

LAND FOR SALE

2.7 ACRES AT THE CORNER OF GOSLING AND 99/GRAND PARKWAY

5703 Rhetta Ln, Spring, TX 77389



PROPERTY DESCRIPTION

Corner lot Retail or Office Development Opportunity

This unrestricted property is situated at the corner of Grand Parkway/99 and Gosling Rd. Excellent investment/commercial opportunity in this fast growing area of Spring. Endless possibilities for commercial use at this busy intersection.

Lot 0421420000112 of 33,375 sq ft on Gosling Rd. is included in the 2.70 acres, the adjacent lot of 15 acres is not included in the sale.

PROPERTY HIGHLIGHTS

- Corner Lot
- Heavy Traffic
- Mixed Development
- Fast developing area of Spring, TX including Amazon distribution center, housing

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$2,832,264 |
| Lot Size: | 2.7 Acres |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 2,487 | 73,993 | 283,289 |
| Total Population | 7,013 | 200,277 | 766,976 |
| Average HH Income | \$113,515 | \$112,455 | \$106,580 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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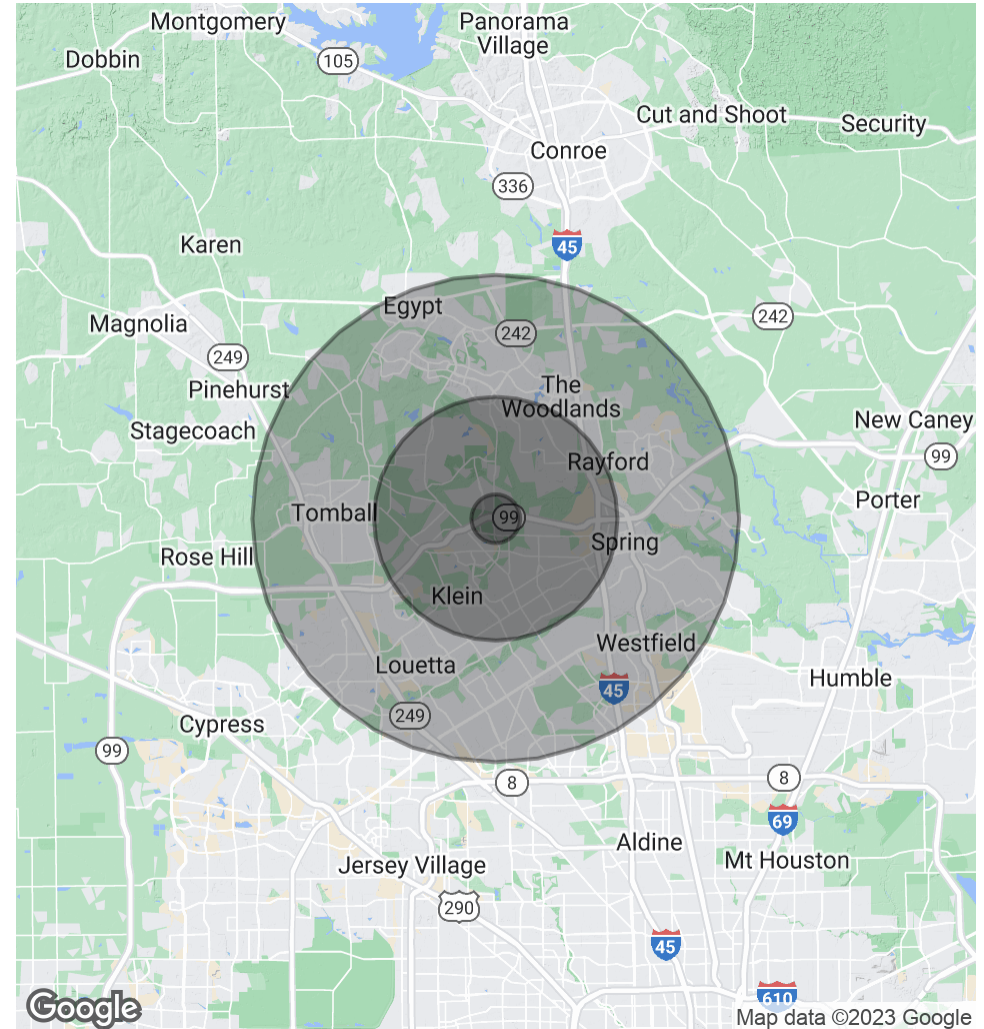
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 7,013 | 200,277 | 766,976 |
| Average Age | 33.8 | 35.4 | 35.9 |
| Average Age (Male) | 34.9 | 35.4 | 35.2 |
| Average Age (Female) | 33.4 | 35.8 | 36.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,487 | 73,993 | 283,289 |
| # of Persons per HH | 2.8 | 2.7 | 2.7 |
| Average HH Income | \$113,515 | \$112,455 | \$106,580 |
| Average House Value | \$254,767 | \$258,784 | \$243,799 |

* Demographic data derived from 2020 ACS - US Census



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