

# For Lease

## Shops On Gosling

24309 Gosling Road @ Dovershire  
Spring, TX 77389



*Woodlands Area Retail Development Breaking Ground Second Quarter 2019*

### Jason Gaines

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## Property Highlights

### FEATURES

- Located in the highly desirable Woodlands area
- Harris County planned Gosling Road construction widening from 2 to 4 lanes - Completing Q2 2019
- Conveniently located within close proximity to Grand Parkway, and Interstate 45, Exxon Mobil campus, and The Woodlands
- In close proximity to surrounding neighborhoods: Northampton, Augusta Pines, Five Oaks, Fox Hollow and McKenzie Park

### PREMISES

- Total SF: 33,000 SF
- Space Available: 29,400 SF
- Call For Pricing
- Building Depth: 65'
- Parking Ratio: 6/1,000 SF

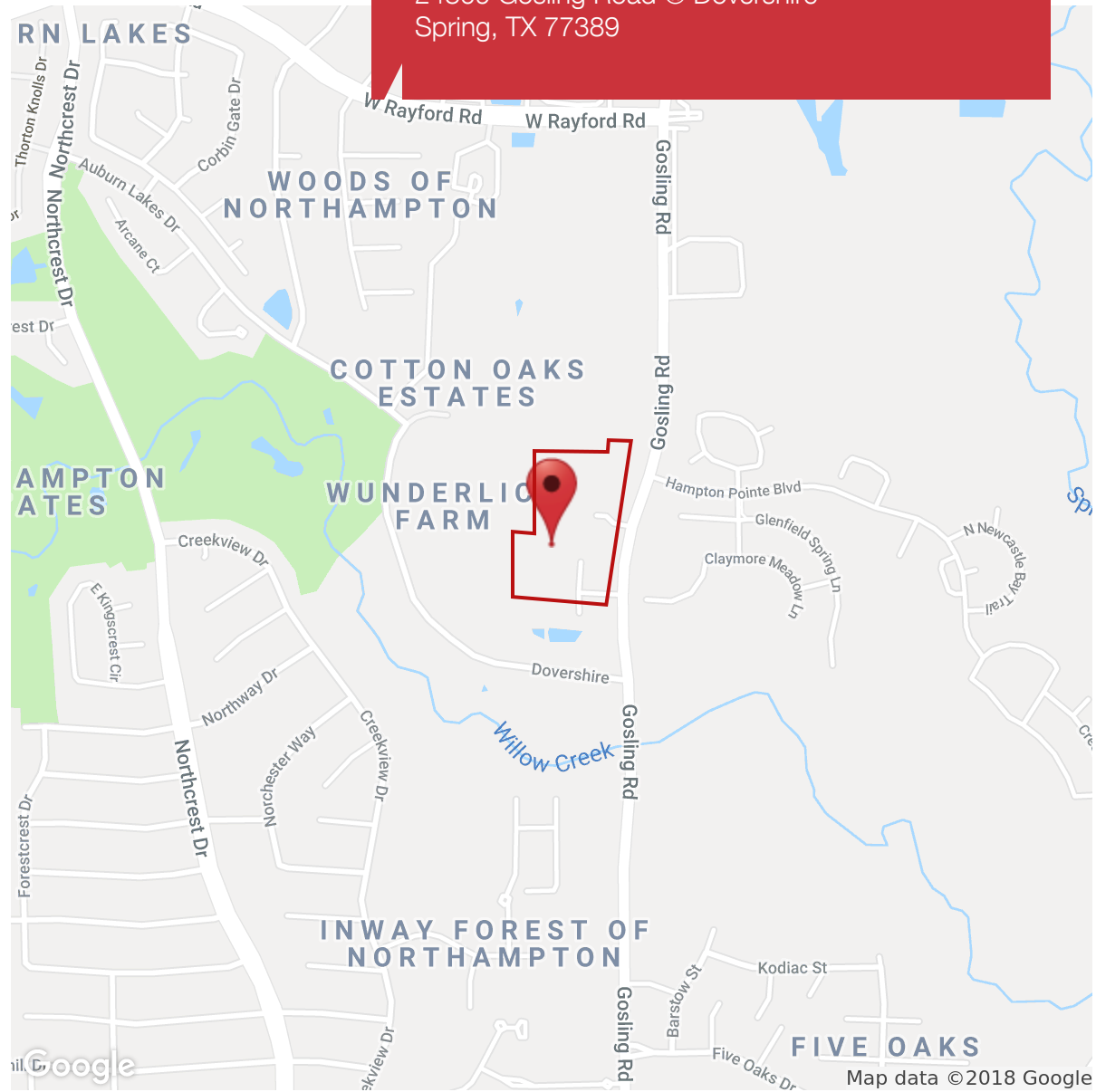
### LEASING HIGHLIGHTS

- New Class A Retail Development breaking ground April 2019
- ± 700' frontage along Gosling Road with excellent accessibility
- Ideal for all restaurants, service users, medical, and boutique fitness
- Shared grease-trap (3,500 gallons)
- Southern end-cap has drive thru capability

### POPULATION GROWTH - 3 MILE RADIUS

- 2018: 66,083
- 2023: 78,023 (3.38% annually)

## Area Retailers



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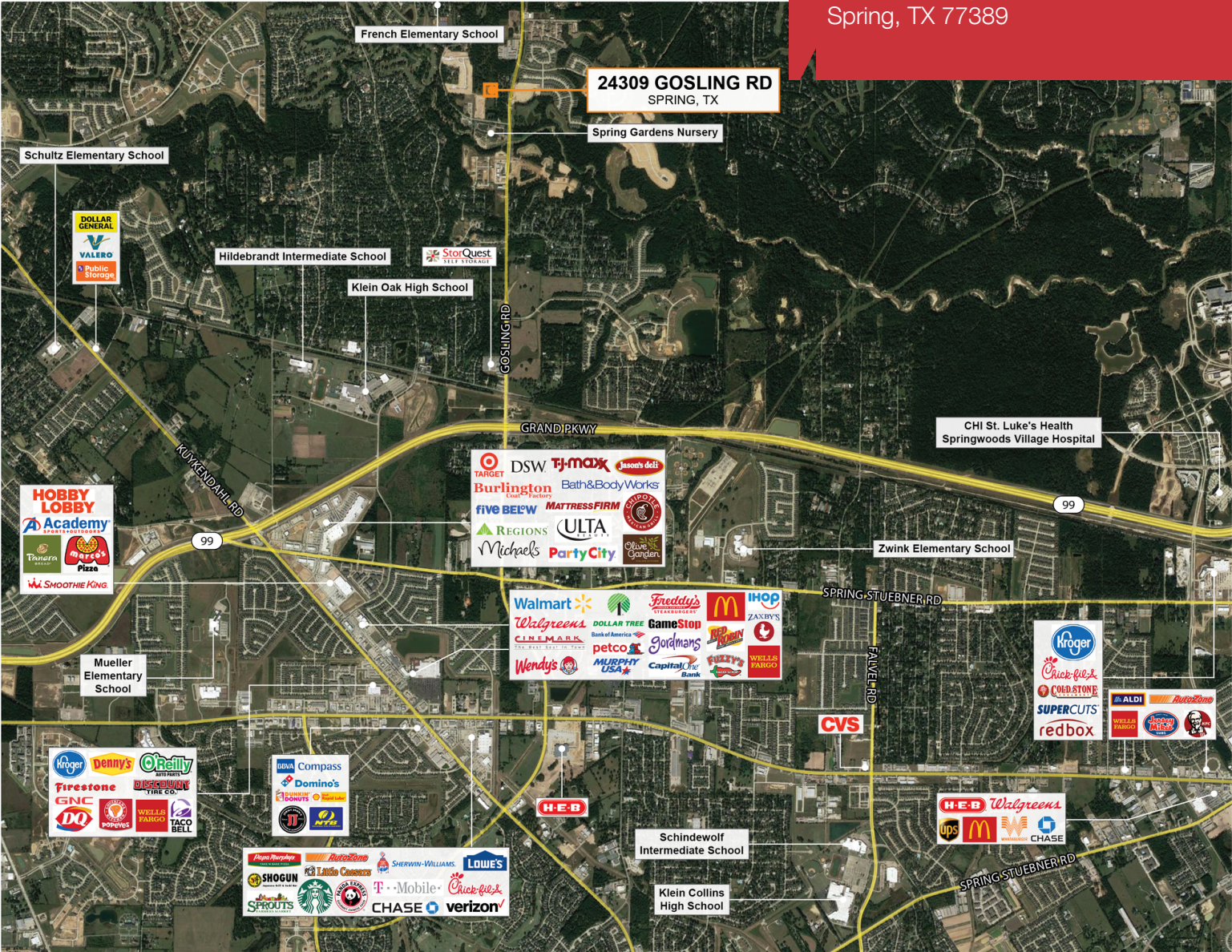
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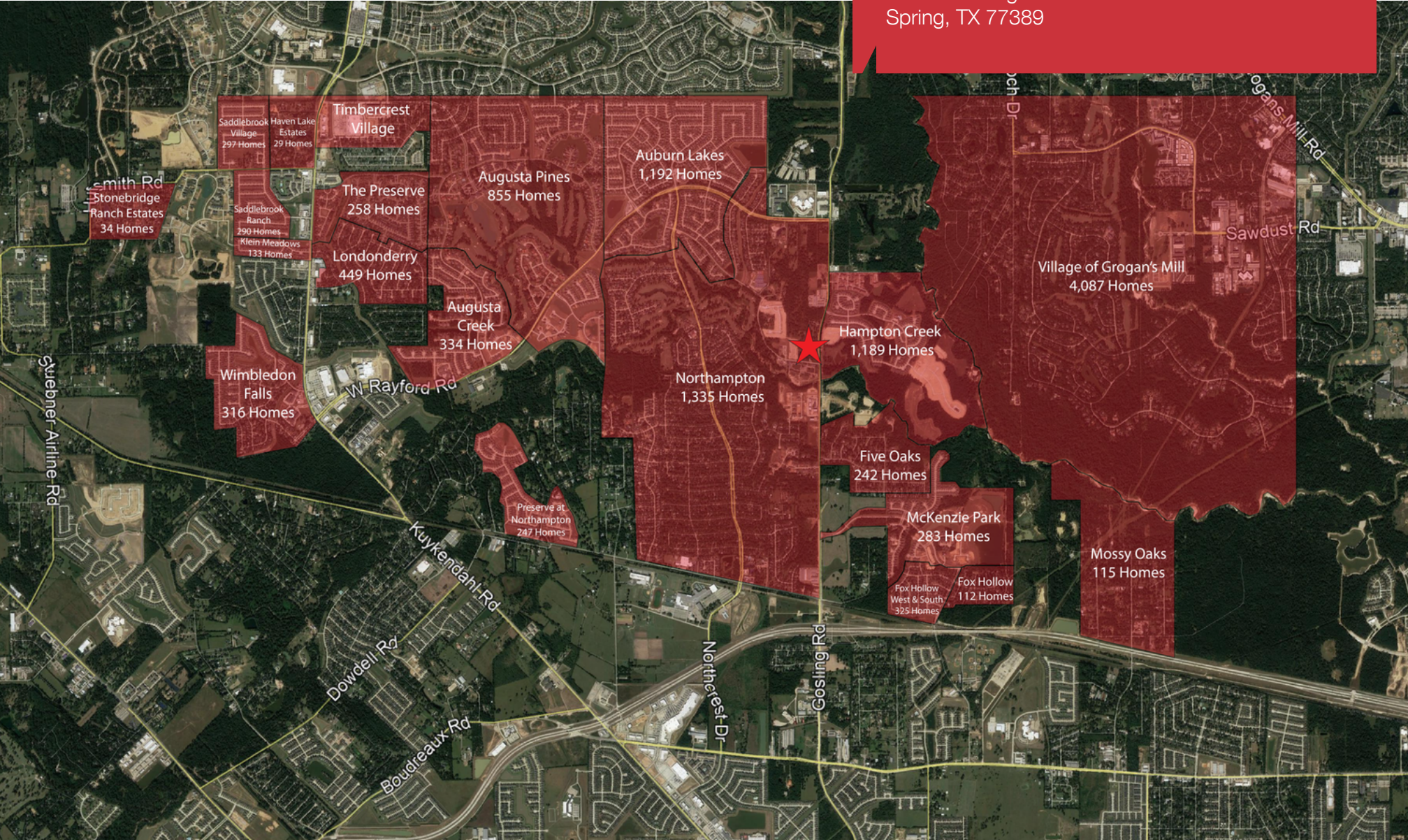
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### POPULATION

(3 mi Radius, 2018)

66,083

### HOUSEHOLDS

(3 mi Radius, 2018)

23,110

### INCOME

(3 mi Radius)

2018 Average:

\$118,635

### FAMILIES

(3 mi Radius, 2018)

17,407

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	3,468	42,689	129,684
Households	1,157	15,208	47,045
Families	987	11,215	35,090
Average Household Size	3.00	2.80	2.75
Owner Occupied Housing Units	1,046	11,115	34,956
Renter Occupied Housing Units	111	4,093	12,089
Median Age	36.0	34.7	35.8
<b>2018 Summary</b>			
Population	5,025	66,083	180,952
Households	1,738	23,110	64,860
Families	1,492	17,407	48,611
Average Household Size	2.89	2.85	2.78
Owner Occupied Housing Units	1,326	15,961	44,957
Renter Occupied Housing Units	412	7,149	19,903
Median Age	37.9	35.8	36.5
Median Household Income	\$113,112	\$90,088	\$92,706
Average Household Income	\$147,893	\$118,635	\$124,613
<b>2023 Summary</b>			
Population	6,380	78,023	208,303
Households	2,230	27,193	74,385
Families	1,920	20,564	55,734
Average Household Size	2.86	2.86	2.79
Owner Occupied Housing Units	1,732	19,194	52,454
Renter Occupied Housing Units	498	7,999	21,931
Median Age	38.9	35.4	36.3
Median Household Income	\$117,212	\$100,703	\$101,809
Average Household Income	\$162,007	\$133,957	\$138,470
<b>Trends: 2018-2023 Annual Rate</b>			
Population	4.89%	3.38%	2.86%
Households	5.11%	3.31%	2.78%
Families	5.17%	3.39%	2.77%
Owner Households	5.49%	3.76%	3.13%
Median Household Income	0.71%	2.25%	1.89%

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**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.

PCR Brokerage Houston, LLC dba NAI Partners	<b>9003949</b>	<b>licensing@naipartners.com</b>	<b>713-629-0500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	<b>jon.silberman@naipartners.com</b>	<b>713-629-0500</b>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jason Gaines</b>	<b>518855</b>	<b>jason.gaines@naipartners.com</b>	<b>713-985-4415</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date