

AVAILABLE FOR SALE OR LEASE • SPRING, TX

# Vintage *Creek Centre*

*Building 9 — a 2024-built, two-story ±13,500 SF income-producing investment with two premium build-to-suit pad sites available on Lot 3 and Lot 10.*

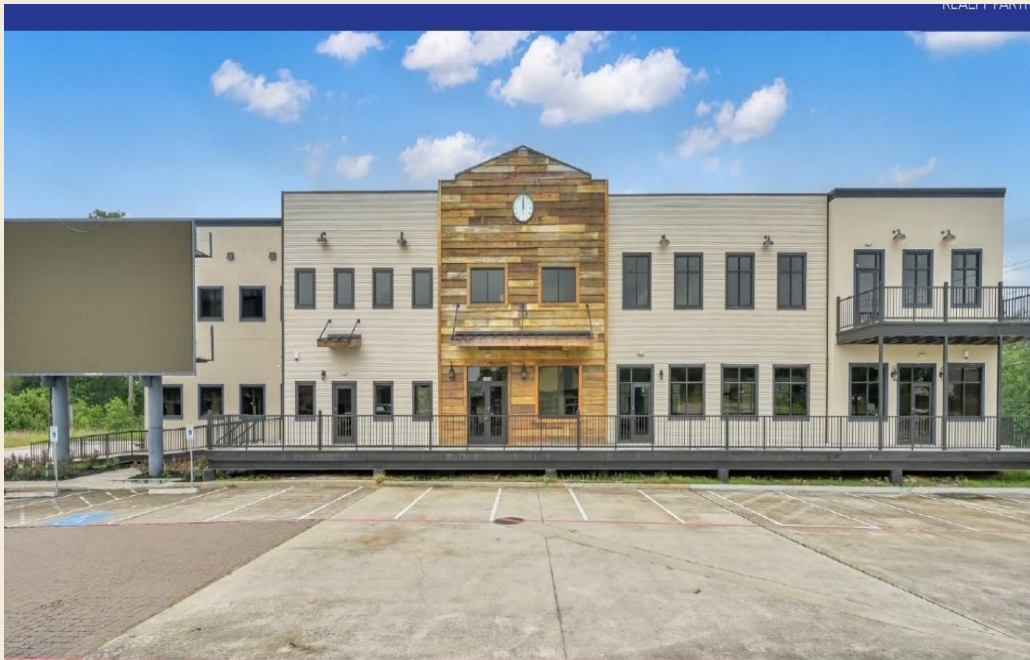
23935 GOSLING ROAD • SPRING, TEXAS 77389

| SF BUILDING 9  | FRONTAGE      | YEAR BUILT  | PAD SITES | AVG HH (5-MI)  |
|----------------|---------------|-------------|-----------|----------------|
| <b>±13,500</b> | <b>803 FT</b> | <b>2024</b> | <b>2</b>  | <b>\$148K+</b> |

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SECTION · DEMOGRAPHICS

# 2025 *Demographics*



3935 GOSLING RD \* BUILDING 9 | SPRING, TX 77389

2 Floors | One Elevator | ±13,500 SF | Call for Pricing

1st Floor 6,500 SF | 2nd Floor 3,000 SF Remaining

**2025 DEMOGRAPHICS**  
VINTAGE CREEK CENTRE

| RING          | 1 - MI | 3 - MI | 5 - MI |
|---------------|--------|--------|--------|
| Population    | —      | —      | —      |
| Households    | —      | —      | —      |
| Avg HH Income | —      | —      | —      |
| Daytime Empl. | —      | —      | —      |

**5 - MILE TRADE AREA**

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*residents · — avg HH income*

**BUILD TO SUIT OPPORTUNITIES | LOT 3 & LOT 10**

TWO PREMIUM PAD SITES | AVAILABLE FOR SALE OR LEASE



Proposed Building Elevation | Two Story Mixed-Use Shell (BTS) | Architect: Mill Designs, L.P.

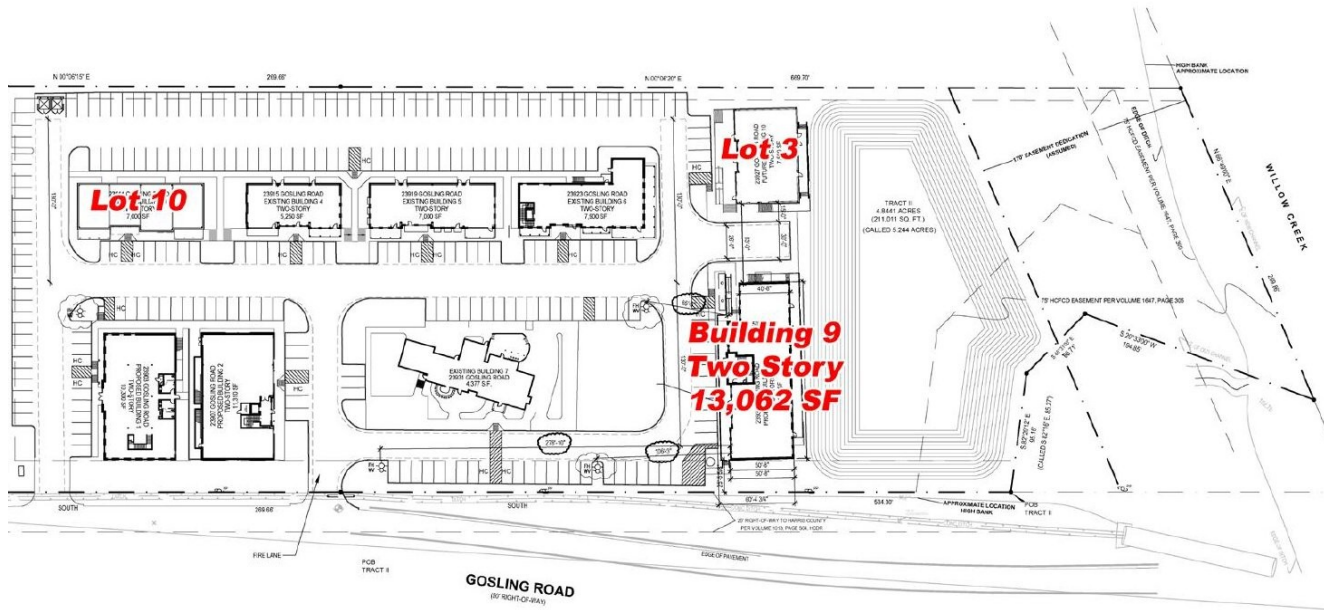
**LOT - 3**

- Size TBD
- Available for Purchase or Ground Lease
- Built-To-Suit. Developer will deliver shell per attached plans
- Best Uses: Restaurant, Retail, Drive-Thru, Medical, Professional Office
- Price: Call for Pricing

**LOT - 10**

- Size TBD
- Available for Purchase or Ground Lease
- Built-To-Suit. Developer will deliver shell per attached plans
- Best Uses: Restaurant, Retail, Drive-Thru, Medical, Professional Office
- Price: Call for Pricing





2025 DEMOGRAPHICS

|                   | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------|-----------|-----------|-----------|
| Total Population  | 8,027     | 77,004    | 214,291   |
| Households        | 2,924     | 27,767    | 79,293    |
| Average HH Income | \$161,445 | \$150,997 | \$148,715 |
| Total Employees   | 1,518     | 24,880    | 121,811   |



**PROPERTY HIGHLIGHTS**

- **Prime Regional Connectivity:** Strategically located just north of Grand Parkway (SH-99) on Gosling Rd, providing seamless access to the greater Houston metro and high-traffic regional corridors.
- **Corporate Synergy:** Positioned in a high-growth employment submarket, situated minutes from the ExxonMobil Global Campus and HP World Headquarters.
- **Versatile Space Options:** Features ±13,024 SF in building plus two build-to-suit pad sites, suited for medical, retail, or professional office users.
- **High-Visibility Pad Sites:** Two premium pad sites available at the Northwest and Southwest corners, offering maximum exposure and flexible development footprints.

**AREA TRAFFIC GENERATORS**



**LOCATION**

23935 Gosling Rd  
Spring, TX 77389

**AVAILABLE**

±15,000 SF For Lease      Lot 3 & 10 Suit / Lease

**RATES**

Call for Pricing

**TRAFFIC COUNTS (TXDOT)**

24,000 VPD

SECTION · LEASING TEAM

# Leasing *Team*

All leasing inquiries regarding Vintage Creek Centre are directed to the Shadowood Realty Partners advisory team.



## Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

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- L** TX Broker · TREC #560896



## Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

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### TOUR THE PROPERTY

*Tours of Vintage Creek Centre are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.*