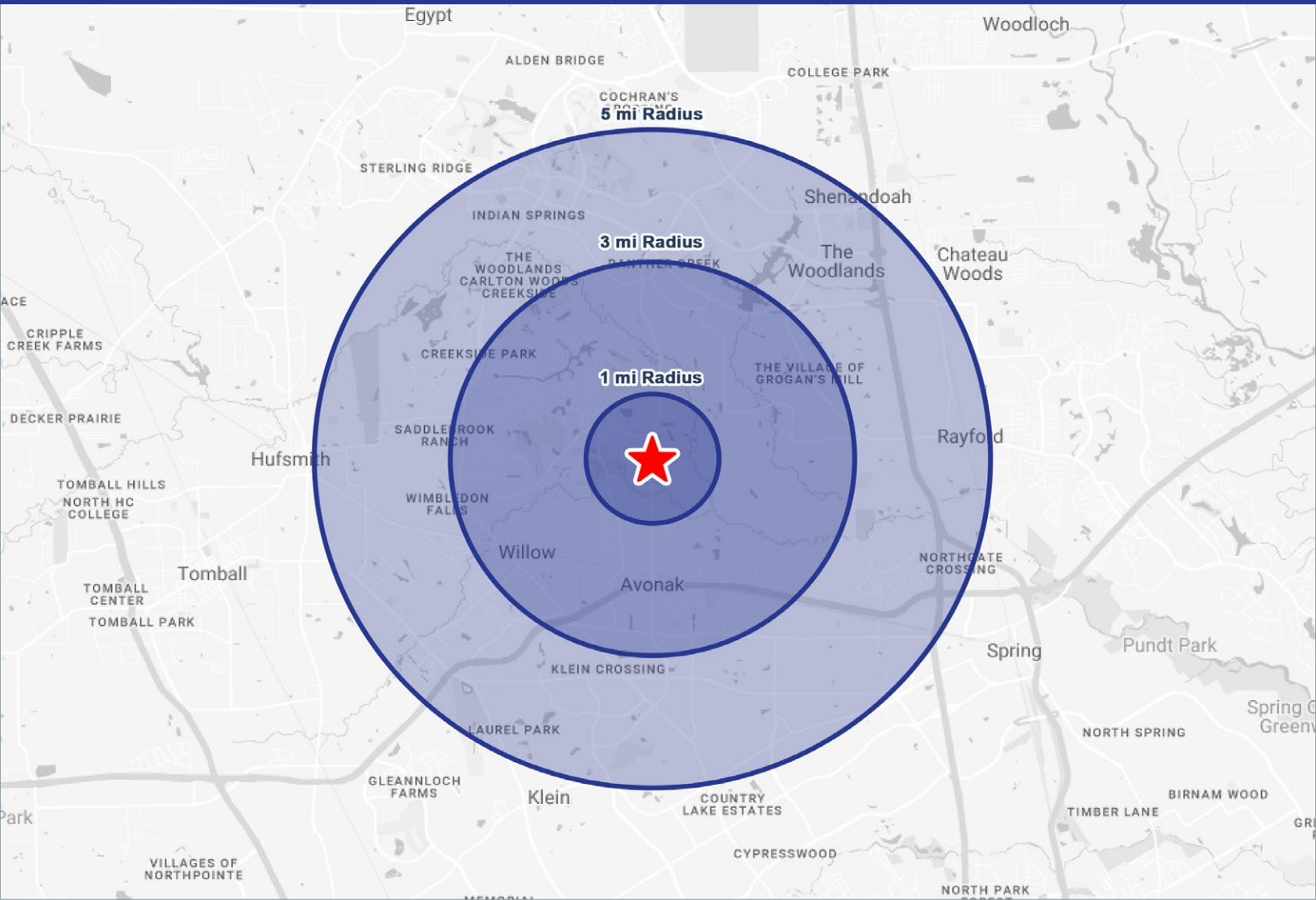
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	7,157	71,704	205,297
Households	2,622	26,612	74,961
Average HH Income	\$165,176	\$149,119	\$148,791
Total Employees	898	19,324	115,499

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SUITE	TENANT	SF	SUITE	TENANT	SF
Bldg B1	AVAILABLE	1,400 SF	Bldg B2	Dollar Tree	10,000 SF
Bldg B1	Nail Salon	5,600 SF	Bldg B3	AVAILABLE	8,125 SF
Bldg C	Spec's	12,000 SF	Bldg A	Mi Rancho	6,500 SF
Bldg C	Fitclub 24	3,251 SF			

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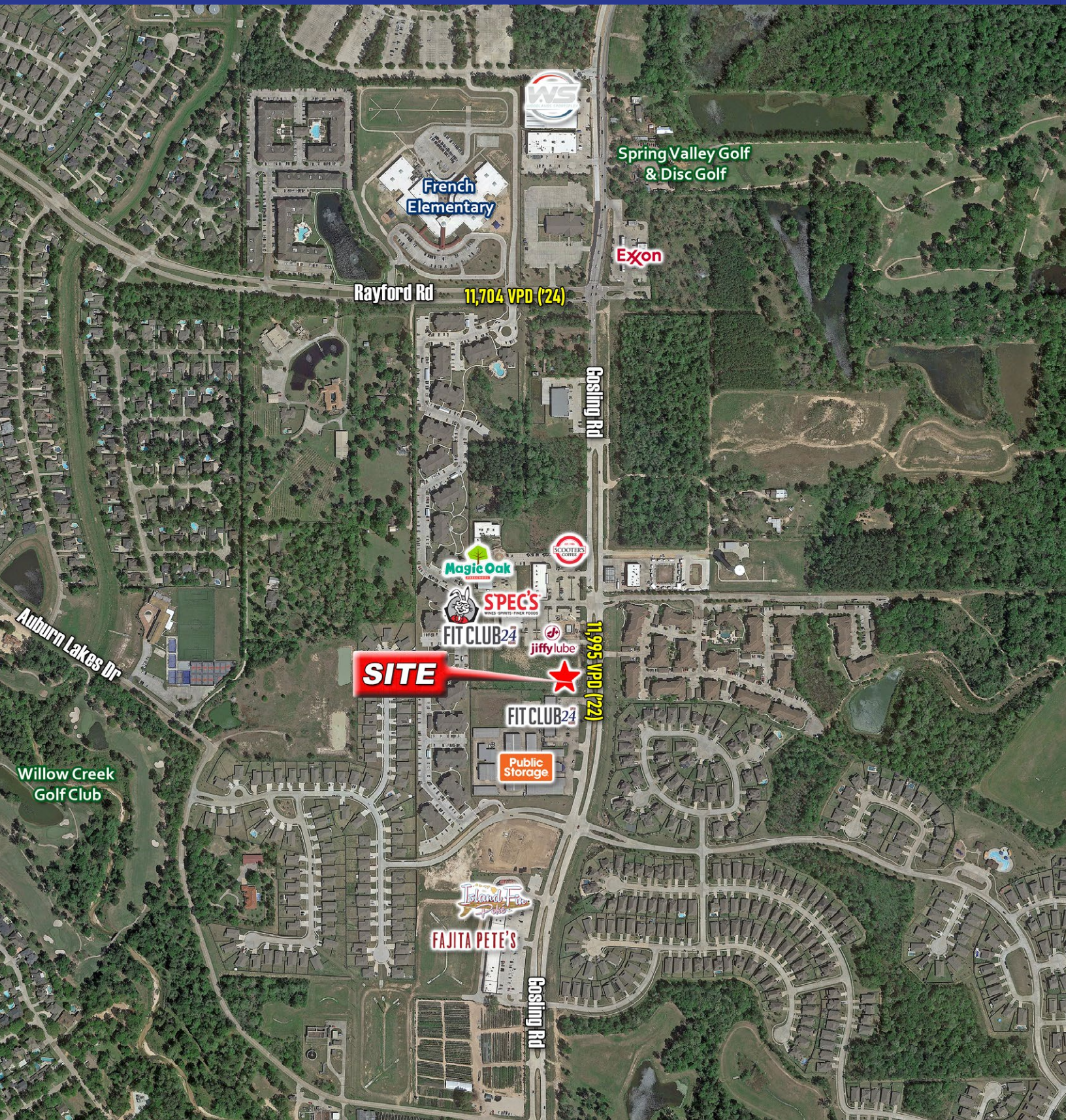
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SHADOWOOD
REALTY PARTNERS



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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