

# SINGLE TENANT NNN

Investment Opportunity



2026 Construction | \$160k HHI | High-Growth Woodlands Submarket | IG Credit | 6.75% Cap



24527 Gosling Road | Spring TX

## HOUSTON MSA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



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Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



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**INVESTMENT SUMMARY**

Offering Summary  
Investment Highlights

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**PROPERTY OVERVIEW**

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**AREA OVERVIEW**

Demographics  
Pricing Summary  
Brand Profile

PROPERTY PHOTO



# PROPERTY PHOTOS





## OFFERING

<b>Price</b>	\$2,520,000
<b>Annual Rent</b>	\$170,000
<b>Cap Rate</b>	6.75%
<b>Tenant</b>	Dollar Tree Stores, Inc.
<b>Lease Type</b>	NNN
<b>Lease Term</b>	-10 Years Remaining
<b>Renewal Options</b>	4 (5-Year)
<b>Increases</b>	\$0.50/SF every 5 years including options
<b>Landlord Responsibilities</b>	Roof & Structure

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	-10,000 SF
<b>Land Area</b>	-1.52 AC
<b>Property Address</b>	24527 Gosling Road Spring, Texas 77389
<b>Year Built</b>	2026
<b>Parcel Number</b>	1375930010001
<b>Ownership</b>	Fee Simple

## **New Single-Tenant Opportunity | NNN Lease | Fee Simple Ownership | Growing Houston Texas Submarket**

- Opportunity to acquire a Dollar Tree in Berry Farm Marketplace – Phase II, a brand-new multi-tenant retail center in Spring, Texas (Houston MSA)
- Adjacent to Berry Farm Marketplace – Phase I, an established neighborhood retail center anchored by Spec’s Wines, Spirits & Finer Foods
- Dollar Tree operates under an NNN lease, limiting expense obligations for a future investor

## **National Credit Tenant with Investment-Grade Rating**

- Dollar Tree, an investment-grade tenant (S&P: BBB, Stable), is a Fortune 200 Company operating 16,590 stores across 48 states and 5 Canadian provinces

## **Strategic Location Near New Housing Developments Gosling Oaks & Sycamore Heights, Highway 99 (Grand Parkway Toll Road) and Klein Oak High School**

- Gosling Oaks is a new 55-acre mixed-use development currently under construction, including ~100K SF of retail and dining space and ~40K SF of medical and office space, along with 390 multifamily housing units
- Sycamore Heights is a gated community development consisting of ~85 single-family homes and ~85 townhomes, also includes a clubhouse, dog park and pet spa, resort-style pool, 24/7 fitness center and outdoor community areas
- Highway 99 has an average daily traffic count of 64,550 and direct access to Interstate 45 and Highway 249
- Klein Oaks High School had ~3,664 students enrolled in 2025

## **Strong Retail Synergy**

- Adjacent to several major national retailers such as Spec’s Wines & Spirits, Jiffy Lube, Shell, Circle K, Public Storage, Scooters Coffee, Chevron, Subway, and Shipley Do-Nuts, providing a consistent customer base

## **Proximity to New Amazon Distribution Hub**

- Located 2 miles north of Amazon DHX4, a 219,000 SF last-mile distribution facility completed in September 2021 with more than 200 employees

## **New 2026 Construction**

- This building features modern design, materials, and systems, while offering contemporary aesthetics and operational efficiency consistent with today’s retail development standards

## **Strong Trade Area Demographics | Six-Figure Incomes**

- More than 202,000 residents and 100,000 employees support the 5-mile trade area
- \$155,879 average household income within a 5-mile radius, projected to increase to \$170,164 by 2030

## **Located 30 Miles North of Downtown Houston**

- Spring is a submarket of Houston, the 4th most populous city in the US, with a population exceeding 2.3 million
- Adjacent to The Woodlands, one of the most coveted neighborhoods in Houston

## **Income Tax Free State**

- Texas is an income tax free state

## **Also Available for Sale**

- Mi Rancho (adjacent property)

**MI RANCHO OM >>**

## LOCATION



Spring, TX  
Harris County

## ACCESS



Gosling Rd: 1 Access Point

## TRAFFIC COUNTS



Gosling Rd: 23,189 VPD

## IMPROVEMENTS



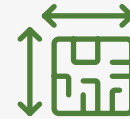
There is approximately 10,000 SF of existing building area

## PARKING



Shared Parking and Access Easement

## PARCEL



Parcel Number: 1375930010001  
Acres: ~1.52

## CONSTRUCTION



Year Built: 2026

## ZONING



Commercial



Walmart Supercenter  
SPROUTS FARMERS MARKET  
LOWE'S

amazon Warehouse

TARGET DSW CINEMARK  
ULTA SPORTS-OUTDOORS  
Academy  
HOBBY LOBBY  
T.J-maxx BARNES & NOBLE  
Burlington LAIFITNESS

TARGET THE HOME DEPOT  
H-E-B

David Wayne Hooks Memorial Airport

Krimmel Intermediate School

Klein Oak High School  
~3,664 Students

State Farm  
Dalery's FlooringAmerica  
EMBER & VINE  
FLEO

SUBWAY  
KIDSPARK PANICAFÉ  
FAJITA PETE'S  
SHIPLEY DONUTS

Chevron

THE HOME DEPOT

Explorers

WUNDERLICH FARM

HAMPTON CREEK

HAMPTON POINTE BLVD



Public Storage

DOLLAR TREE

Landmark at Auburn Lakes Apartments  
408 Multifamily Units

Future Retail

MR. RANCHO CHILL & BAKERY  
New 7,500 SF Restaurant  
also FOR SALE  
Contact Brokers

FIT CLUB 24

SPEC'S

COUTURE HOUSE

jiffylube

WOOD SPRINGS DENTISTRY

Magic Oak

Arden Woods  
308 Multifamily Units

GOSLING RD 23,189 VPD



SCOOTER'S COFFEE

Gosling Oaks - West Pad Sites



EMBASSY SUITES  
by Hilton  
**EXO**

**THE HOME DEPOT**  
sam's club  
PGA TOUR SUPERSTORE

Target  
macy's  
Marshall's  
Dillard's  
H-E-B  
Total Wine & More  
DICK'S  
NORDSTROM  
Academy SPORTS-OUTDOORS  
BEST BUY  
lululemon  
Durlington

**Chevron Phillips**  
Chemical Company LP

Memorial Hermann  
The Woodlands  
Medical Center

WHOLE FOODS MARKET  
FLEET FEET  
LAM  
FOR THE WELL THOUGHTED SHOPPER

Gosling Oaks  
120,000 SF Mixed-Use  
Lifestyle Center  
390 Multifamily Units

Sycamore Heights  
~170 Multifamily Units

French  
Elementary  
School



**CIRCLE K**

**SAGE**

Gosling Oaks - West  
Pad Sites

**Magic Oak**

**COUTURE HOUSE**

WOODSPRINGS  
DENTISTRY

SCOOTERS  
COFFEE



THIS BIRD'S  
COOKED  
SMALLVILLE HOT CHICKEN

Arden Woods  
308 Multifamily Units

Landmark at Auburn  
Lakes Apartments  
408 Multifamily Units

**SPEC'S**  
FRESH SPREAD SANDWICHES

**FIT CLUB 24**

**jiffy lube**

Future Retail

HAMPTON CREEK

GOSLING RD 23,189 VPD

**MR RANGED GRILL & BAR**  
New 7,500 SF Restaurant  
also FOR SALE  
Contact Brokers

Public  
Storage

**DOLLAR TREE**





**DOLLAR TREE**

**New 7,500 SF Restaurant also FOR SALE**  
 Contact Brokers



Hofius Intermediate School



Augusta Pines Golf Club



Creekside Park Junior High School

WUNDERLICH FARM



Landmark at Auburn Lakes Apartments  
408 Multifamily Units



HAMPTON  
POINTE BLVD

Public Storage

Future Retail



Gosling Oaks - West Pad Sites



GOSLING RD 23,189 VPD

New 7,500 SF Restaurant  
also FOR SALE  
Contact Brokers





Auburn Lakes Recreation Center

WoodsEdge Community Church

Augusta Pines Golf Club

10,700 VPD

GOSLING RD 23,189 VPD

Olympus Auburn Lakes  
Fox Corporate Housing LLC The Woodlands, TX

French Elementary School

The Spring Country Club

Newton Houston's Smartest Dragon

Landmark at Auburn Lakes Apartments  
408 Multifamily Units



Gosling Oaks  
120,000 SF Mixed-Use Lifestyle Center  
390 Multifamily Units



WUNDERLICH FARM



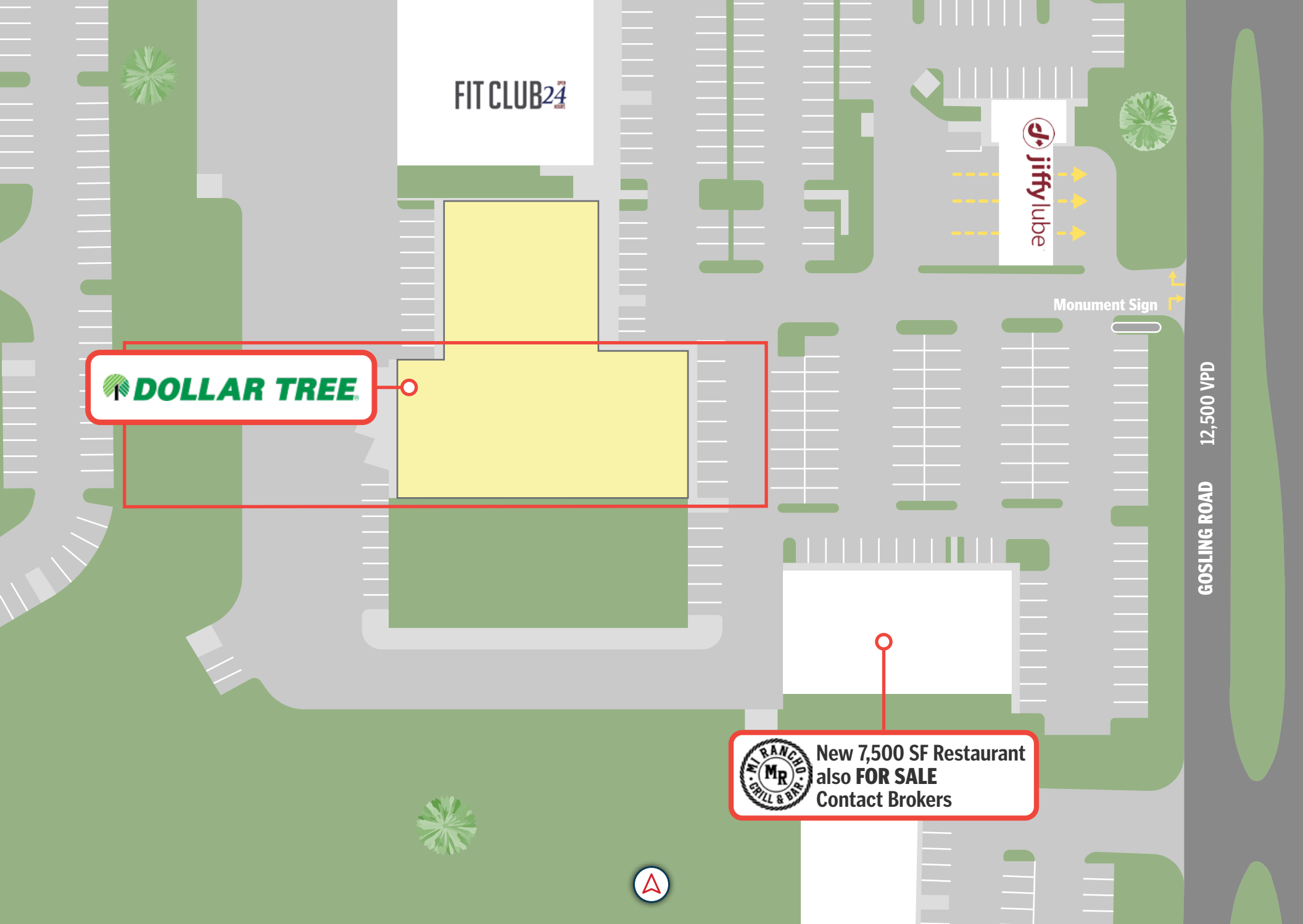
Arden Woods


Willow Creek Golf Club - TX




HAMPTON CREEK





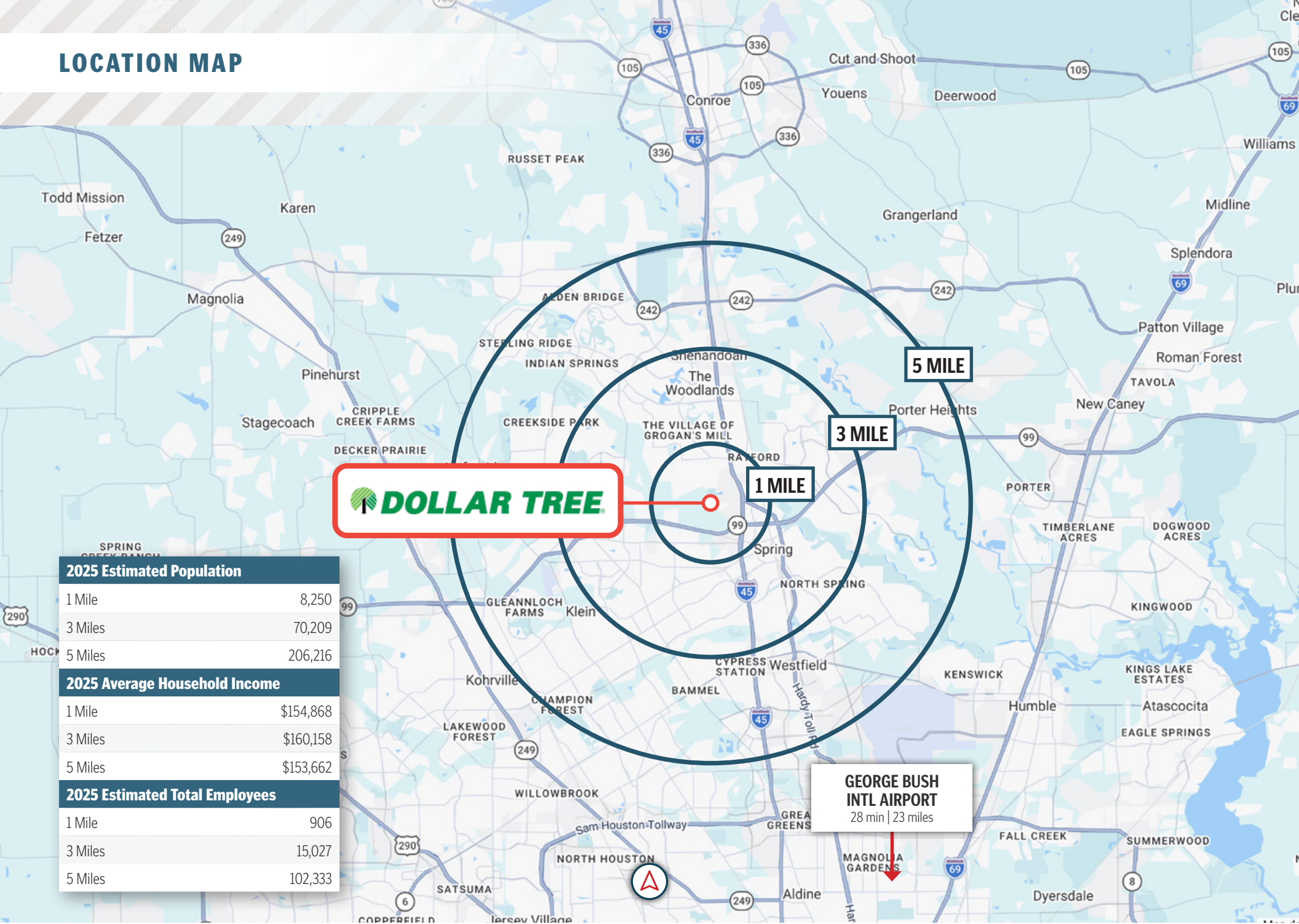
 **DOLLAR TREE**

 **New 7,500 SF Restaurant  
also FOR SALE  
Contact Brokers**

GOSLING ROAD 12,500 VPD



# LOCATION MAP



2025 Estimated Population	
1 Mile	8,250
3 Miles	70,209
5 Miles	206,216
2025 Average Household Income	
1 Mile	\$154,868
3 Miles	\$160,158
5 Miles	\$153,662
2025 Estimated Total Employees	
1 Mile	906
3 Miles	15,027
5 Miles	102,333

**GEORGE BUSH INTL AIRPORT**  
28 min | 23 miles

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Dollar Tree	10,000	Feb 2026	Jan 2036	Current	-	\$14,167	\$1.42	\$170,000	\$17.00	NNN	4 (5-year) \$0.50/SF every 5 years
				Feb 2031	2.94%	\$14,583	\$1.46	\$175,000	\$17.50		
				Option 1	2.86%	\$15,000	\$1.50	\$180,000	\$18.00		
				Option 2	2.78%	\$15,417	\$1.54	\$185,000	\$18.50		
				Option 3	2.70%	\$15,833	\$1.58	\$190,000	\$19.00		
				Option 4	2.63%	\$16,250	\$1.63	\$195,000	\$19.50		

## FINANCIAL INFORMATION

Price	\$2,520,000
Annual Rent	\$170,000
Cap Rate	6.75%
Lease Type	NNN

## PROPERTY SPECIFICATIONS

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**FOR FINANCING OPTIONS AND LOAN QUOTES:** Please contact SRS Debt & Equity at [debtandequity@srsre.com](mailto:debtandequity@srsre.com)



## SPRING, TEXAS

Spring is located mostly in Harris County, while a small portion of Spring is in Montgomery County in the North. The Spring CDP had a population of 66,338 as of 2025. Founded in 1838, the town originally started in the area now known as Old Town Spring. Founded in 1838, the town originally started in the area now known as Old Town Spring.

Spring's economy is closely tied to the broader Houston area, with strong sectors in energy, healthcare, retail, logistics, and education. It benefits from proximity to The Woodlands and the ExxonMobil Houston Campus, which is a major regional employer. Retail and service industries thrive in the area, especially around Springwoods Village and Old Town Spring, while distribution centers and light industrial facilities contribute to the local job market. Many residents also commute to Houston's Energy Corridor, Downtown, or the Texas Medical Center, taking advantage of major highways like I-45, Grand Parkway (SH-99), and Hardy Toll Road for connectivity.



Spring, Texas has a number of events and locations that cater to every want or whim. Parks and recreation options include local favorites like the B.F. Clark Community Building, the Cypress Wood Golf Club, and the Mercer Botanic Gardens. The ever-popular Six Flags Over Texas amusement park is also located at Spring's west side, where roller coasters, rides, and more are sure to entertain children and adults alike. SplashTown Houston, a popular waterpark, offers a fun way to cool down during Texas's hot months. Old Town Spring is a classic and retro shopping and retail location. A number of museums guarantee to entertain while educating about Spring's proud history. The nightlife of this city consists of popular locations with character like the Jailhouse Saloon LLC and the E2 Ultra.

Spring is served by multiple school districts, including the Spring Independent School District, Klein ISD, and portions of Conroe ISD.. The area is also home to private and charter schools, giving families a range of educational options. For higher education, residents have access to nearby institutions such as Lone Star College–North Harris and University of Houston. The nearest major airport is George Bush Intercontinental Airport. This airport has international and domestic flights from Houston, Texas and is 15 miles from the center of Spring, TX.

# AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	8,250	70,209	206,216
2030 Projected Population	9,131	74,718	222,502
2010 Census Population	3,753	43,047	131,566
Projected Annual Growth 2025 to 2030	2.05%	1.25%	1.53%
Historical Annual Growth 2010 to 2020	5.71%	4.39%	3.53%
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,124	26,637	77,211
2030 Projected Households	3,529	28,951	84,845
2010 Census Households	1,273	16,208	48,251
Projected Annual Growth 2025 to 2030	2.47%	1.68%	1.90%
Historical Annual Growth 2010 to 2020	6.57%	4.17%	3.50%
<b>Income</b>			
2025 Estimated Average Household Income	\$154,868	\$160,158	\$153,662
2025 Estimated Median Household Income	\$134,152	\$116,641	\$110,428
2025 Estimated Per Capita Income	\$59,127	\$61,021	\$57,299
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	147	1,969	9,993
2025 Estimated Total Employees	906	15,027	102,333



# HOUSTON

## T E X A S

A City of No Limits

Home to 2,325,353  
ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

<p>AVERAGE HOUSEHOLD INCOME <b>\$84,179</b></p>	<p>MEDIAN HOUSTON AGE <b>33</b></p>	<p>NEW JOBS SINCE 2020 <b>300,000+</b></p>	<p>MEDIAN HOUSE VALUE <b>\$171,800</b></p>
-----------------------------------------------------	-----------------------------------------	------------------------------------------------	------------------------------------------------

RETAIL VACANCY RATE  
**8.8%**

CITY OF BEND RETAIL INVENTORY:  
**\$305.5M SF**

ANNUAL RENTAL RATE GROWTH  
**5.6%**

HOUSTON IS A METROPOLITAN CITY MADE UP OF SEVEN NEIGHBORHOODS,  
**EACH UNIQUE IN ITS OWN WAY.**

NORTHWEST OF DOWNTOWN HISTORIC NEIGHBORHOOD THAT DATES BACK TO THE LATE 1800S  
**HOUSTON HEIGHTS**

THE CENTRAL BUSINESS HUB FOR THE NATION'S FOURTH LARGEST CITY  
**DOWNTOWN**

EXCLUSIVE AND PREMIER SHOPPING DISTRICT. OFFERING MORE THAN 700 RETAILERS, FINE DINING AND HOTELS  
**GALLERIA/UPTOWN**

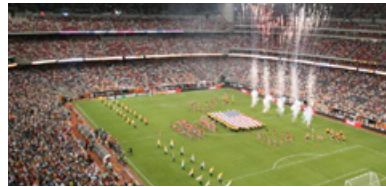
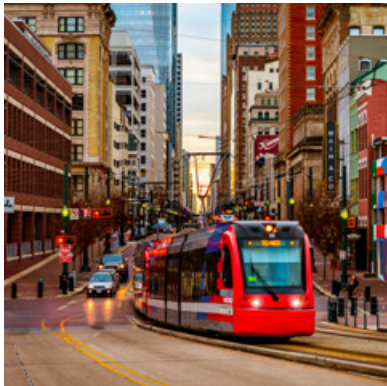
NEAR THE CONVENTION CENTER AND PNC STADIUM KNOWN FOR ITS ART, MUSIC, RESTAURANTS, AND BREWERIES  
**EADO/EAST END**

CELEBRATE ART, CULTURE, FOOD AND NIGHTLIFE AT THE ECCENTRIC MONTROSE NEIGHBORHOOD JUST WEST OF DOWNTOWN  
**MONTROSE**

ADJACENT TO WILLIAM P. HOBBY AIRPORT, ONE OF THE CITY'S TWO PASSENGER AIRPORTS  
**THIRD WARD**

HOME TO HERMANN PARK, THE HOUSTON ZOO AND 19 WORLD-CLASS MUSEUMS  
**MUSEUM DISTRICT**

# HOUSTON



## HOUSTON, TEXAS

Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico. The City of Houston is the largest city in Texas with a population of 2,390,125 as of 2025. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities. As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. Houston is outstanding in oil and natural-gas production and is the energy capital of the world. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight.

Southwest Houston is a primary business and residential hub of the city which includes the world-renowned Texas Medical Center to the vibrant Galleria area to dozens of terrific neighbourhoods in-between. Southwest Houston covers almost 60 square miles of charming neighbourhoods, thriving businesses districts, exciting entertainment venues, and world-class medical care and educational institutions. With over 14,000 business establishments Southwest Houston adds significantly to the Houston area economy. South Houston's convenient; close-in location is traversed by most major thoroughfares in the city.



## DOLLAR TREE

**dollartree.com**

**Company Type:** Public (NASDAQ: DLTR)

**Locations:** 9,200+

**2025 Employees:** 64,434

**2025 Revenue:** \$17.57 Billion

**2025 Assets:** \$18.65 Billion

**2025 Equity:** \$3.97 Billion

**Credit Rating:** S&P: BBB

Dollar Tree, Inc. (NASDAQ: DLTR), headquartered in Chesapeake, VA, is one of North America's largest and most loved value retailers, known for delivering great value, convenience, and a "thrill-of-the-hunt" discovery shopping experience. With a team of approximately 150,000 associates, Dollar Tree operates more than 9,200 stores and 18 distribution centers across 48 contiguous states and seven Canadian provinces under the brands Dollar Tree and Dollar Tree Canada. The company is committed to being a responsible steward of its business – supporting its people, serving its communities, and creating lasting value.

Source: corporate.dollartree.com, finance.yahoo.com



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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