FOR SALE OR LEASE

$1,375,000 - SALE
$25 - $30 PSF - LEASE

+/- 5,587 SF MEDICAL/PROFESSIONAL BUILDINGS

21911 - 21927 GOSLING ROAD, SPRING, TX 77389

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

ADRIA MARTINEZ
ASST. VICE PRESIDENT
713.459.4483
ADRIA@TEXASCRES.COM

J.C.R.E.S
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

Location

21911 - 21927 Gosling Rd.
Spring, TX 77389

Asking Price

Sale: $1,375,000
Lease: $25-$30 PSF

Size

+/- 5,587 SF

- Two professional/medical office buildings available for sale or lease in new Gosling Road Office Complex.
- Build-to-suit options available, with 2-story floor plans including a +/- 960 SF second floor.
- 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.
- Building 1 is occupied by “The Dental Studio”.
- Property is located in Harris County, Klein ISD, and Bridgestone MUD. Full demographic package available upon request.

Contact:

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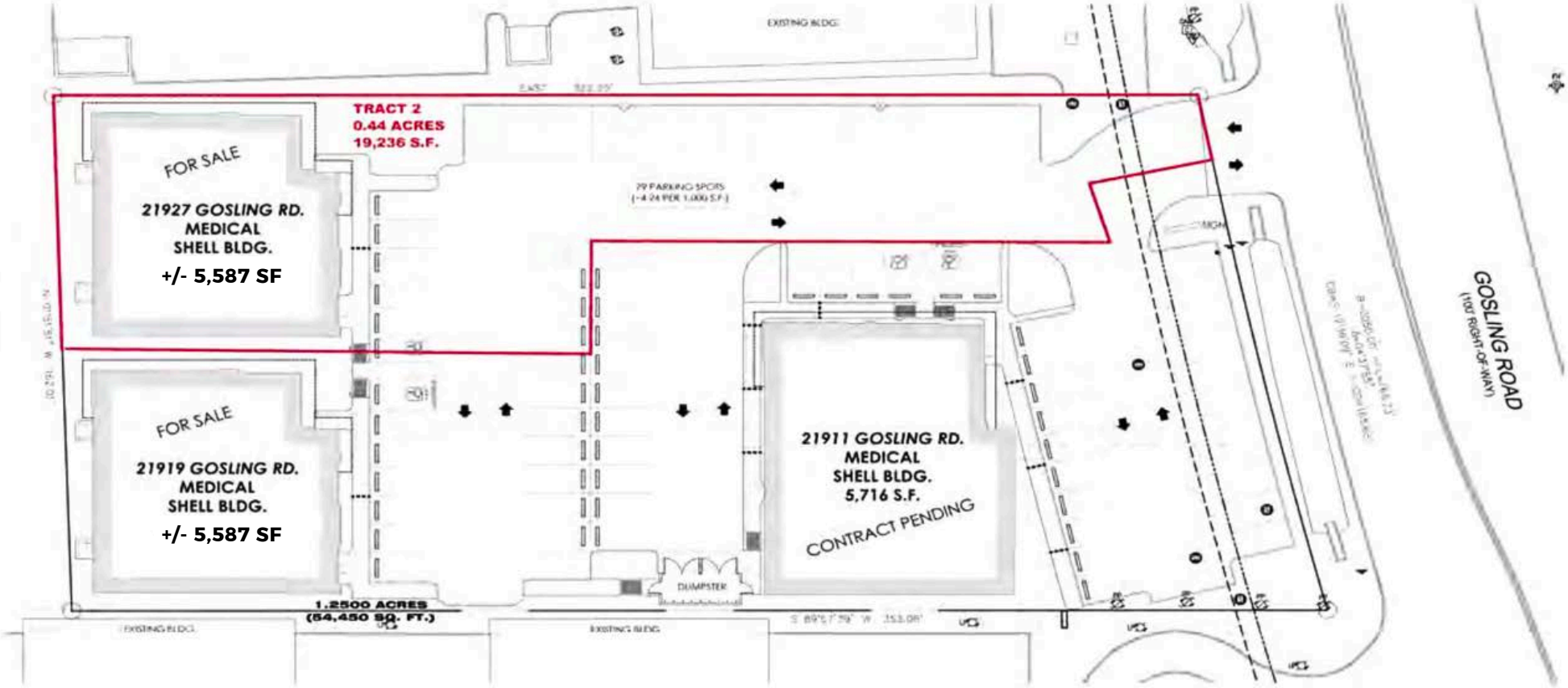
21927

NOW LEASING
(713) 473-7200

GOSLING PROFESSIONAL PLAZA
21939
NOW LEASING

GOSLING PROFESSIONAL PLAZA
FOR SALE OR LEASE
(713) 473-7200
TEXASCRES.COM
21939

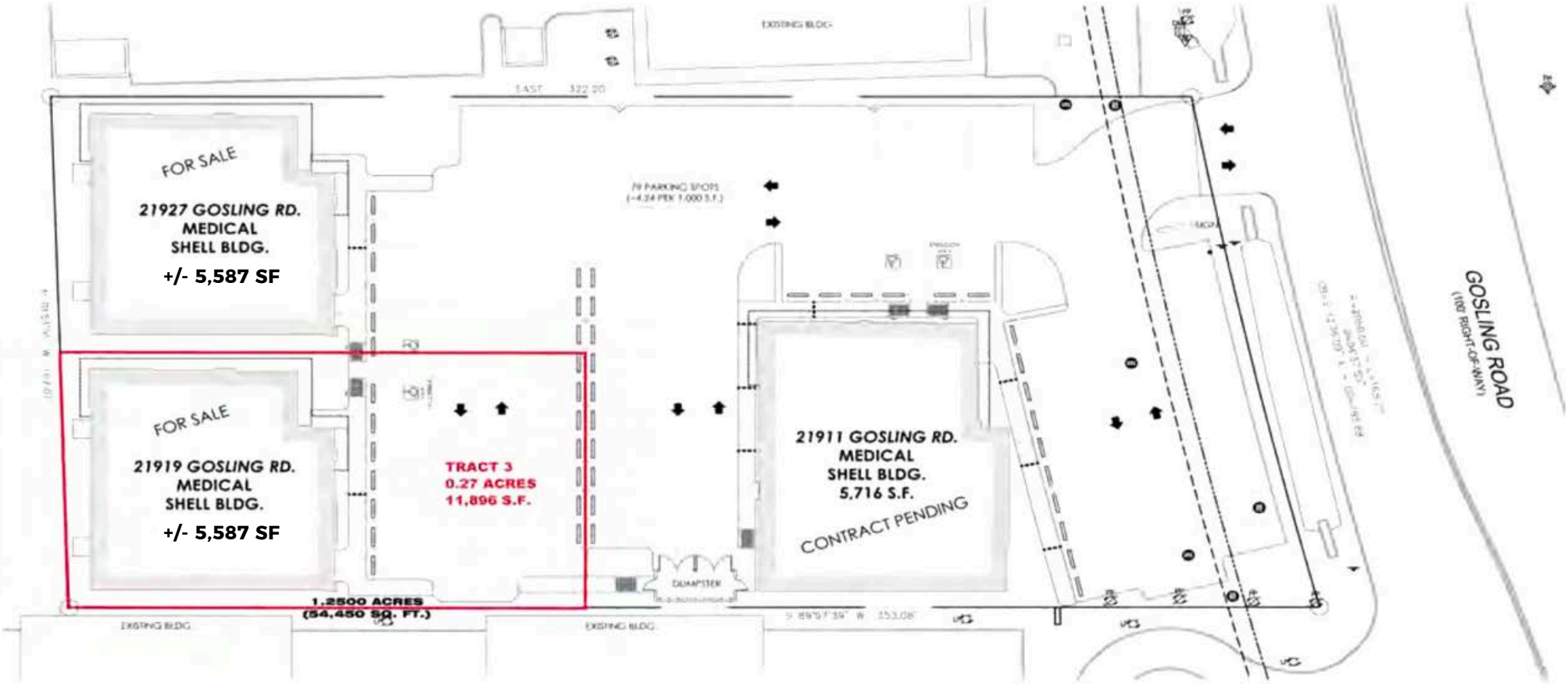
BUILDING 2



1 SITE PLAN
SCALE: 1/16" = 1'-0"

TRACT 2

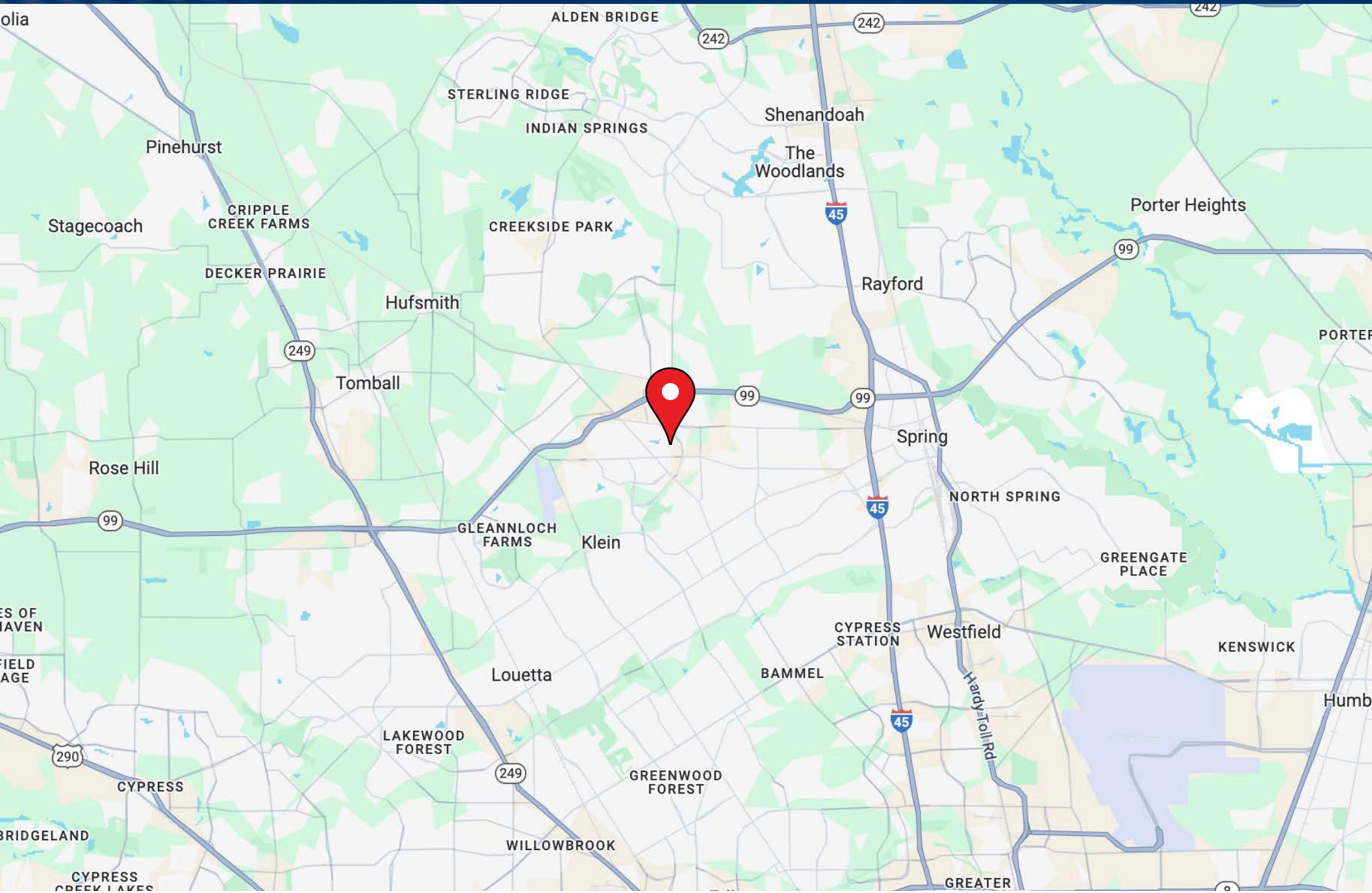
BUILDING 3



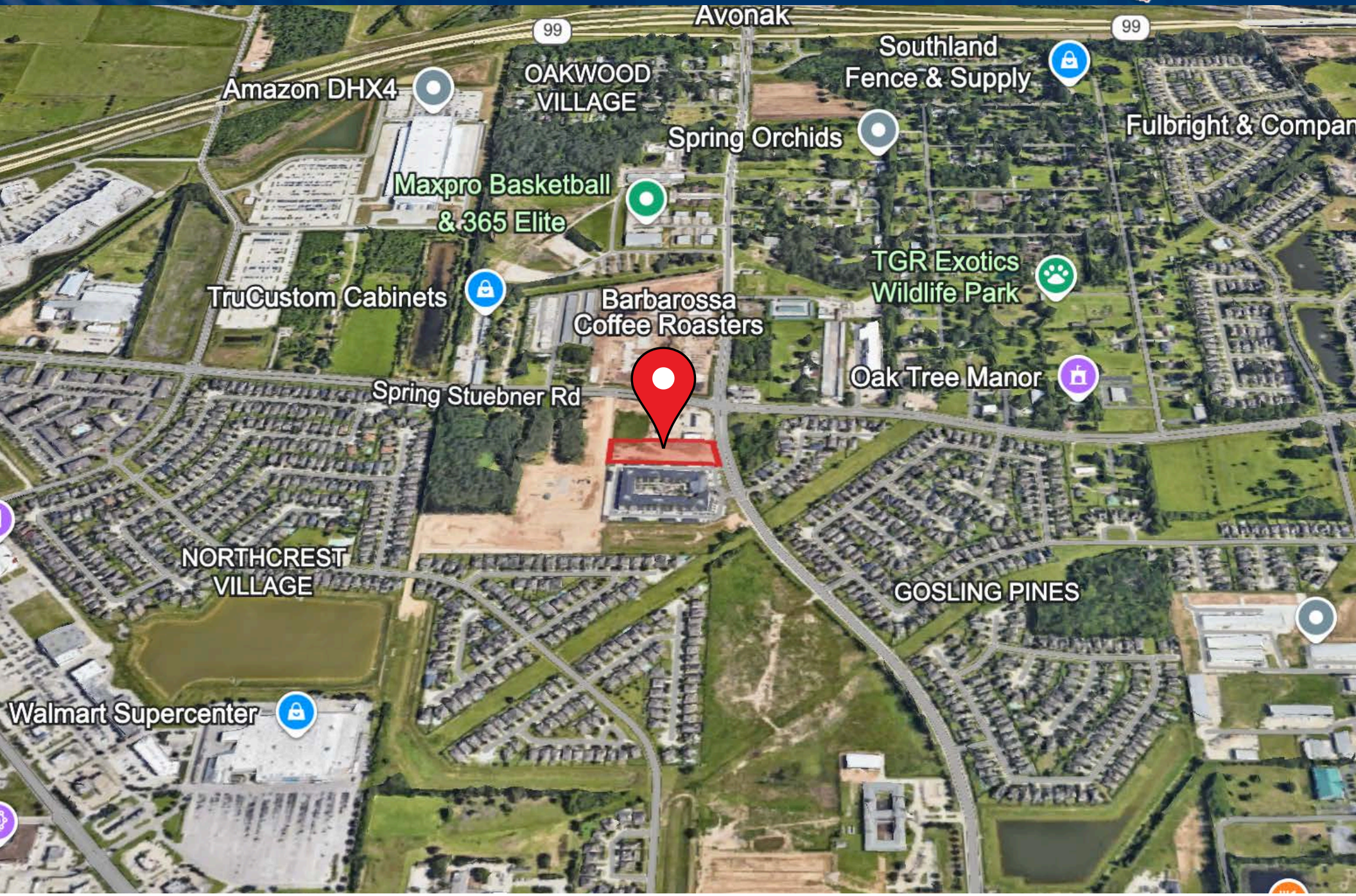
1 SITE PLAN

TRACT 3

LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

21927 Gosling Rd, Spring, Texas, 77388 2

Ring of 3 miles

KEY FACTS

83,472
Population

36.2
Median Age

27,767
Households

$90,243
Median Disposable Income

EDUCATION

5.8%
No High School Diploma

20.0%
High School Graduate

29.0%
Some College/ Associate's Degree

45.2%
Bachelor's/Grad / Prof Degree

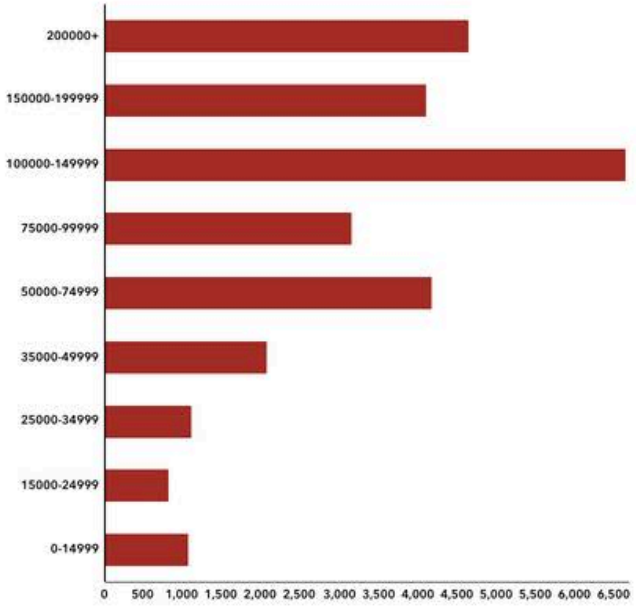
83,472
2023 Total Population (Esri)

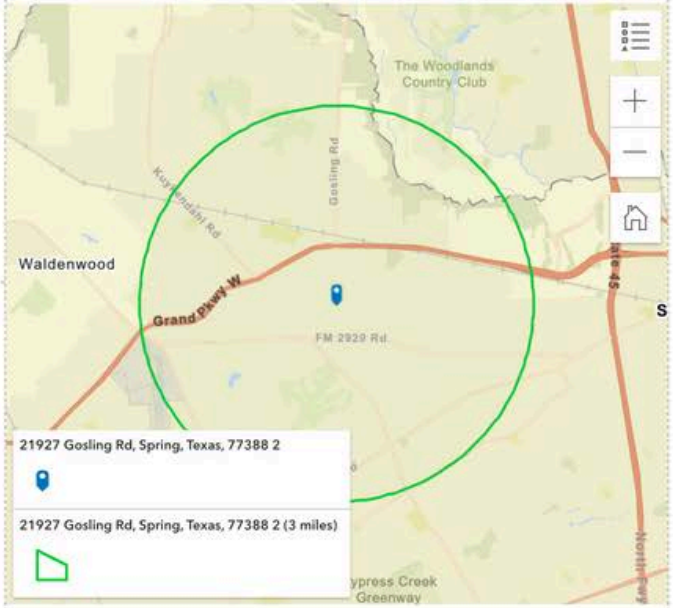
INCOME

$107,678
Median Household Income

$45,064
Per Capita Income

$344,345
Median Net Worth





EMPLOYMENT

74.3%
White Collar

14.6%
Blue Collar

13.9%
Services

4.3%
Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

TREC - IABS

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.

Texas CRES, LLC	9004590		(713) 473-7200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel C. English	465800	joel@texascres.com	
Designated Broker of Firm	License No.	Email	Phone
Joel C. English			
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**

TAR 2501 IABS 1-0

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Texas C.R.E.S. LLC, 11020 Sauthoff Drive Cypress, TX 77429 Phone: (713)907-1707 Fax: New IABS

Tracy Kiep

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PRESIDENT/PRINCIPAL
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