

Willow Creek
Golf Course

Auburn Lakes

The Woodlands



The "Property"
±6.6 AC

Spring Gardens
Nursery

Hampton
Creek

Inway Forest of
Northampton

Northampton

Stratton
Woods

GOSLING ROAD

Mossy Oaks Dr.

McKenzie
Creek

StorQuest
SELF STORAGE

Root Rd.

99
TOLL

Grand Parkway



FOR SALE

23403 Gosling Road
@ The Woodlands, TX 77389

±6.6 Acres

TODD N. EDMONDS SIOR
Dir 1+ 713 830 2113
todd.edmonds@colliers.com

MICHELLE SODERBERG
Dir 1+ 713 830 4005
michelle.soderberg@colliers.com



FOR SALE

±6.625 AC Land | Gosling Rd at Mossy Oaks Dr.



The
"Property"
±6.6 AC



GOSLING RD

Mossy Oaks Dr.



99
TOLL

Grand Parkway



OFFERING

- > PRICE: \$1,500,000 / \$5.20 PSF
- > SITE SIZE: : ±6.625 Acres

COMMENT:

- > Gosling Rd. recently expanded from Grand Pkwy to Mossy Oaks with 4 Lanes & Median

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Colliers
INTERNATIONAL



PROPERTY HIGHLIGHTS:

- > This site is located just north of the Grand Parkway and within close proximity to The Woodlands and Springwoods Village. The ExxonMobil campus is 5 miles east.
- > Frontage: ±50' along Gosling
- > Outside any Flood Hazard areas.
- > Utilities: Northampton MUD/Water
Private Septic System
- > High traffic and growth area.
- > Great site for development office or storage.
- > New lighted intersection of Mossy Oaks Dr. and Gosling Rd.
- > Improved with 5,000 SF residence that could be converted to professional office, church, day care or vet clinic.
- > Easy access to Grand Parkway and I-45.

CONTACT ADVISORS

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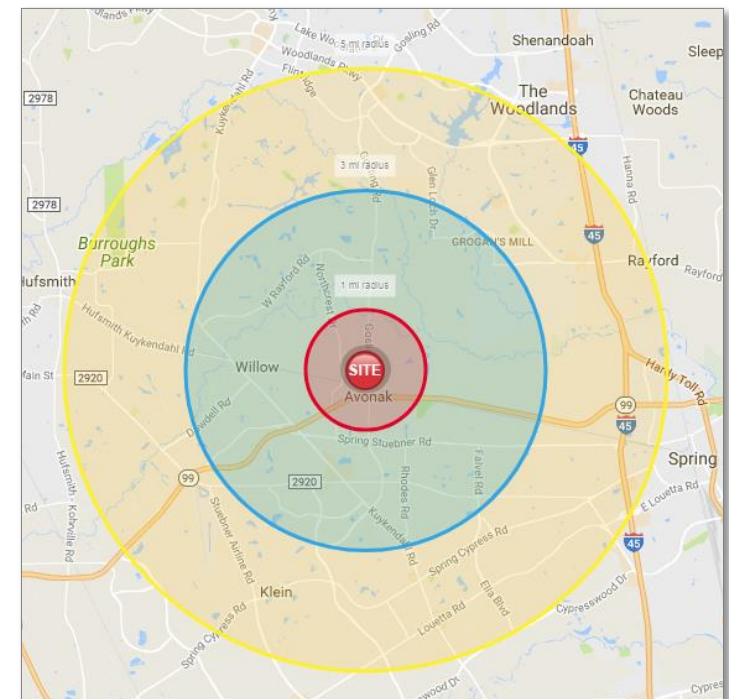


COLLIERS INTERNATIONAL
1790 Hughes Landing Blvd, Suite 250
The Woodlands, TX 77380
www.colliers.com

2018 Demographics:



2018 Estimate	1 mile radius	3 mile radius	5 mile radius
Population	6,911	60,251	187,219
Average HH Income	\$88,811	\$116,906	\$117,432
Households	2,377	20,889	68,742



SPRINGWOODS VILLAGE



Springwoods Village is a 2,000 acre master planned community situated just south of The Woodlands and 20 miles north of downtown Houston. The community is a new model of sustainability and greener living for the Houston region, preserving its natural ecosystems, building energy smart new homes, and reducing dependence on the car by providing a walkable mix of retail, dining, offices, and public amenities. Springwoods Village will build out its master plan over the next 10+ years.



CityPlace is our jewel, with the amenities, services, and vitality to make North Houston more dynamic than ever before. Our mixed-use urban district spans 60 acres, and will feature a diverse blend of luxury residences, future-forward office buildings, and distinct shopping and dining venues. Phase 1 of CityPlace is expected to open in 2017, anchored by an outdoor public plaza and a full-service hotel with a bar, restaurant, spa and banquet facilities. From early morning to late in the evening, CityPlace will be a dynamic, vibrant gathering place within the community.

ExxonMobil Corporate Campus

385-acre campus houses 10,000 employees at completion in 2015. Among the 20 office buildings is a meeting and training center designed to appear to float 80 feet above a plaza and reflecting pool 10,000 square-foot health and fitness facility Includes a child development center.



Southwestern Energy Corporate Headquarters

New corporate headquarters currently adjacent to Springwoods Village 22-acre campus houses a 10 story, 515,000 square-foot office building. Accommodates 1,500 employees. Includes a conference center, wellness center, full service dining facility, on-campus retail district of small shops and service providers, and two main dining areas.



CHI St. Luke's Health

The \$120 million medical campus includes a 55,000 square foot ambulatory medical center and a 100,000 square foot medical office building with space for more than 30 physicians. The 150,000 square foot, LEED silver-certified hospital features Emergency department, inpatient beds, diagnostic imaging, Operating rooms, endoscopy suites, pre-op rooms, post-anesthesia care unit (PACU), Multi-use Primary and Specialty Care Clinic





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.

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>Colliers International</u> <u>Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Patrick Duffy, MCR</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Todd N. Edmonds, SIOR, CCIM</u>	<u>397499</u>	<u>todd.edmonds@colliers.com</u>	<u>(713) 830-2113</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date