



DISCLAIMER

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25150-
25154

**GOSLING
ROAD**

SPRING, TX 77389

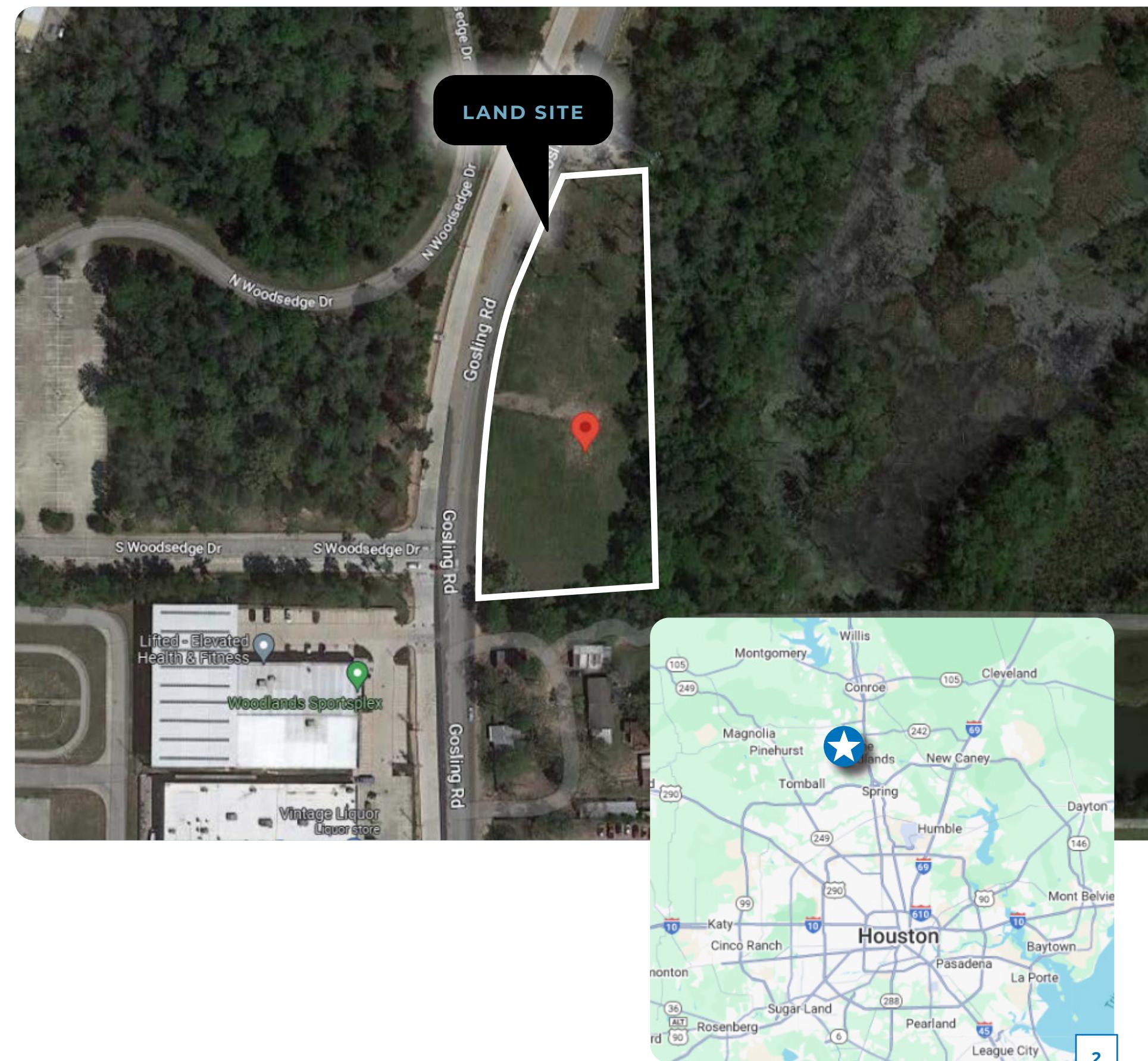
FOR SALE
RAW LAND
2.33 ACRES

LAND HIGHLIGHTS

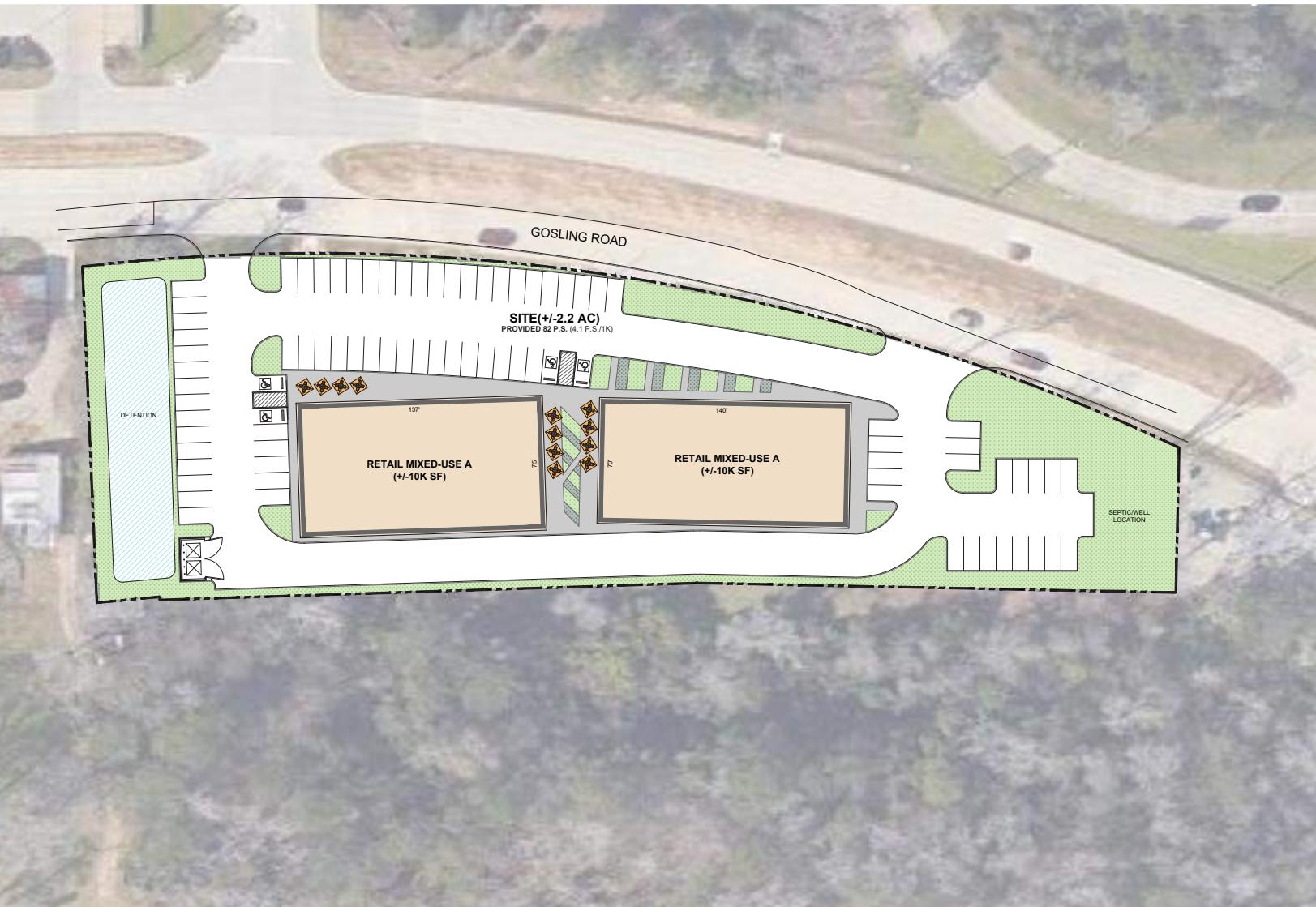
25150-25154 Gosling Road

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



RETAIL DEVELOPMENT OPTION 1



PRELIMINARY SITE PLAN - OPTION 1

SCALE: 1/32" = 1'

NORTH

COMMERCIAL DEVELOPMENT

EA 23167

JAN 2024 | GOSLING RD & S WOODSEdge DR.

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREIN OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY. ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREIN.

GENERAL NOTES:

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

National Flood Hazard Layer FIRMette



95°30'38"W 30°8'6"N



Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

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 Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
17.5 Coastal Transect

Base Flood Elevation Line (BFE)
Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline
Profile Baseline

Hydrographic Feature

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

	1 Mile	3 Mile	5 Mile
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

	1 Mile	3 Mile	5 Mile
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

	1 Mile	3 Mile	5 Mile
Median Home Value	\$351,406	\$370,507	\$317,522
Median Year Built	2010	2001	2002

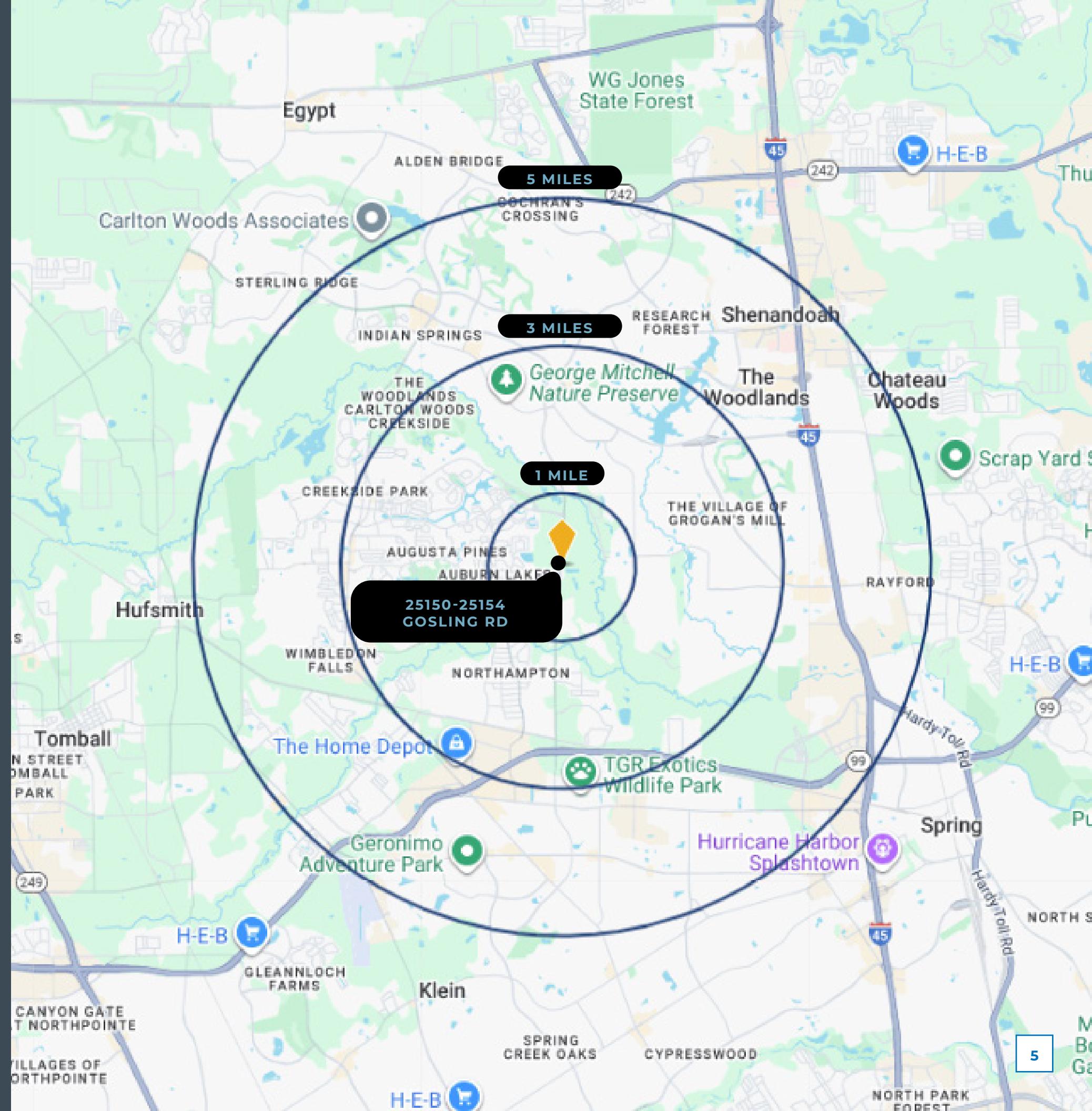
Drive Times

LESS THAN 1 MILE WITHIN 3 MILES

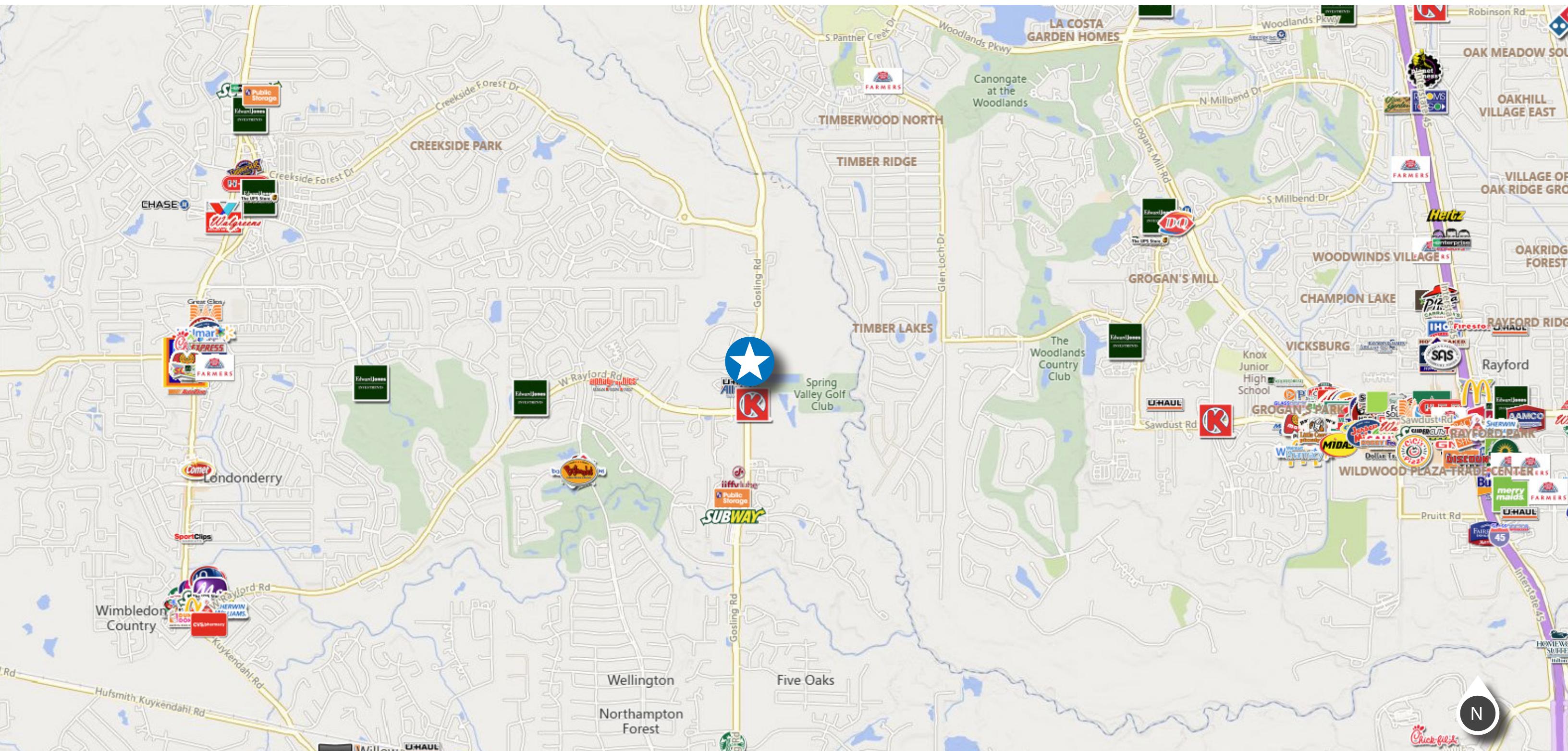
Courts at Auburn Lakes Residential	Augusta Pines Golf Club
The Broadmoor School	The Woodlands Children's Museum
Hullwood Pond Park	The Cynthia Woods Mitchell Pavilion

WITHIN 5 MILES

The Woodlands Mall
Woodlands Waterway
Market Street
Memorial Herman Medical Center
The Woodlands Country Club



POINTS OF INTEREST





TRANSWESTERN

REAL ESTATE
SERVICES

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CONTACT INFORMATION

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