

H-E-B

2.5M ANNUAL VISITS

- PLACER.AI, 2025

NewQuest

MARKET AT GOSLING

SEC of Gosling Road & FM 2920 | Spring, Texas
3,160 SF Available for Lease

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Project Highlights

- Phase I: 3,160 SF Available for Lease
- Phase II: 19,200-SF center
- 102,000-SF H-E-B anchor
- 2.5 million visits to H-E-B in the last 12 months - Placer.ai, 2025

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16%
POPULATION GROWTH
WITHIN 2 MILES
FROM 2020 TO 2025

$133K
AVERAGE HOUSEHOLD INCOME
WITHIN 3 MILES

258K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

MAJOR AREA RETAILERS

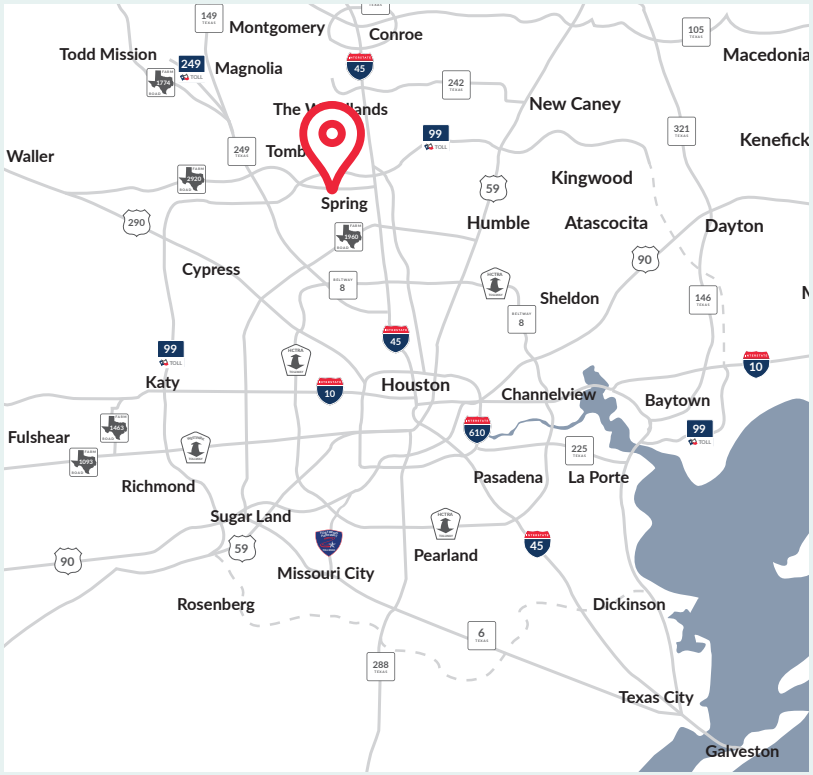
H-E-B
ANCHOR

LOWE'S

CRUST PIZZA CO

petco

Chick-fil-A



Aerial



TxDOT Traffic Counts as of 2024

04.25 | 01.25

Site Plan



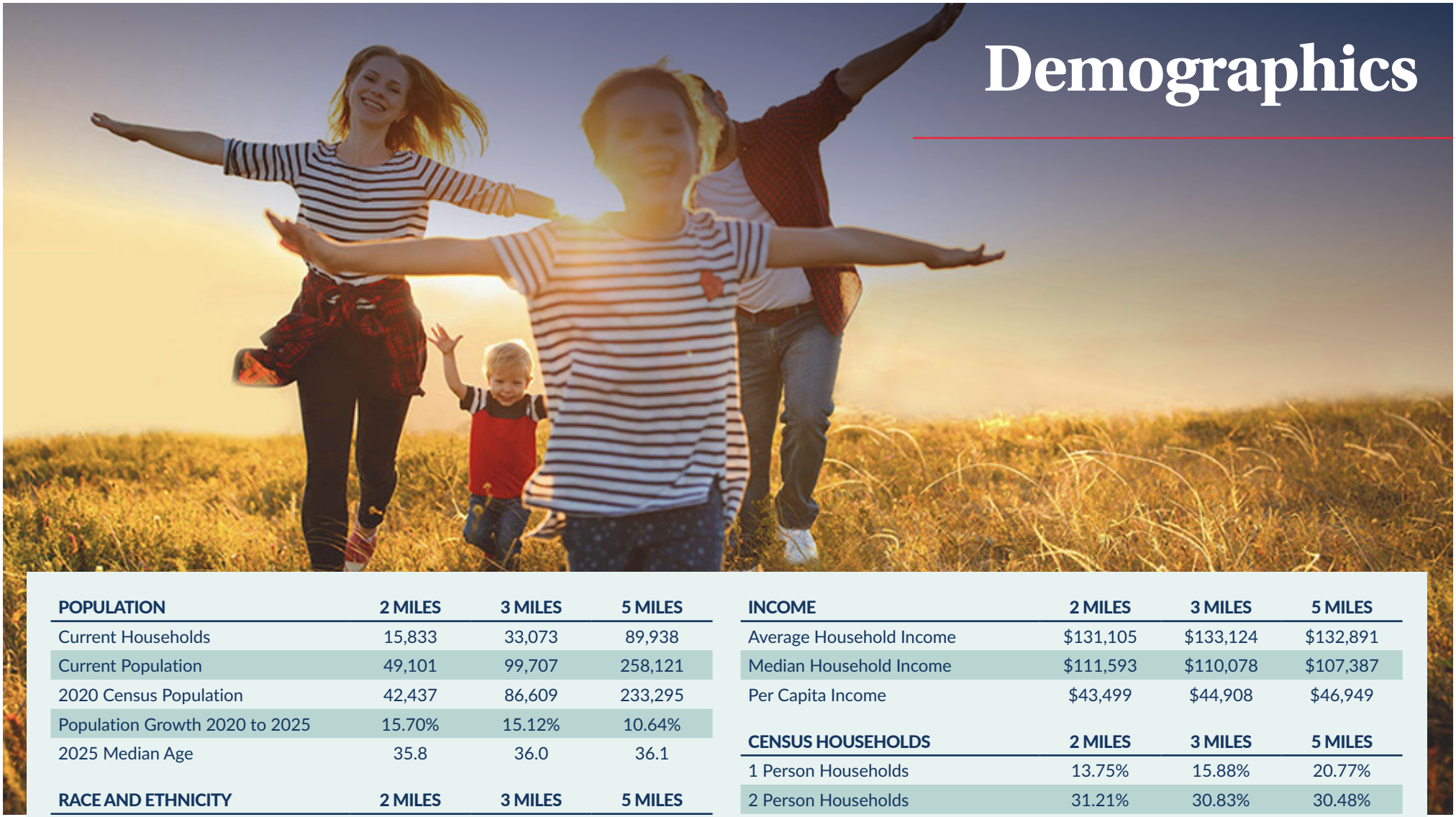
01.26 | 08.21

Photos









Demographics

POPULATION	2 MILES	3 MILES	5 MILES
Current Households	15,833	33,073	89,938
Current Population	49,101	99,707	258,121
2020 Census Population	42,437	86,609	233,295
Population Growth 2020 to 2025	15.70%	15.12%	10.64%
2025 Median Age	35.8	36.0	36.1

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	49.10%	49.89%	50.11%
Black or African American	15.75%	15.33%	16.74%
Asian or Pacific Islander	11.25%	10.15%	8.81%
Other Races	23.08%	23.78%	23.43%
Hispanic	31.27%	31.82%	31.19%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	$131,105	$133,124	$132,891
Median Household Income	$111,593	$110,078	$107,387
Per Capita Income	$43,499	$44,908	$46,949

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	13.75%	15.88%	20.77%
2 Person Households	31.21%	30.83%	30.48%
3+ Person Households	55.05%	53.29%	48.76%
Owner-Occupied Housing Units	75.51%	72.54%	65.96%
Renter-Occupied Housing Units	24.49%	27.46%	34.04%

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
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
Rebecca Le	**519614**	**rle@newquest.com**	**281.477.4327**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

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

NewQuest

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