

FOR LEASE

\$25-\$30 PSF

21911 - 21927 GOSLING ROAD, SPRING, TX 77389

±5,587 SF MEDICAL/PROFESSIONAL BUILDINGS



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PROPERTY HIGHLIGHTS



Location

21911 - 21927 Gosling Rd.
Spring, TX 77389



Asking Price

\$25-\$30 PSF



Size

±5,587 SF Medical/Professional
Buildings

- Two professional/medical office buildings available for lease in the newly developed Gosling Road Office Complex
- Build-to-suit options available, including two-story layouts with ±960 SF second-floor space
- Prime visibility with approximately 165 feet of frontage on Gosling Road
- Strong area traffic with 15,000+ VPD on Gosling Road and 19,000+ VPD on nearby Spring Stuebner Road
- Building 1 is occupied by "The Dental Studio", contributing to professional synergy within the development
- Located in Harris County, Klein ISD, and Bridgestone MUD – full demographics available upon request

LEASING INCENTIVES & TERMS

- **Special Incentive:** First lease signed over 2,000 SF qualifies for \$22 PSF base rent with a 7-year lease
- **Tenant Improvement (TI) Allowances:**
 - Highest TI allowances available for 10-year terms (ideal), with strong allowances also available for 7-year terms
 - Longer lease term = lower rental rate
 - Mature / established businesses may qualify for higher TI or lower rent – but not both
- **Annual escalations:** typically 3%-4%
- **Estimated CAM:** \$8-\$9 PSF

Contact Us

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ADRIA MARTINEZ POTTS

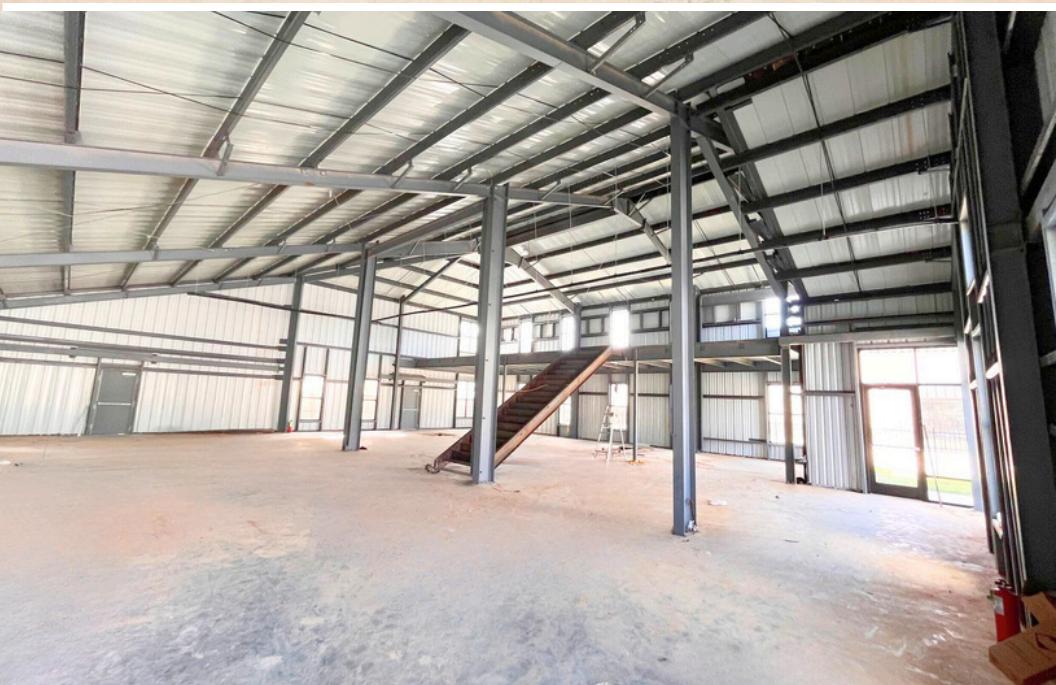
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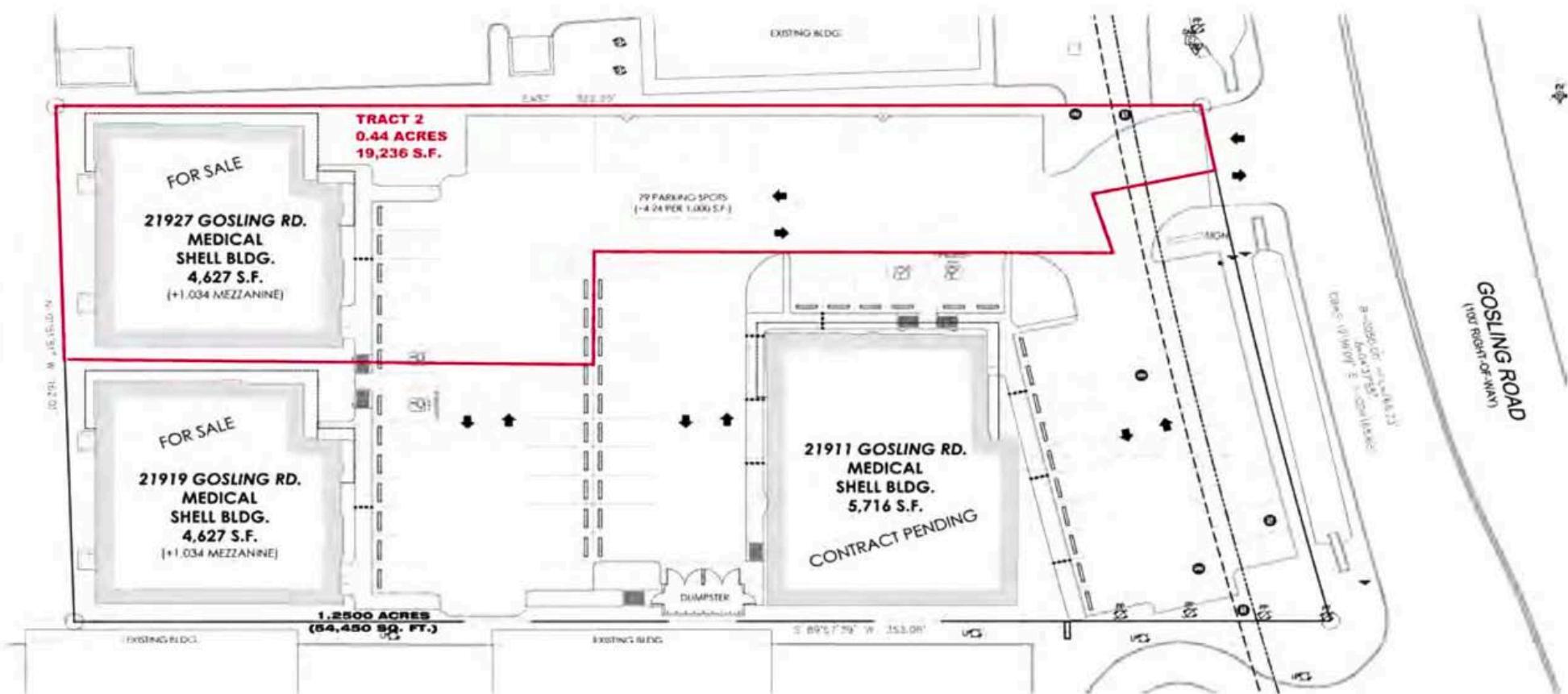
PROPERTY PICTURES



PROPERTY PICTURES



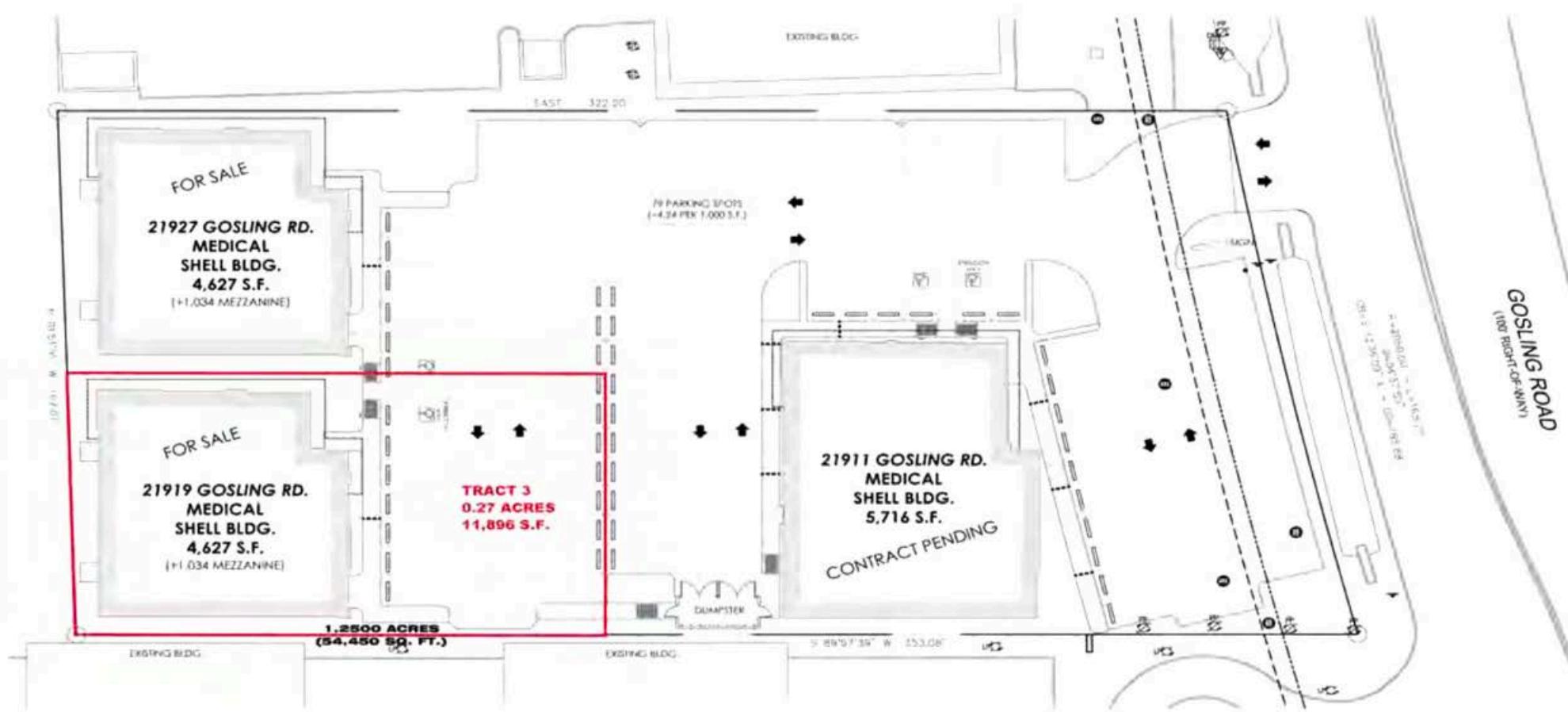
BUILDING 2



1 SITE PLAN

TRACT 2

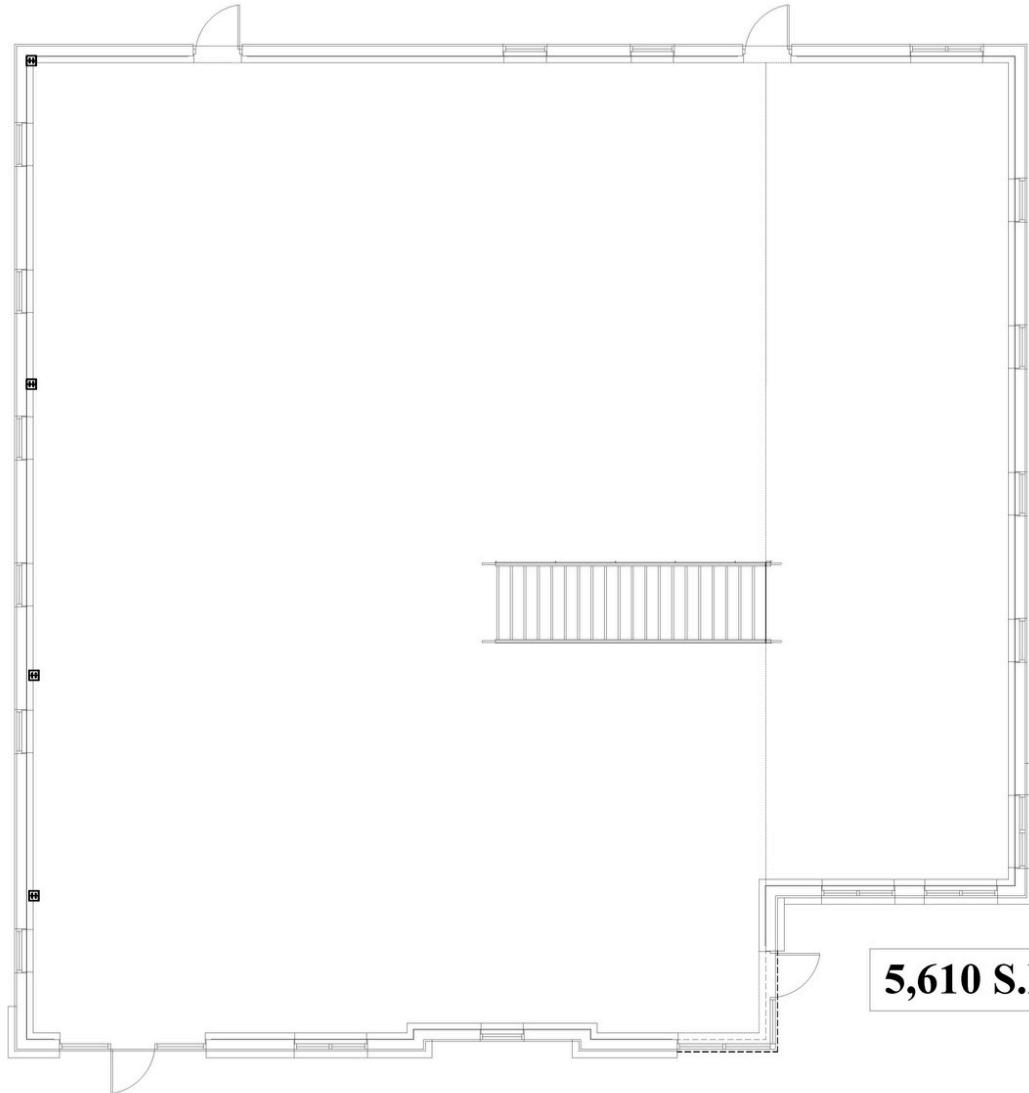
BUILDING 3



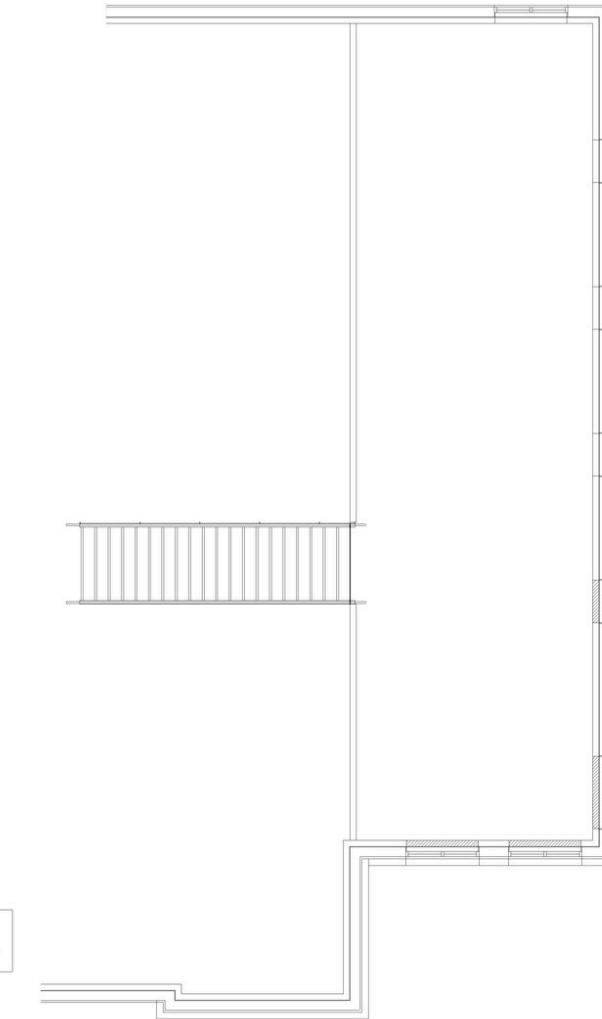
1 SITE PLAN
SCALE: 1/16" = 140'

TRACT 3

SAMPLE SHELL SPACE FLOORPLAN

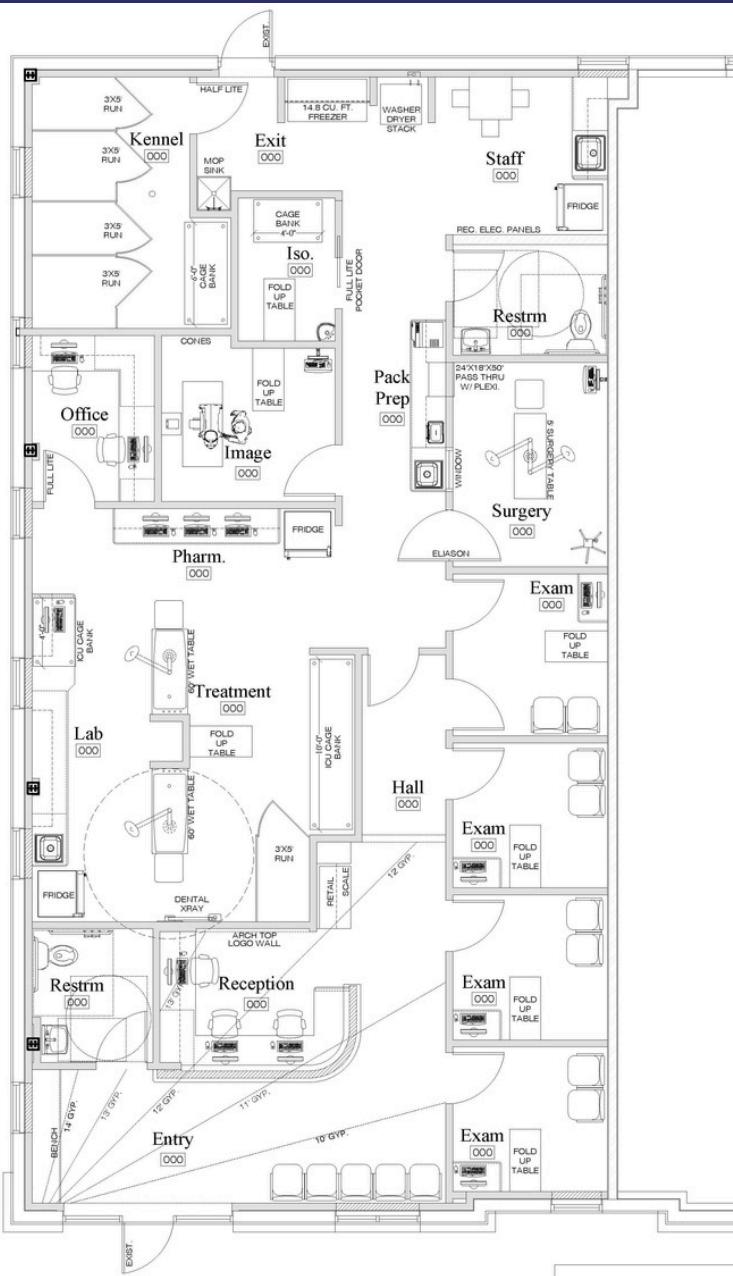


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

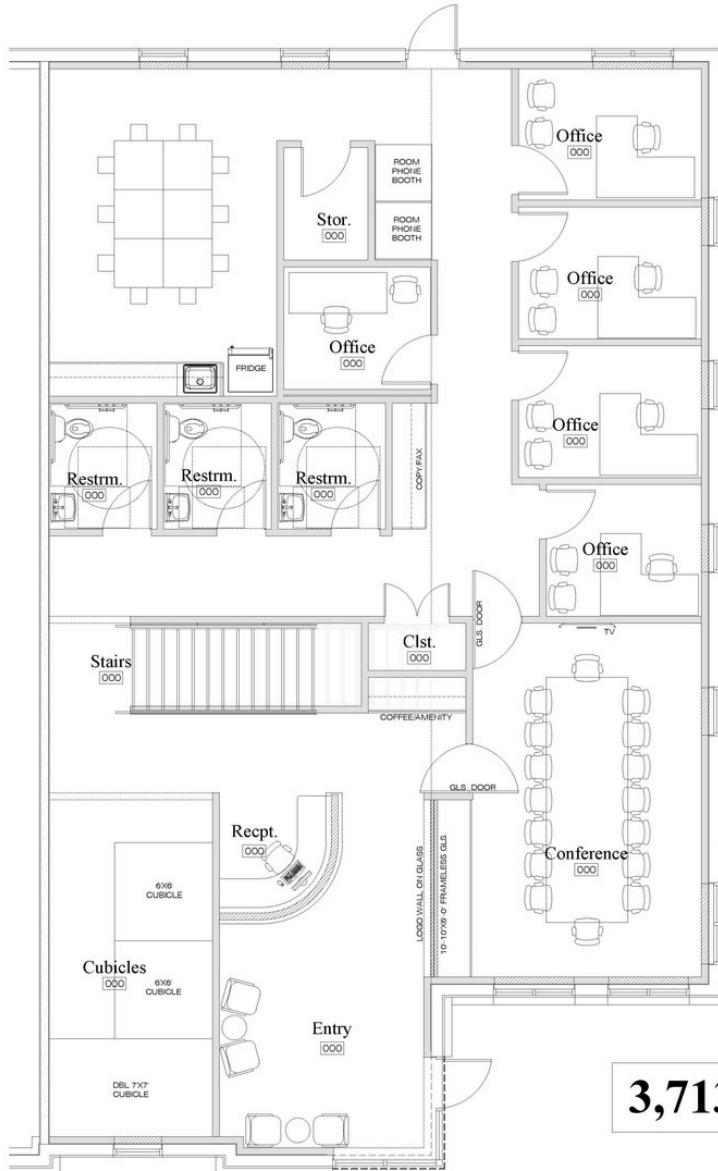
SAMPLE VETERINARY SPACE FLOORPLAN



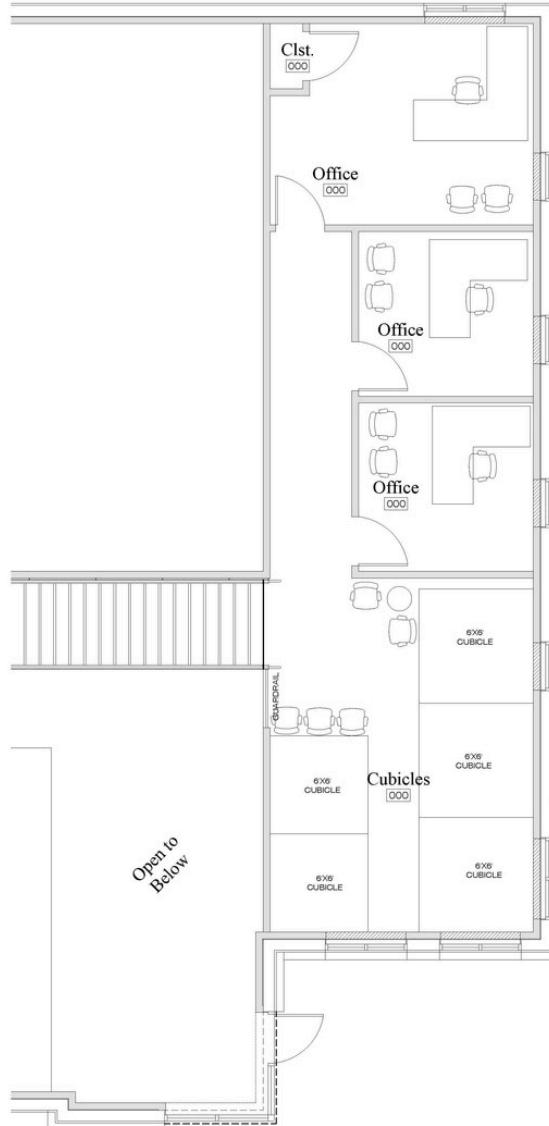
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

2,433 S.F.

SAMPLE OFFICE SPACE FLOORPLAN

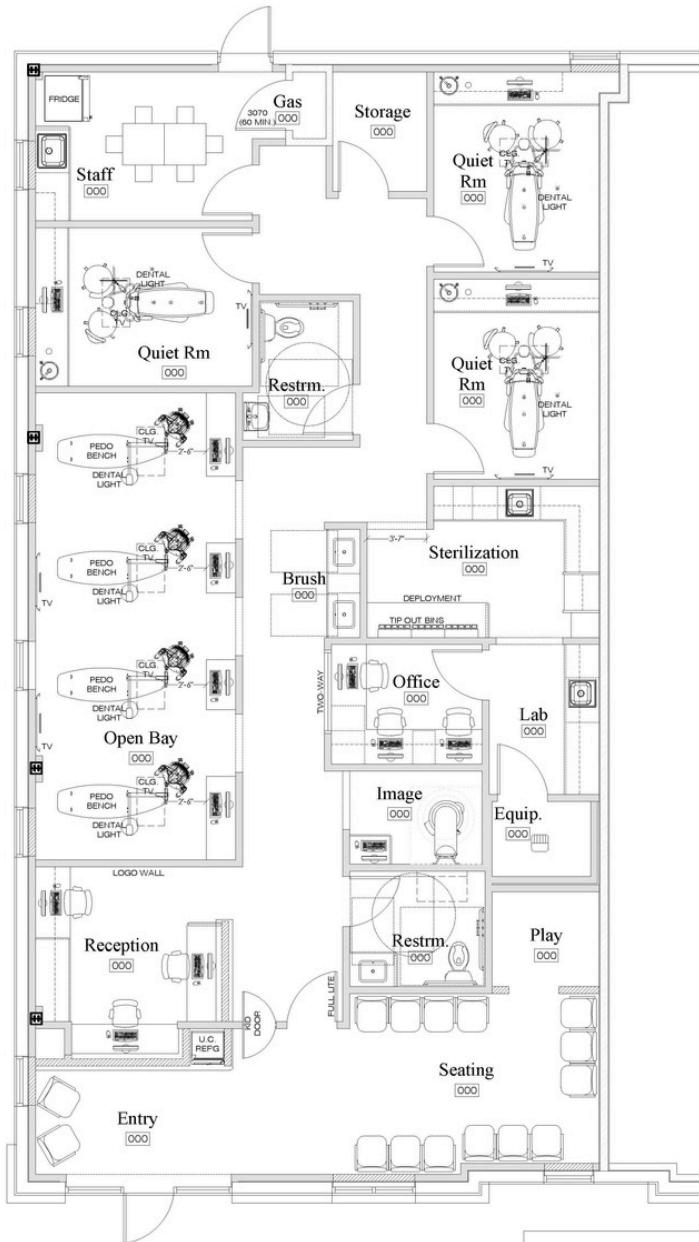


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

SAMPLE DENTISTRY SPACE FLOORPLAN



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

2,433 S.F.

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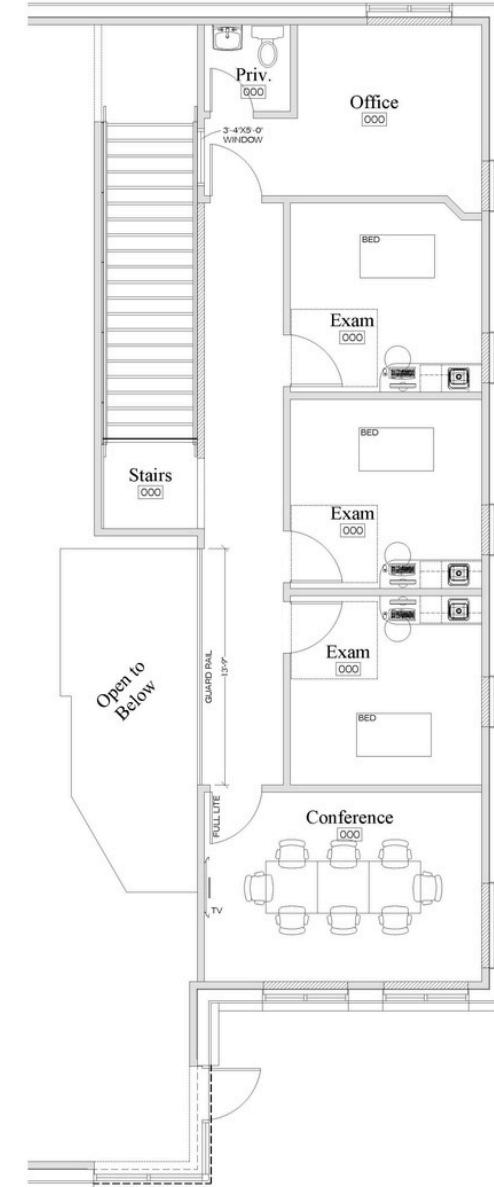
SAMPLE MEDICAL SPACE 1 FLOORPLAN



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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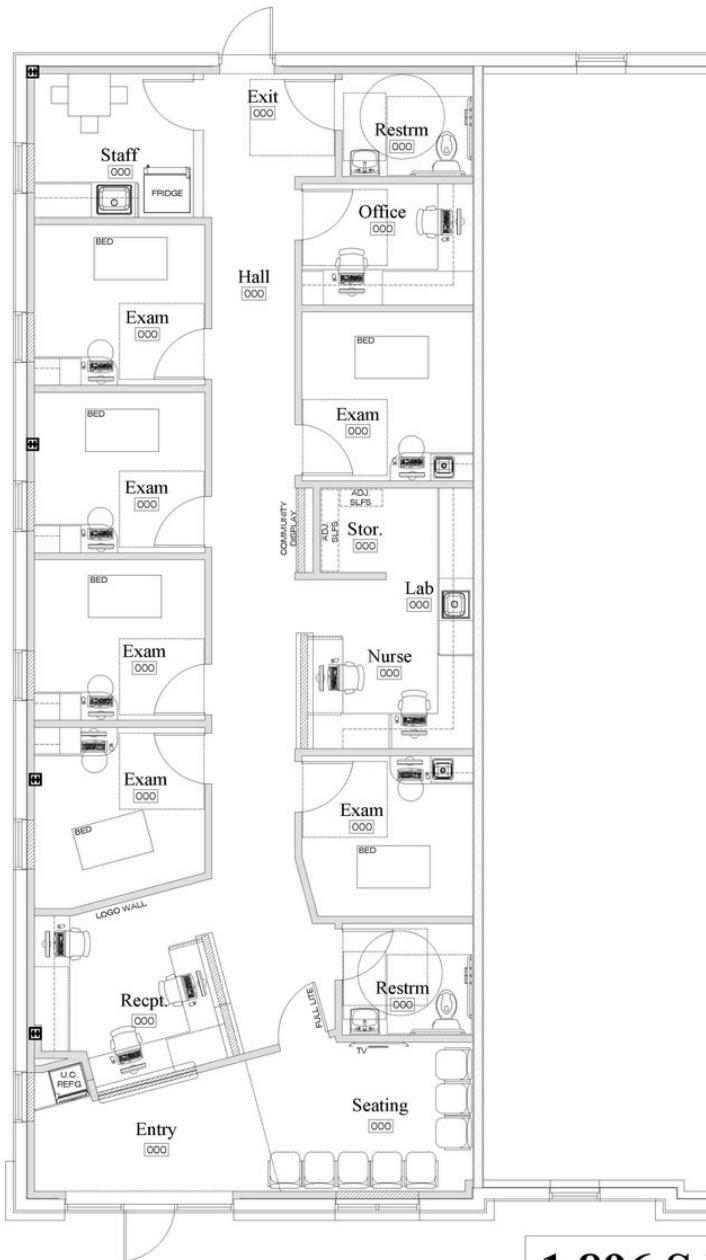
3,177 S.F.



2 MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

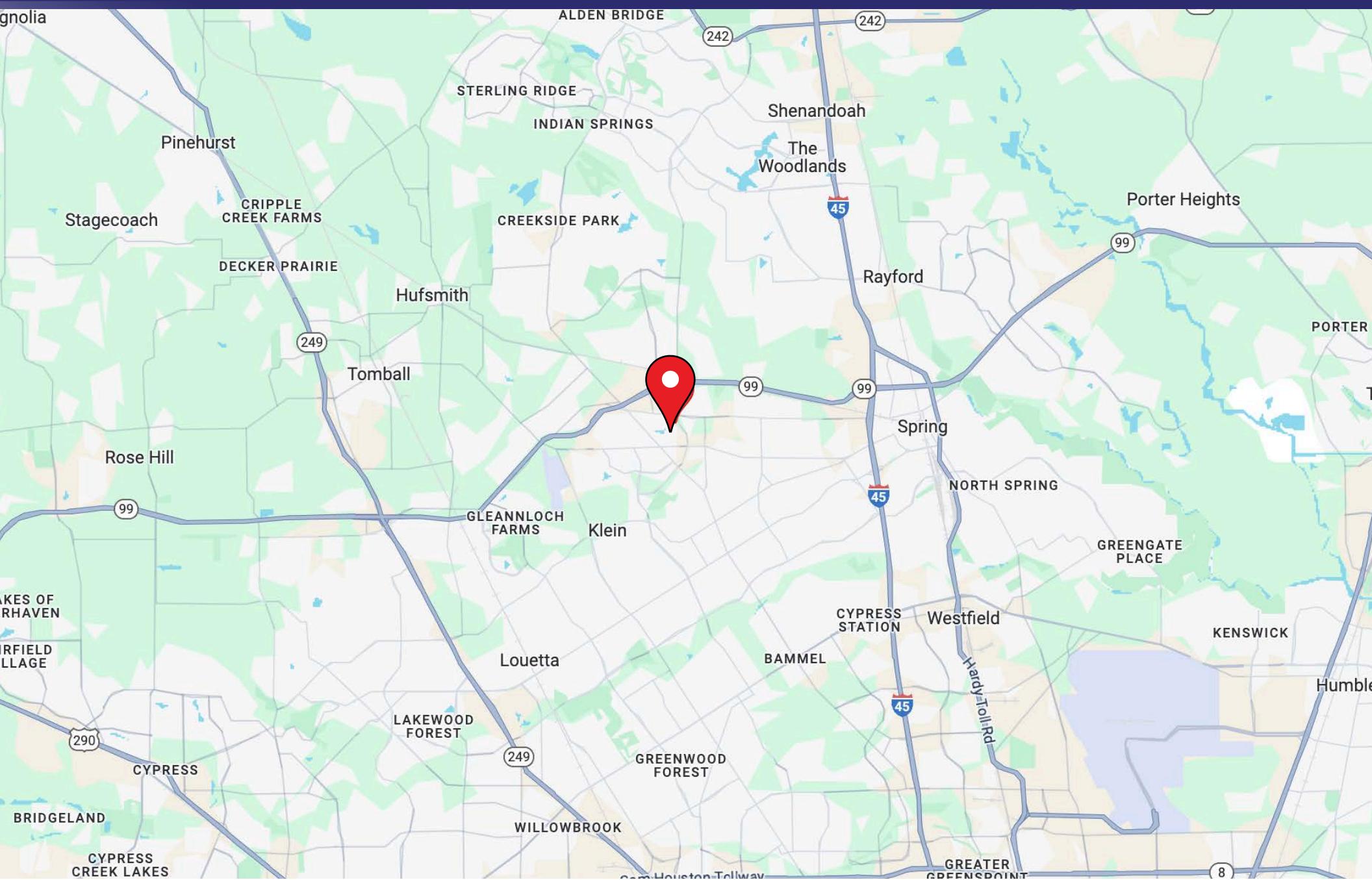
(713) 473-7200

SAMPLE MEDICAL SPACE 2 FLOORPLAN

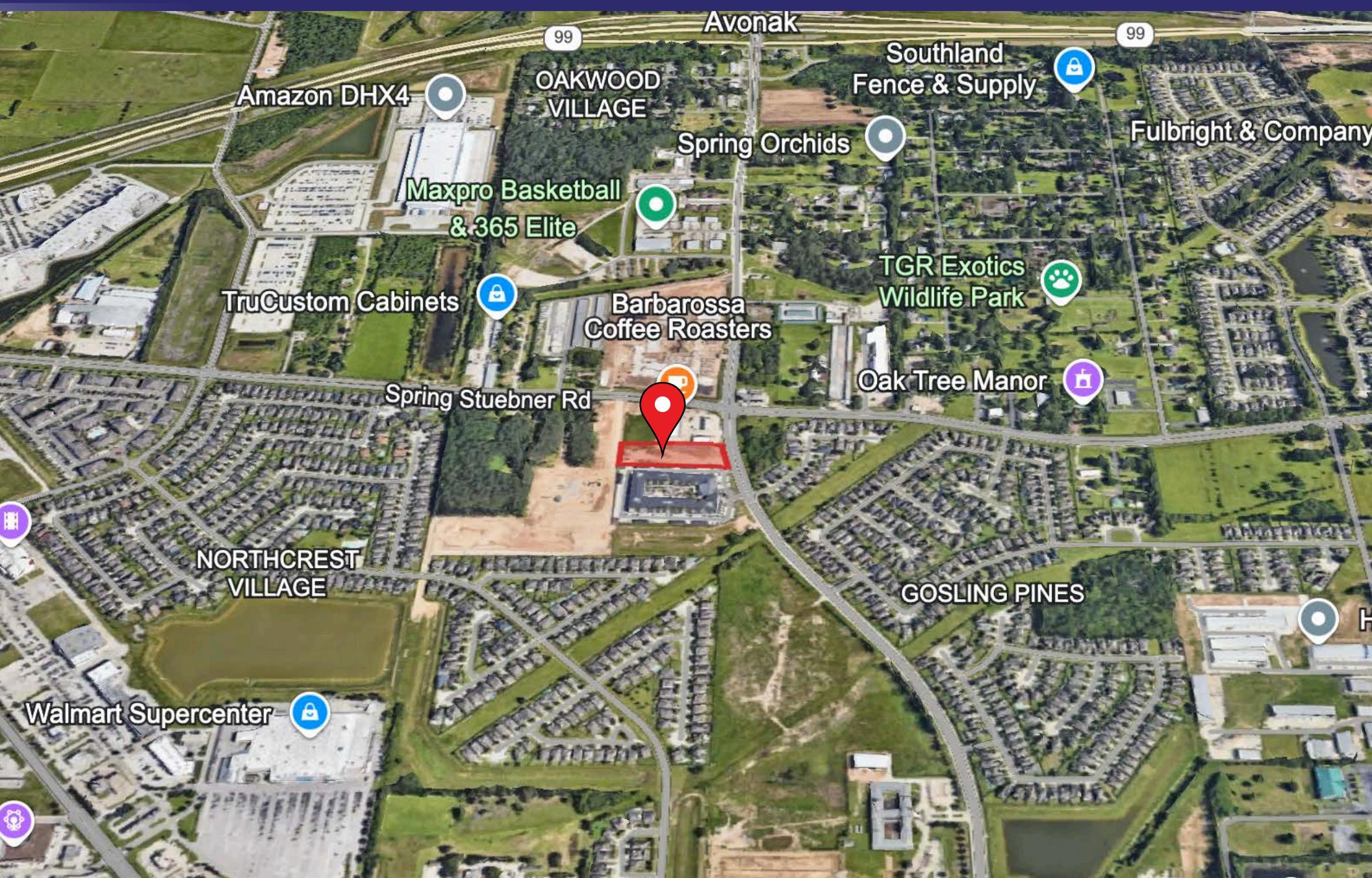


1,896 S.F.

LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

21927 Gosling Rd, Spring, Texas, 77388 2

Ring of 3 miles

KEY FACTS

83,472

Population



27,767

Households

36.2

Median Age

\$90,243

Median Disposable Income

EDUCATION

5.8%

No High School Diploma



45.2%

Bachelor's/Grad / Prof Degree



20.0%

High School Graduate



29.0%

Some College/ Associate's Degree

83,472

2023 Total Population (Esri)

INCOME



\$107,678

Median Household Income



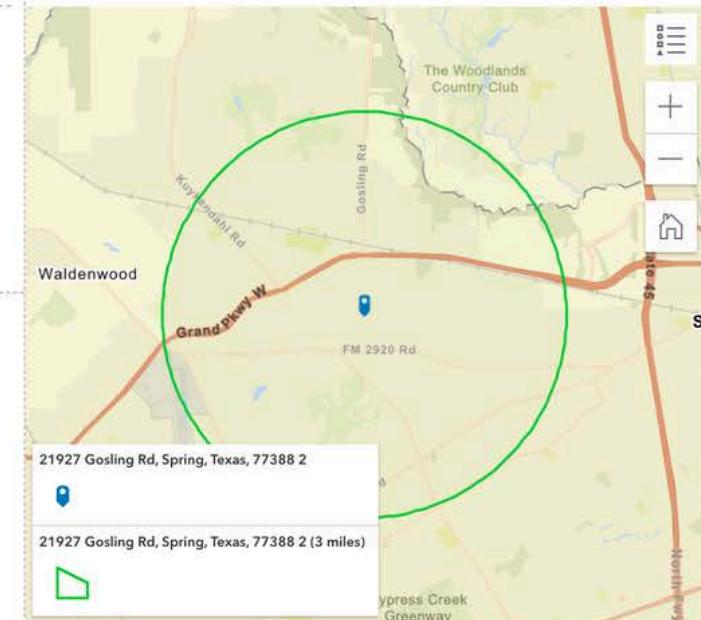
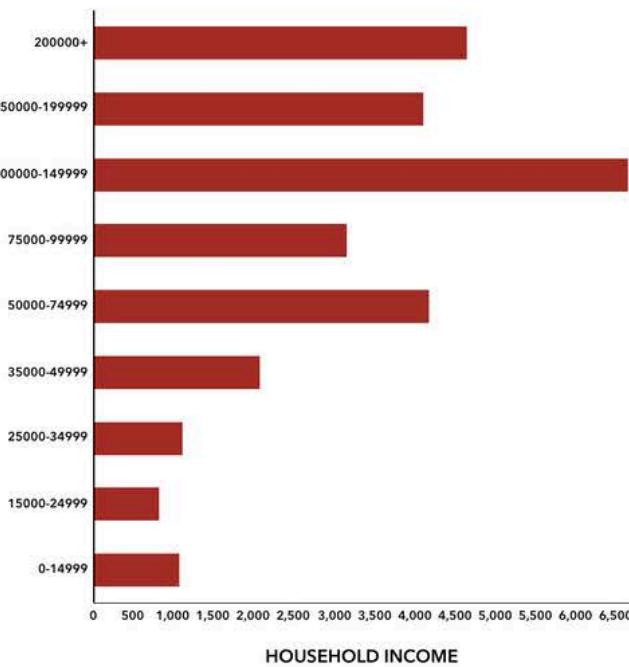
\$45,064

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

Full demographic package available upon request.



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>	<u>9004590</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email
Phone		

<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Regulated by the Texas Real Estate Commission

TAR 2501

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