



**±18.59 ACRES
AVAILABLE**

**WATERFORD
SPRINGS**

FIT CLUB 24

CUBESMART

GOSLING RD

HAMPTON POINTE BLVD

**Hampton Creek
322 Homes**



18.59 ACRES – SPRING, TX

24530 GOSLING ROAD | SPRING, TEXAS

±18.59 ACRES AVAILABLE FOR SALE

BRAD LYBRAND | 281.477.4300

JULIO LYBRAND (LYBRAND COMMERCIAL) | 713.471.0940

PROPERTY INSIGHTS

±18.59 ACRES AVAILABLE FOR SALE IN SPRING, TEXAS

18+ acre development site in the Greater Houston NW area of Spring, TX. The site is adjacent to the existing Waterford Springs multi-family project. The site is located just off Gosling Road that is currently undergoing extensive improvements to accommodate increasing traffic in the dense trade area.

Less than a 10 drive time to numerous retail amenities such as The Grand Parkway Marketplace. Grand Parkway Marketplace is

home to Target, TJ Maxx, DSW, Petsmart, LA Fitness, Academy, Hobby Lobby and many other retailers and nationally branded restaurants.

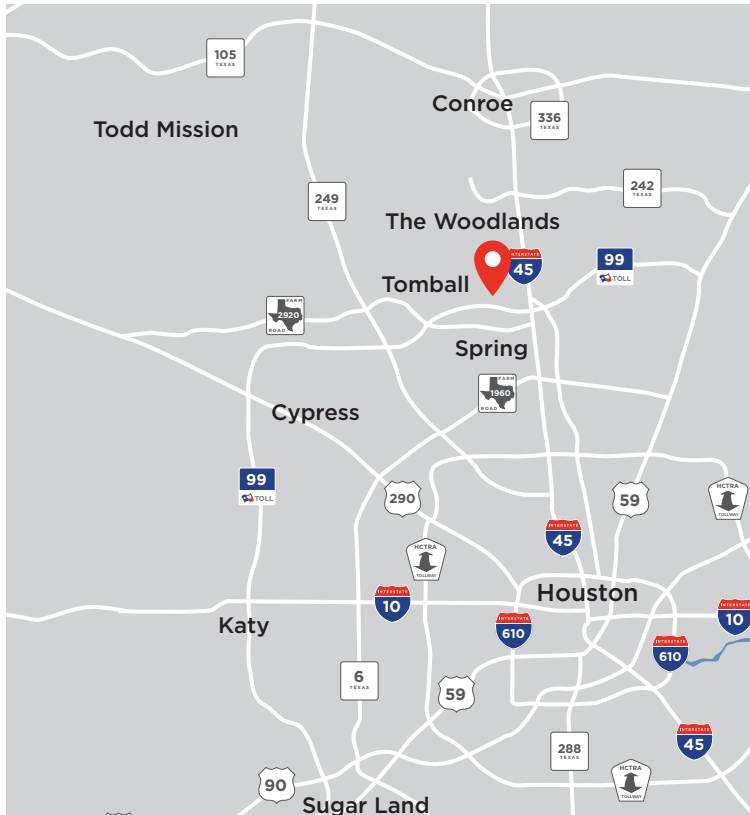
Springwoods Village is short drive to the east which is global headquarters to Exxon Mobil's Chemical & Upstream units. There are many other medical & retail related components in Springwoods Village that is an award winning master planned community.

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PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±18.59 acres
- ▶ SCHOOL DISTRICT:
Klein ISD
- ▶ UTILITIES:
Utilities are to the property line via North Hampton MUD
- ▶ ENGINEERING/DETENTION:
A portion of the necessary detention has been constructed to serve the site. Additional detention may be required.
- ▶ TRAFFIC COUNTS:
Approx. 18,398 VPD on Gosling



191,837
Current Population
Within 5-Mile Radius



136,476
Population Growth
Within a 5-mile Radius
from 2010 to 2018



\$121,748
Average HHI Within
5-Mile Radius

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,243	26,328	69,884
Current Population	3,128	66,589	191,837
2010 Census Average Persons per Household	2.52	2.53	2.75
2010 Census Population	2,526	43,868	136,476
Population Growth 2010 to 2018	23.85%	52.69%	40.95%

CENSUS HOUSEHOLDS

1 Person Household	21.29%	25.72%	20.90%
2 Person Households	33.51%	33.02%	32.26%
3+ Person Households	45.20%	41.26%	46.84%
Owner-Occupied Housing Units	71.62%	66.64%	74.38%
Renter-Occupied Housing Units	28.38%	33.36%	25.62%

RACE AND ETHNICITY

2018 Estimated White	79.91%	78.35%	75.35%
2018 Estimated Black or African American	5.84%	6.83%	8.01%
2018 Estimated Asian or Pacific Islander	5.02%	4.98%	6.24%
2018 Estimated Other Races	8.80%	9.38%	9.90%
2018 Estimated Hispanic	21.64%	22.17%	23.00%

INCOME

2018 Estimated Average Household Income	\$103,511	\$117,584	\$121,748
2018 Estimated Median Household Income	\$90,440	\$92,729	\$96,648
2018 Estimated Per Capita Income	\$38,754	\$45,624	\$45,407

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	21.54%	16.36%	17.18%
2018 Estimated Bachelors Degree	29.92%	31.98%	29.99%
2018 Estimated Graduate Degree	19.05%	17.68%	16.77%

AGE

2018 Median Age	35.5	36.7	36.5
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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.

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.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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