GOSLING ROAD PLAZA

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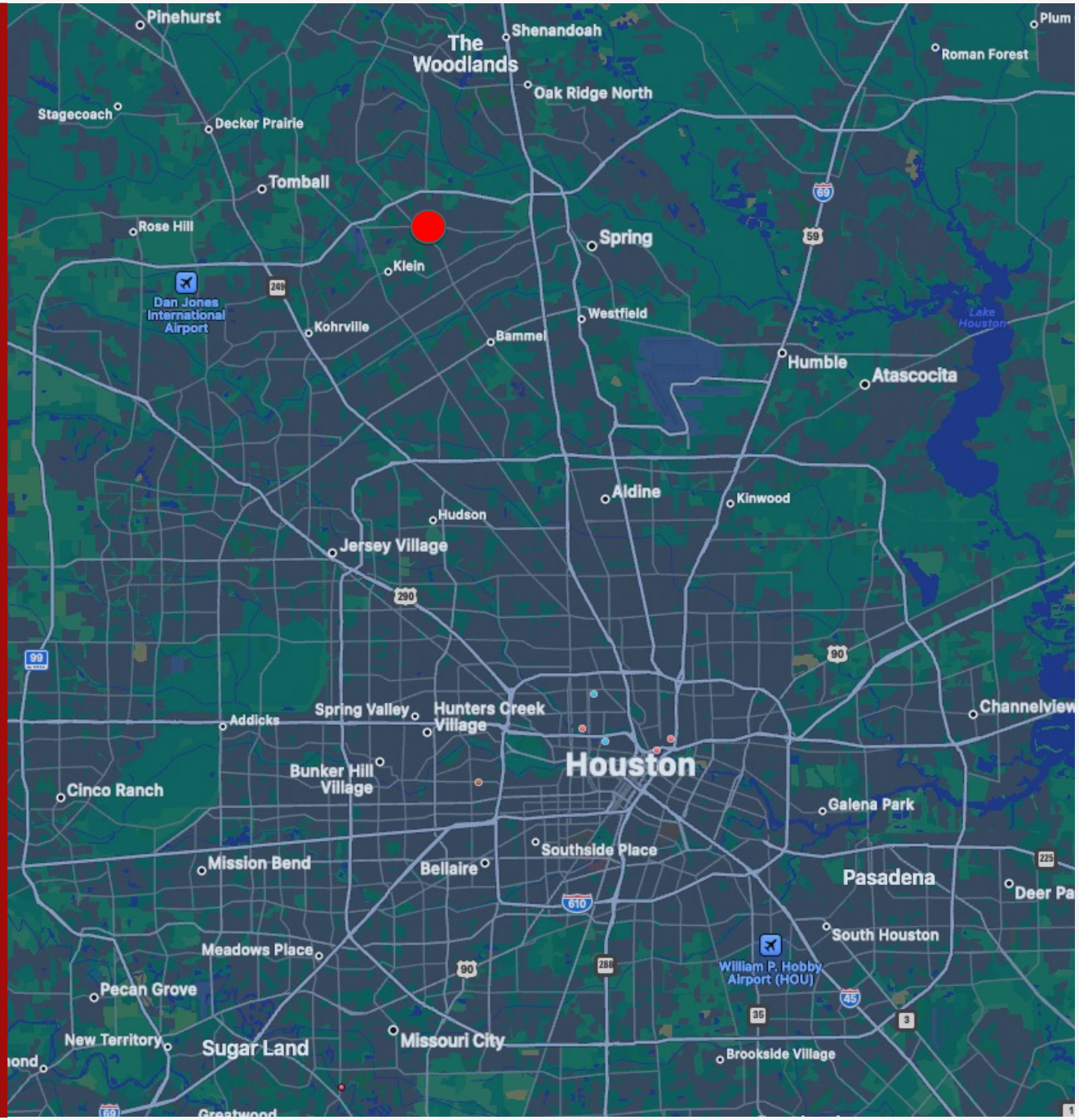

SUMMARY

HIGHLIGHTS

- EXCELLENT VISIBILITY
- CONSISTENT DAYTIME TRAFFIC
- EASY ACCESS
- SIGNALIZED INTERSECTION
- NOTABLE RETAILERS NEARBY

DESCRIPTION

SIZE	15,000 SF RETAIL CENTER
BUILT	2017
PARKING	80 SPACES (10 SPACES PER 1,000 SF)
ADDT'L	MULTIPLE CURB-CUTS

NEARBY MAJOR RETAILERS

H-E-B

SPROUTS FARMERS MARKET

DUTCH BROS Coffee

WAFFLE HOUSE

PANDA EXPRESS CHINESE KITCHEN

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SITE PLAN

TENANT KEY

#	Tenant	SF
A	888 Chinese Restaurant	2,300
B-1	American Sharman	1,150
B-2	Goodwill Industries	1,470
C	**AVAILABLE**	**1,500**
D	Vita Dental	2,300
E	TDECU	1,917
F	Gallery Tile	2,650
G	Texas Massage & Body Works	1,800

DEMOGRAPHICS

Population	1 MI	3 MI	5 MI
2022 Population	9,190	83,704	233,574
2027 Population	9,749	88,995	250,433
Est. 5yr Growth	1.2%	1.3%	1.4%
Average Age	35	35.7	36.6
2019 Population by Race			
White	7,247	64,138	176,35
Black	916	8,682	29,494
Am. Indian & Alaskan	67	588	1,644
Asian	718	8,001	19,984
Hawaiian & Pacific Island	18	120	282
Hispanic Origin	2,369	21,563	56,066
Households			
2022 Total Households	3,065	28,151	82,941
HH Growth 2022-2027	1.3%	1.3%	1.5%
Median Household Inc	$93,933	$94,063	$92,372
Avg Household Inc	$112,044	$117,205	$119,116
Avg Household Size	3	3	2.8
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	$235,817	$241,542	$255,714
Median Year Built	2003	2003	2001
Employment			
Daytime Employment	4,075	18,560	61,931

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	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

Information available at www.trec.texas.gov

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