



TRANSWESTERN

REAL ESTATE
SERVICES

25150- 25154

GOSLING ROAD

SPRING, TX 77389

FOR SALE

RAW LAND

2.33 ACRES

DISCLAIMER

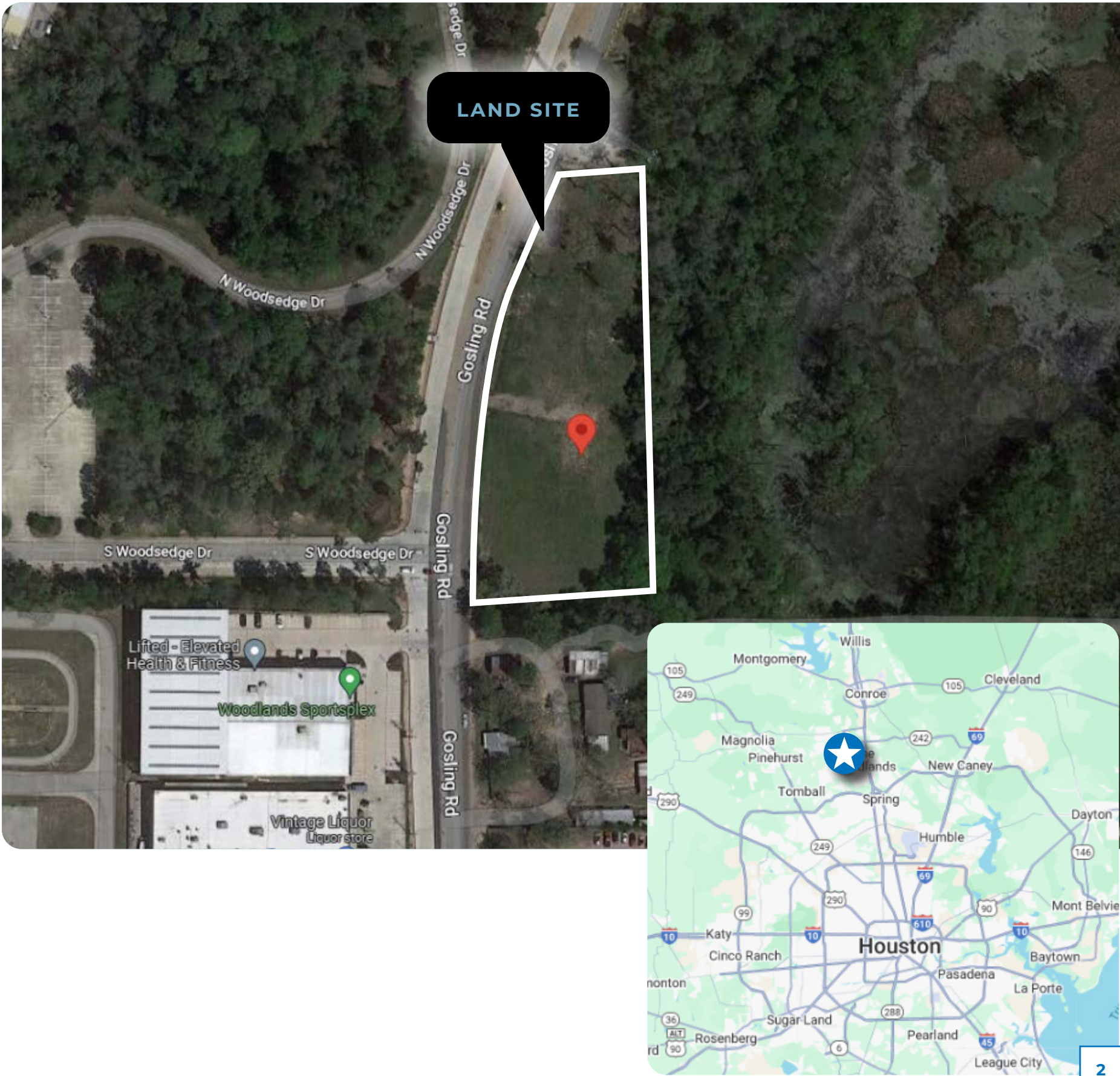
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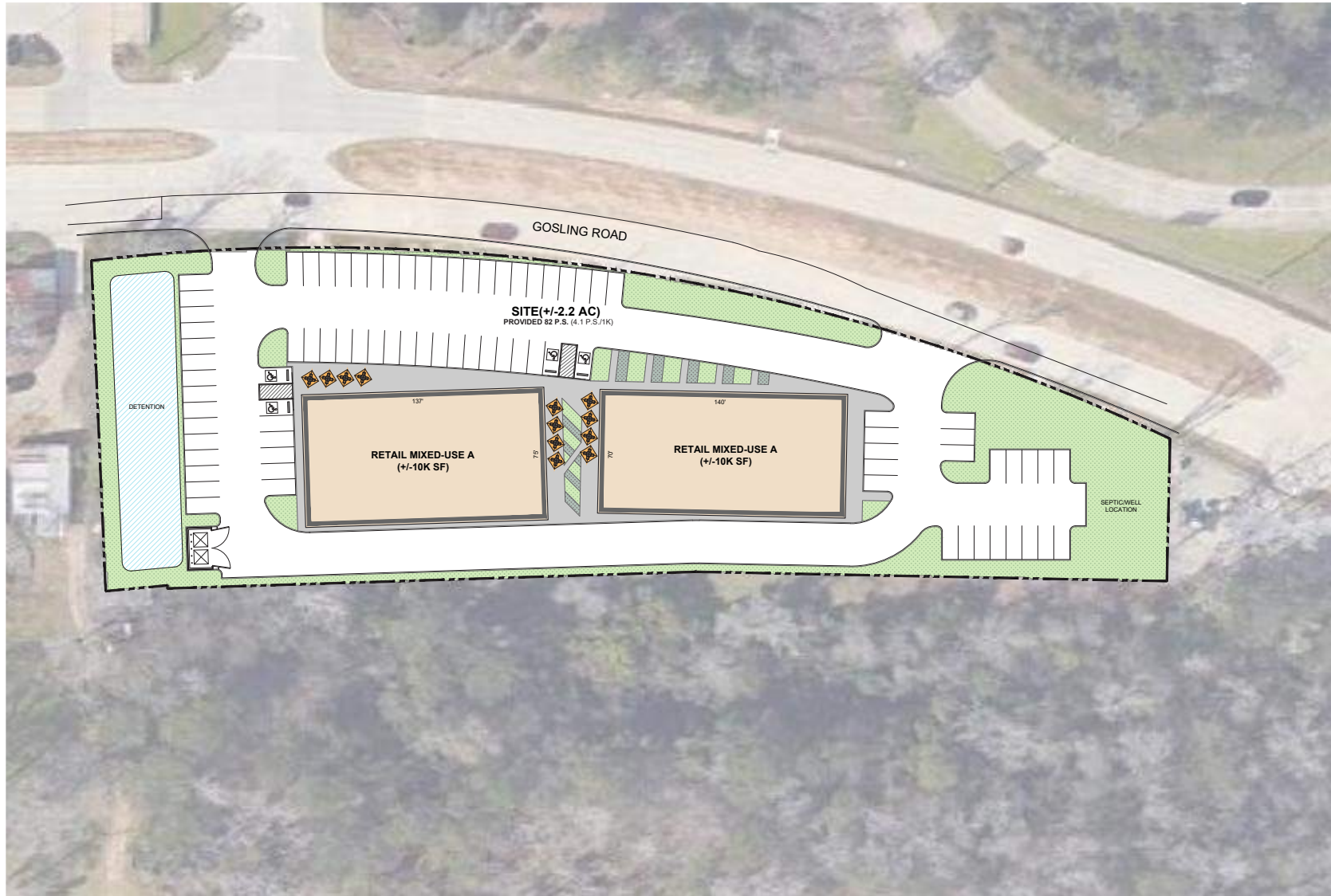
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25150-25154 Gosling Road

2.33-acre commercial land offering strategically located just north of West Rayford Road in a high-growth area of Spring, TX. This raw land parcel presents a build-to-suit opportunity ideal for a variety of uses including retail, bank, daycare/early education, fast food, medical, office park, or other commercial development. The site enjoys good visibility and traffic exposure along Gosling Road, access to nearby utilities, and strong growth trends in the surrounding Spring/The Woodlands market. The seller is open to developing to suit a tenant’s specific requirements, making it an attractive canvas for investors and developers looking for a versatile commercial project location.

ADDRESS	25150 Gosling Rd, Spring, TX 77389
TOTAL SF	101,495 SF
TOTAL ACREAGE	2.33 Acres
UTILITIES	No Utilities
DIRECT ACCESS TO	11-15 minute drive to I-45
CLOSE PROXIMITY TO	The Woodlands Mall, Research Forest, The Woodlands Waterway Corporate District, Cynthia Woods Pavilion, & Willow Creek Golf Club
BEST USE	Retail Development
ASKING PRICE	\$2 Million





PRELIMINARY SITE PLAN - OPTION 1

SCALE: 1/32" = 1'



COMMERCIAL DEVELOPMENT

EA 23167

JAN 2024 | GOSLING RD & S WOODSEDGE DR.
SPRING, TX

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GENERAL NOTES:

PRELIMINARY SITE PLAN, ALL LINEWORK IS APPROXIMATE AND PENDING RECEIPT OF SURVEY / CAD LINEWORK. NOT FOR CONSTRUCTION

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
		Area of Minimal Flood Hazard <i>Zone X</i>
OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/14/2022 at 12:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

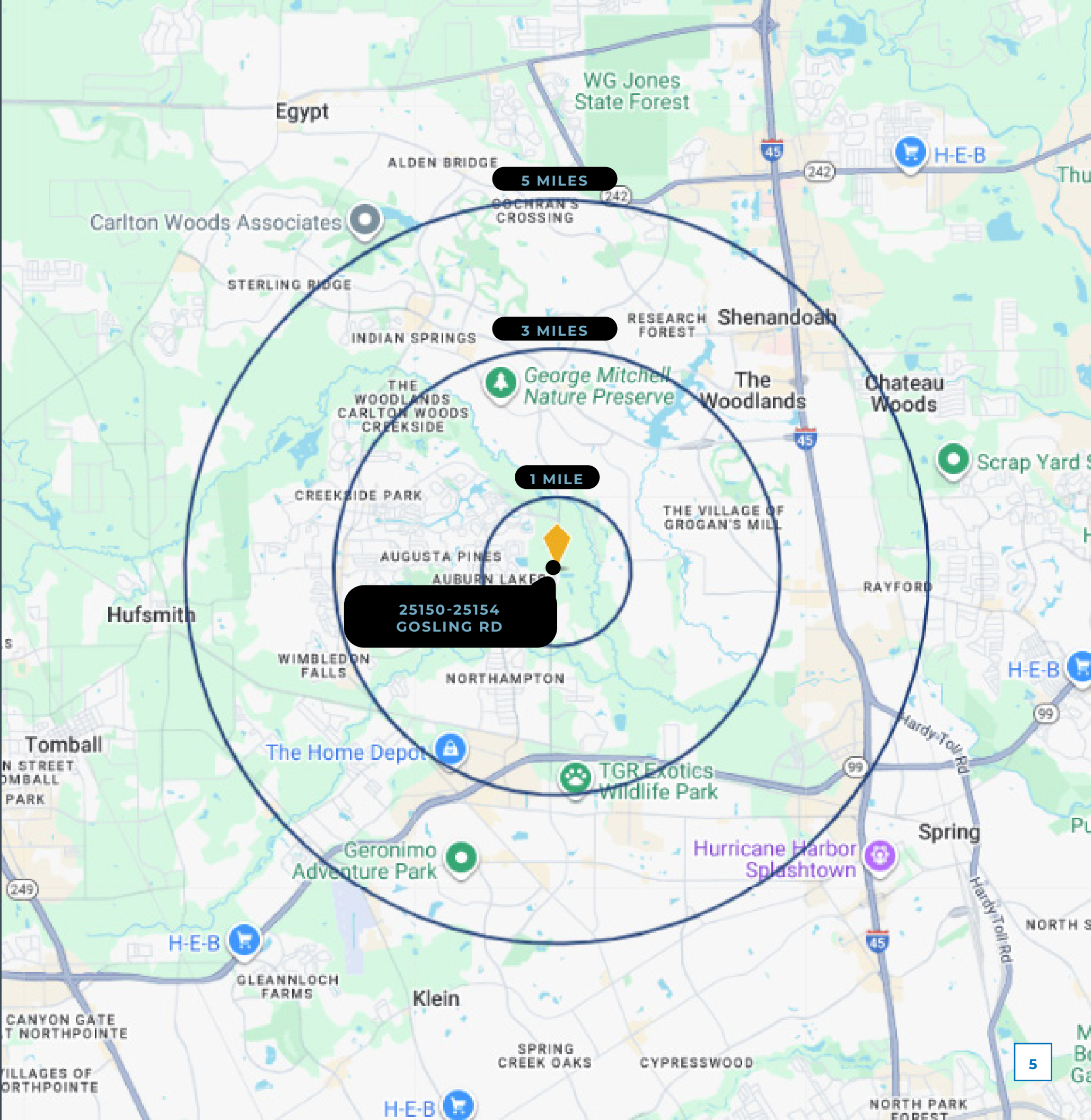
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Demographics

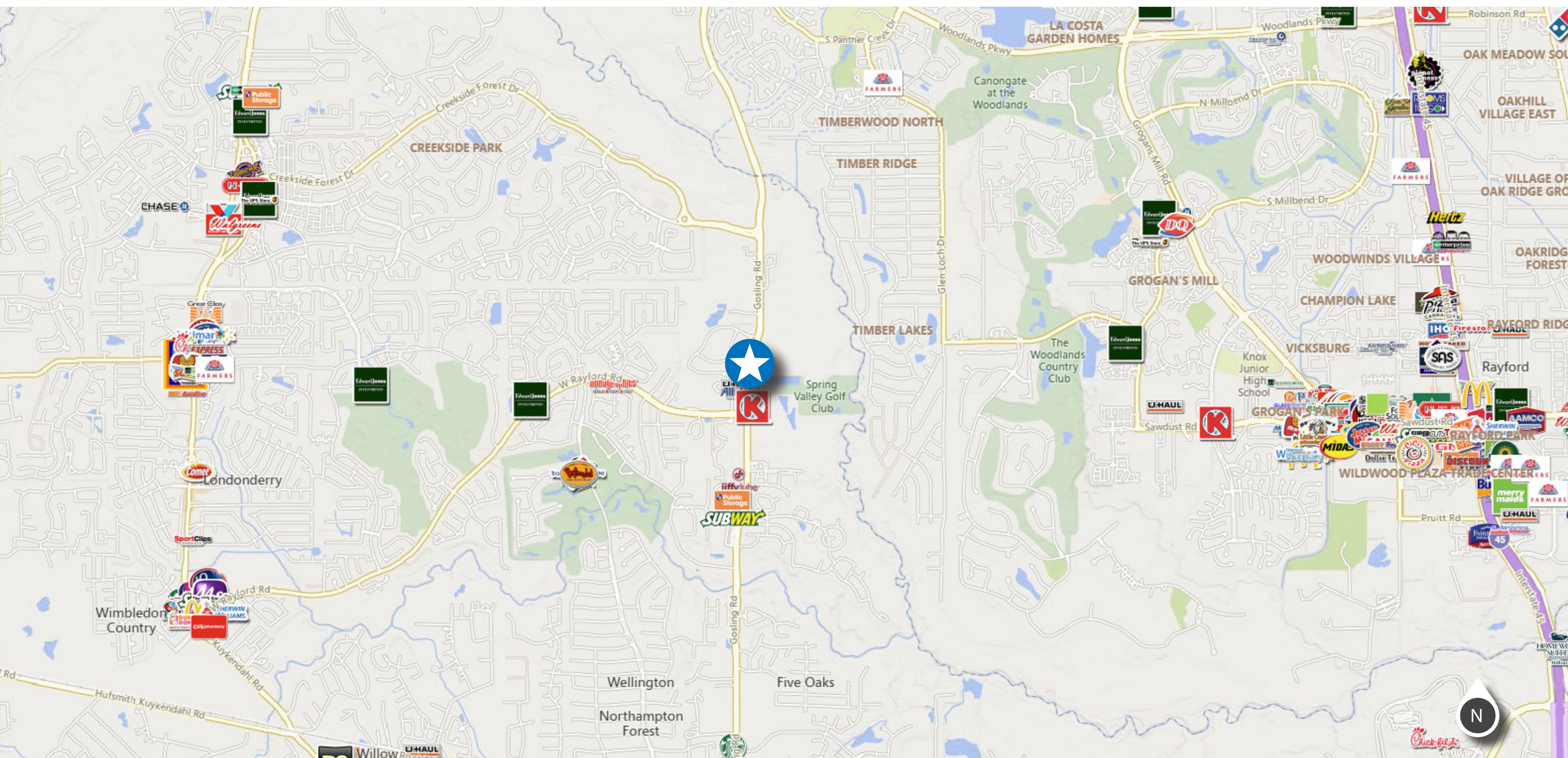
	1 Mile	3 Mile	5 Mile
Population			
2024 Population	5,883	70,622	192,965
2029 Population	6,190	79,158	215,407
Population Growth 2024-2029	1.0%	2.4%	2.3%
Median Age	37.1	38.9	38.2
Households			
2024 Households	2,109	26,772	70,524
2029 Households	2,219	30,397	79,526
Household Growth 2024-2029	0.9%	2.3%	2.2%
Average Household Size	2.8	2.6	2.7
Average Household Income	\$136,884	\$136,802	\$133,051
Housing			
Median Home Value	\$351,406	\$370,507	\$317,522
Median Year Built	2010	2001	2002

Drive Times

LESS THAN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Courts at Auburn Lakes Residential	Augusta Pines Golf Club	The Woodlands Mall
The Broadmoor School	The Woodlands Children's Museum	Woodlands Waterway
Hullwood Pond Park	The Cynthia Woods Mitchell Pavilion	Market Street
		Memorial Herman Medical Center
		The Woodlands Country Club



POINTS OF INTEREST





TRANSWESTERN

REAL ESTATE
SERVICES

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