

For Sale | ±4.7 Acres of Land Near The Woodlands



Land For Sale
±4.7 Acres
Gosling Rd @ The Woodlands
The Woodlands, TX 77388

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Colliers
INTERNATIONAL



PROPERTY INFORMATION

- › ±4.7 Acres near the Grand Parkway Marketplace, ExxonMobil Campus, & Springwoods Mixed-Use Development
- › Minutes from major arterials:
 - › Gosling Road
 - › Grand Parkway (Hwy 99)
 - › Interstate 45
 - › Hardy Toll Road
- › ±714' frontage on Gosling Road
- › (2) full motion median breaks
- › Unrestricted use
- › Utilities available
- › Outside flood plain
- › Great location for retail
- › Fast developing area with various new retail, office and multifamily nearby
- › Adjacent to Harris County Northampton MUD
- › High-traffic and good demographics

CONTACT BROKER FOR PRICING

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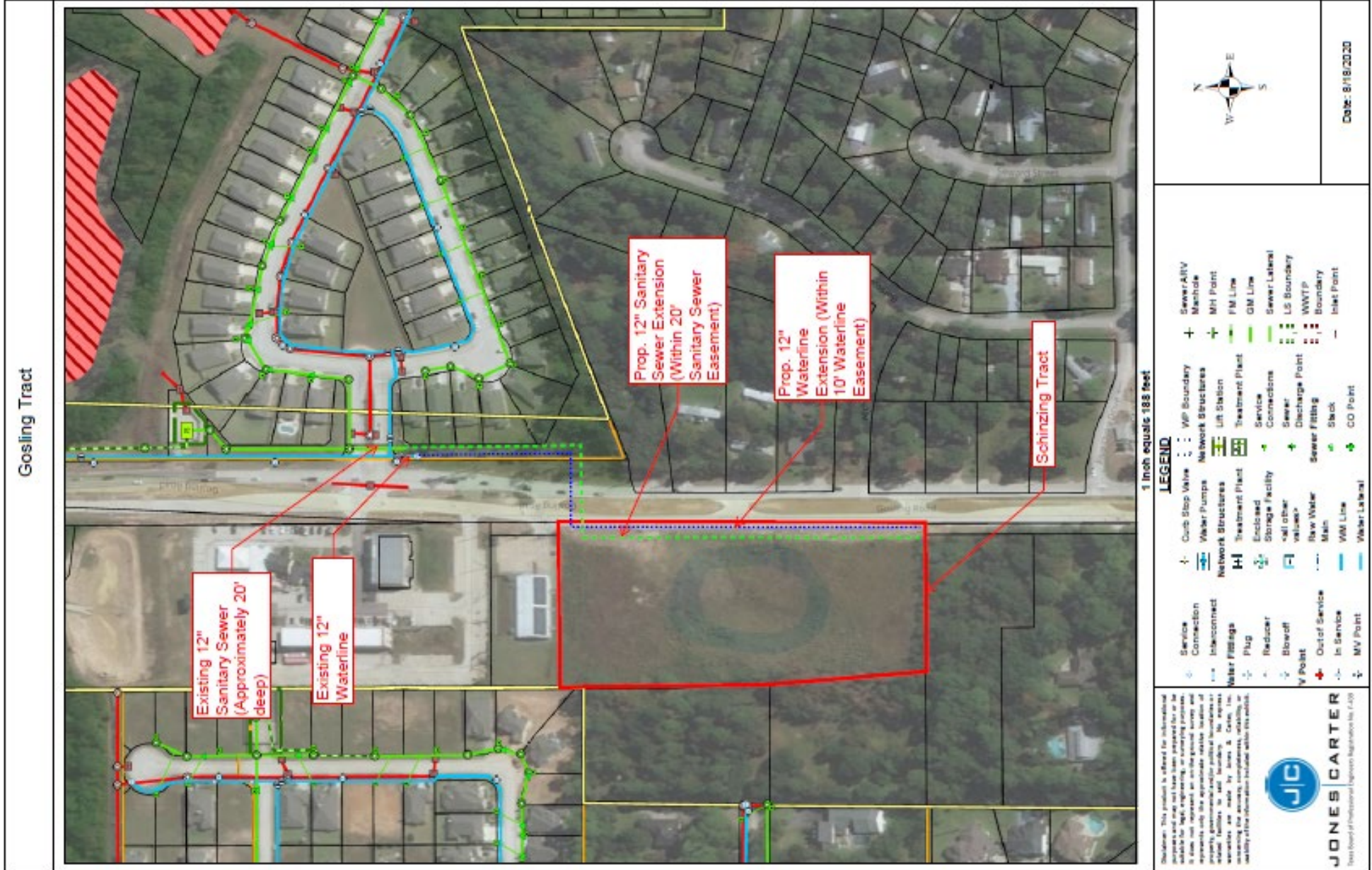
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UTILITY MAP



JONES CARTER
 J.C.
 Jones Carter International, Inc. 12000
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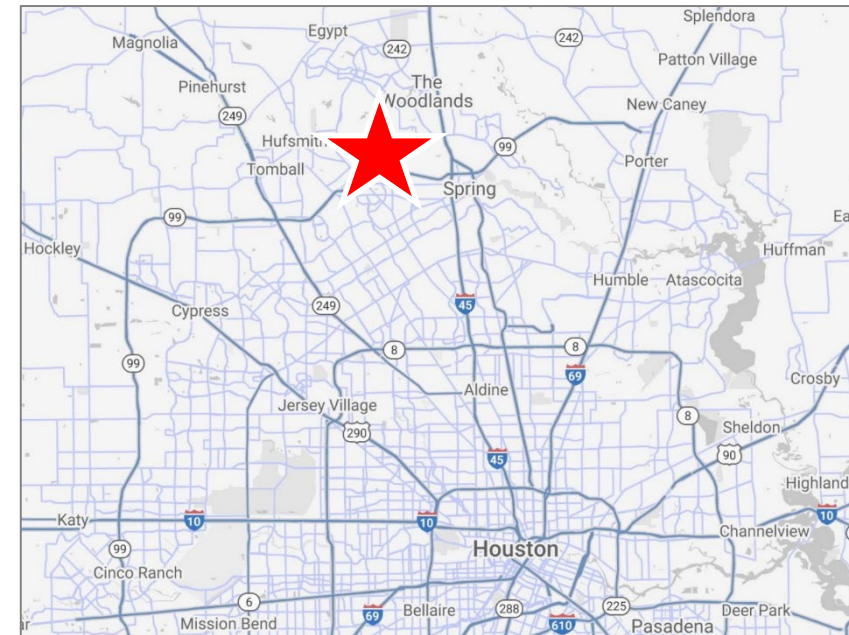
AREA RETAIL MAP



2020 DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Estimated Population (2020)	8,611	73,004	202,027
Projected Population (2025)	8,831	76,626	214,926
Average Household Income	\$98,233	\$109,879	\$116,620
Total Businesses	238	2,063	9,272
Annual Consumer Retail Expenditure (2020)	\$100.22 M	\$930.03 M	\$2.75 B



About The Woodlands



The Woodlands

Spanning 28,000 acres, The Woodlands is one of the most iconic and successful master-planned communities in the nation.

- **The Woodlands Mall**

1.3 million square feet of shopping and dining

Over 200 retailers including Anthropologie, Banana Republic, Barnes & Noble, Apple, Pottery Barn, Pottery Barn Kids, Ann Taylor Loft, Urban Outfitters, White House Black Market, and Williams Sonoma. Department stores include Nordstrom, Dillard's, Macy's and JCPenney and features an outdoor courtyard linked to the Woodlands Waterway.

- **The Woodlands Market Street**

Over 70 high end retail shops including Tiffany's, Sur La Table, Kate Spade, Brooks Brothers, Lucky Brand, and many more.

Restaurants include 1252 Tapas Bar, Berry Hill, Café Express, Cru, Grotto, La Madeleine, Starbucks, Stadia, and Uni Sushi

Home to the AVIA hotel and the Market Street Cinemark movie theater

Wi-Fi-enabled central park provides an attractive recreation and entertainment area.

- **Cynthia Woods Mitchell Pavilion**

Outdoor amphitheater seats 6,500 with capacity for an additional 10,000 on the lawn
Official Summer Home of the Houston Symphony.

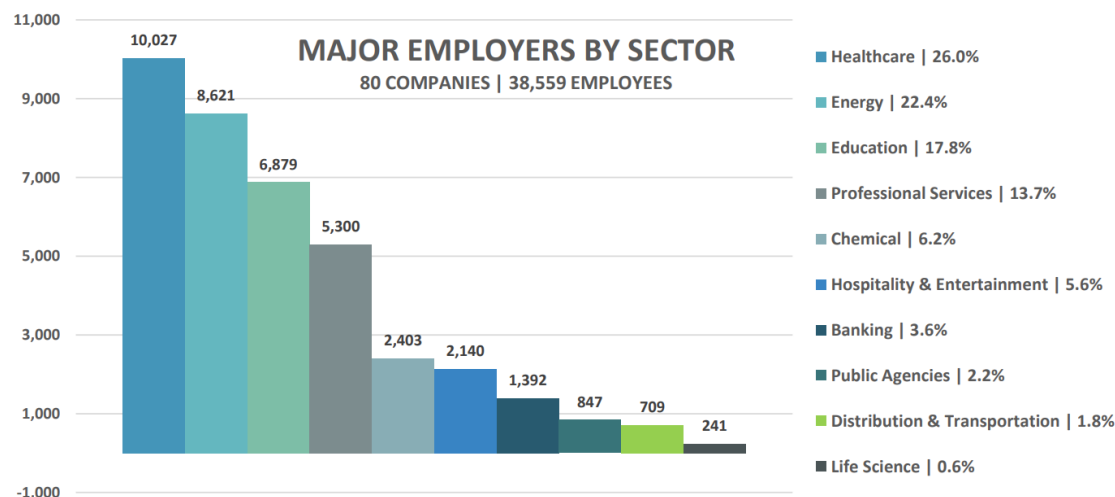
- **Memorial Hermann The Woodlands**

294-private bed, full-service, acute care facility Employs over 780 medical staff physicians, 1,300 employees, and 250 volunteers

Features a diabetes self-management program, a certified primary stroke center, sports medicine, rehabilitation and physical therapy, occupational therapy, speech therapy, registered dietitians and an emergency center accredited as a Level III trauma center by the State of Texas.

- **The Woodlands Town Center**

1,000-acre "downtown" of The Woodlands is one of the most active commercial building markets throughout Houston Contains over 6.9 million square feet of office space Anadarko's two iconic towers: 807,586-square-foot Allison Tower and 550,000-square-foot Hackett Tower.





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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Buyer/Tenant/Seller/Landlord Initials

Date