

SINGLE TENANT NNN

Investment Opportunity



High-Yield New 2026 Construction Restaurant | 10yr NNN Lease with PG |
Affluent Growth Corridor \$150k+ HHI



24527 Gosling Road | Spring Texas

HOUSTON MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



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INVESTMENT SUMMARY

Offering Summary
Investment Highlights

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PROPERTY OVERVIEW

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AREA OVERVIEW

Demographics
Pricing Summary
Brand Profile

PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

| | |
|------------------------|-------------------------------------|
| Price | \$3,230,000 |
| Annual Rent | \$210,000 |
| Cap Rate | 6.5% |
| Tenant | Mi Rancho Mexican Grill & Bar, Inc. |
| Lease Type | NNN |
| Lease Term | 10 Years |
| Renewal Options | 2 (5-Year) |
| Increases | 7% year 6; 10% each option |

PROPERTY SPECIFICATIONS

| | |
|-------------------------|-------------------------------------------|
| Rentable Area | 7,500 SF |
| Land Area | -1.52 AC |
| Property Address | 24527 Gosling Road Spring, Texas 77389 |
| Year Built | 2026 |
| Parcel Number | 1375930010001 |
| Ownership | Fee Simple |



New Single-Tenant Opportunity | NNN Lease | Fee Simple Ownership | Growing Houston Texas Submarket

- Opportunity to acquire a Mi Rancho Mexican Grill and Bar in Berry Farm Marketplace – Phase II, a brand-new multi-tenant retail center in Spring, Texas (Houston MSA)
- Adjacent to Berry Farm Marketplace – Phase I, an established neighborhood retail center anchored by Spec’s Wines, Spirits & Finer Foods, Scooter’s Coffee, Jiffy Lube and several others
- Mi Rancho operates under a NNN lease, limiting expense obligations for a future investor

Strategic Location Near New Housing Developments Gosling Oaks & Sycamore Heights, Highway 99 (Grand Parkway Toll Road) and Klein Oak High School

- Gosling Oaks is a new 55-acre mixed-use development currently under construction, including ~100K SF of retail and dining space and ~40K SF of medical and office space, along with 390 multifamily housing units
- Sycamore Heights is a new gated community development consisting of ~85 single-family homes and ~85 townhomes, also includes a clubhouse, dog park and pet spa, resort-style pool, 24/7 fitness center and outdoor community areas
- Highway 99 has an average daily traffic count of 64,550 and direct access to Interstate 45 and Highway 249A
- Klein Oaks High School had ~3,664 students enrolled in 2025

Strong Retail Synergy

- Adjacent to several major national retailers such as Spec’s Wines & Spirits, Jiffy Lube, Shell, Circle K, Public Storage, Scooters Coffee, Chevron, Subway, and Shipley Do-Nuts, providing a consistent customer base

Proximity to New Amazon Distribution Hub

- Located 2 miles north of Amazon DHX4, a 219,000 SF last-mile distribution facility completed in September 2021 with more than 200 employees

New 2026 Construction

- This building features modern design, materials, and systems, while offering contemporary aesthetics and operational efficiency consistent with today’s retail development standards

Strong Trade Area Demographics | Six-Figure Incomes

- More than 202,000 residents and 100,000 employees support the 5-mile trade area
- \$155,879 average household income within a 5-mile radius, projected to increase to \$170,164 by 2030

Located 30 Miles North of Downtown Houston

- Spring is a submarket of Houston, the 4th most populous city in the US, with a population exceeding 2.3 million
- Adjacent to The Woodlands, one of the most coveted neighborhoods in Houston

Income Tax Free State

- Texas is an income tax free state

Also Available for Sale

- Dollar Tree (adjacent property)

DOLLAR TREE OM >>

PROPERTY OVERVIEW



LOCATION



Spring, TX
Harris County

ACCESS



Gosling Rd: 1 Access Point

TRAFFIC COUNTS



Gosling Rd: 23,189 VPD

IMPROVEMENTS



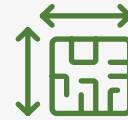
There is approximately 7,500 SF of existing building area

PARKING



Shared Parking and Access Easement

PARCEL



Parcel Number: 1375930010001
Acres: ~1.52

CONSTRUCTION



Year Built: 2026

ZONING



Commercial



Walmart Supercenter
 SPROUTS FARMERS MARKET
 Lowe's

amazon Warehouse

DSW
 ULTA
 T.J. MAXX
 Burlington
 CINEMARK Academy
 HOBBY LOBBY
 BARNES & NOBLE
 LA FITNESS

TARGET
 THE HOME DEPOT
 H-E-B

Krimmel Int School
 Klein Oak High School ~3,664 Students
 David Wayne Hooks Memorial Airport

State Farm
 FlooringAmerica
 EMBERVINE
 FLEO
 CHEVON

HAMPTON CREEK

HAMPTON POINTE BLVD

SUBWAY
 KIDSPARK
 PANICAFÉ
 FAJITA PETE'S
 SHIPLEY DONUTS

Explorers

Public Storage

MI RANCHO MR GRILL & BAR

WUNDERLICH FARM

Future Retail

DOLLAR TREE
 New 10,000 SF Retail also FOR SALE Contact Brokers

Landmark at Auburn Lakes Apartments 408 Multifamily Units

LA DOLCE Nail Spa Spring

FIT CLUB 24

SPEC'S

COUTURE HOUSE

jiffylube

WOODSPRINGS DENTISTRY

MagicOak

GOSLING RD 23,189 VPD

Arden Woods 308 Multifamily Units

Gosling Oaks - West Pad Sites





EMBASSY SUITES by Hilton
EXO

THE HOME DEPOT | **sam's club**
PGA TOUR SUPERSTORE

TARGET | **macy's** | **Marshall's**
Dillard's | **H-E-B**
DICK'S | **NORDSTROM** | **Total Wine & MORE**
BEST BUY | **lululemon** | **Academy SPORTS-OUTDOORS**
Durlington

Chevron Phillips
Chemical Company LP

Memorial Hermann
The Woodlands
Medical Center

WHOLE FOODS MARKET
FLEET FEET
LAM
FOR THE WELL THOUGHTFUL HOME

Gosling Oaks
120,000 SF Mixed-Use
Lifestyle Center
390 Multifamily Units

Sycamore Heights
~170 Multifamily Units

French Elementary School



CIRCLE K

SAGE

Gosling Oaks - West Pad Sites

Magic Oak

COUTURE HOUSE

SPEC'S
WINE-SPIRITS-IF-BEER FOODS

WOODSPRINGS DENTISTRY

SCOOTER'S COFFEE

jiffylube



THIS BIRDS COOKED
NASHVILLE HOT CHICKEN

Texas CRAWFISH CO.

Arden Woods
308 Multifamily Units

HAMPTON CREEK

Landmark at Auburn Lakes Apartments
408 Multifamily Units

DOLLAR TREE
New 10,000 SF Retail also
FOR SALE Contact Brokers

LA DOLCE
Nail Spa Spring

Future Retail

MI RANCHO MR
GRILL & BAR

Public Storage

GOSLING RD 23,189 VPD





AUBURN LAKES
WOODS OF
NORTHAMPTON

WoodsEdge
Community Church

Olympus Auburn Lakes

French Elementary
School

The Church of
Jesus Christ of
Latter-day Saints

Sycamore Heights
~170 Multifamily Units

Landmark at Auburn
Lakes Apartments
408 Multifamily Units

Gosling Oaks - West Pad Sites

Gosling Oaks
120,000 SF Mixed-Use
Lifestyle Center
390 Multifamily Units

Arden Woods
308 Multifamily Units

DOLLAR TREE
New 10,000 SF Retail also
FOR SALE Contact Brokers



Public
Storage



GOSLING RD 23,189 VPD

HAMPTON CREEK



Kroger
D1
SPRING HILL

Hofius Intermediate School

ALDI

Walmart
Supercenter

Creekside Park Junior High School

Augusta Pines Golf Club

WUNDERLICH FARM

DOLLAR TREE
New 10,000 SF Retail also
FOR SALE Contact Brokers

MI RANCHO
MR
GRILL & BAR

Landmark at Auburn Lakes Apartments
408 Multifamily Units

COUTURE HOUSE

Magic Oak
RESTAURANT

HAMPTON
POINTE BLVD

Public Storage

LA DOLCE
Nail Spa Spring

Future Retail

FIT CLUB 24

SPEC'S
WINE • SPIRITS • POKE • FOODS

WOOD SPRINGS
DENTISTRY

Gosling Oaks - West Pad Sites

GOSLING RD 23,189 VPD





FIT CLUB²⁴_{HR}

Jiffy Lube

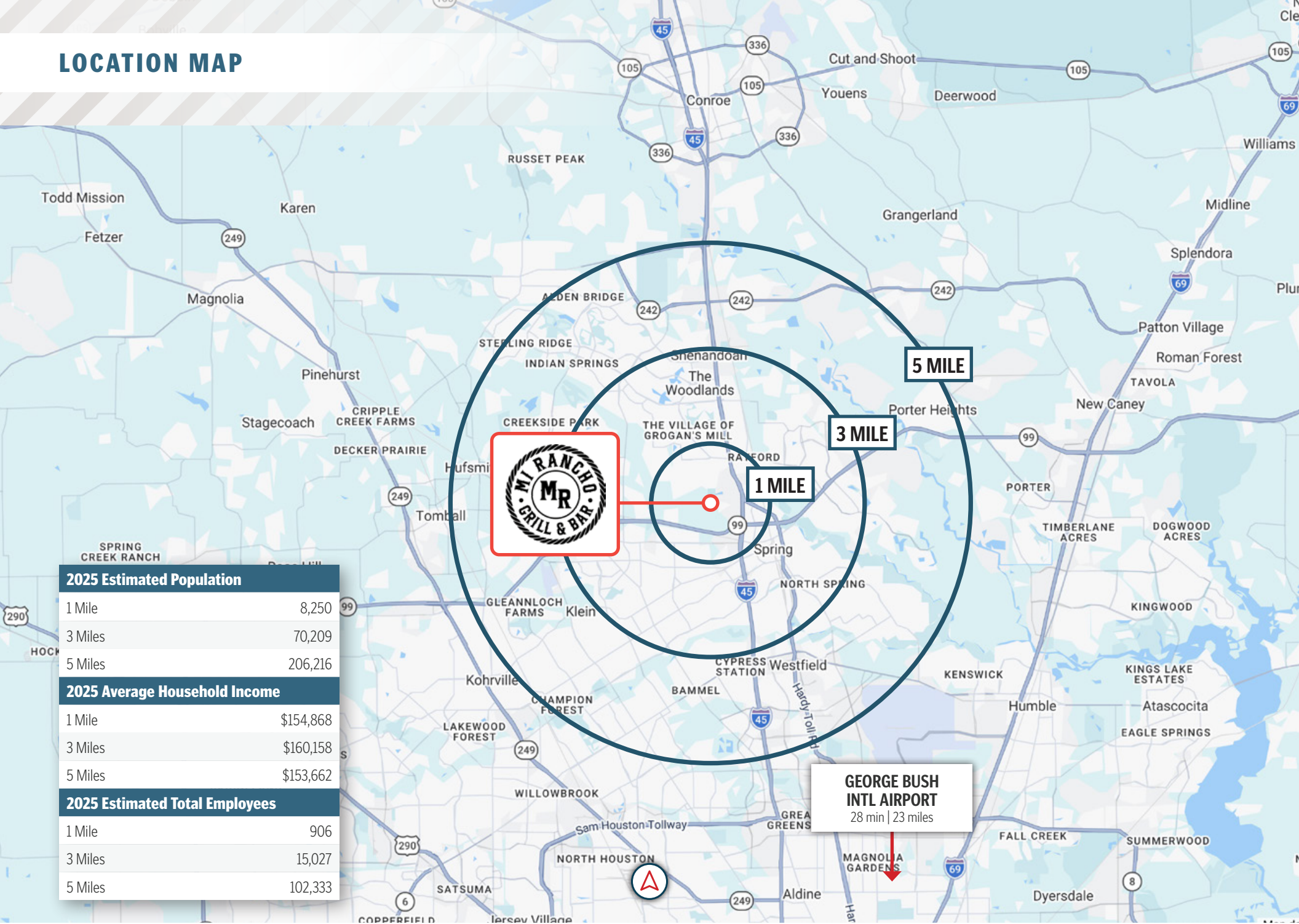
GOSLING ROAD 23,189 VPD

Monument Sign

 **DOLLAR TREE**
New 10,000 SF Retail also
FOR SALE Contact Brokers



LOCATION MAP



2025 Estimated Population

| | |
|---------|---------|
| 1 Mile | 8,250 |
| 3 Miles | 70,209 |
| 5 Miles | 206,216 |

2025 Average Household Income

| | |
|---------|-----------|
| 1 Mile | \$154,868 |
| 3 Miles | \$160,158 |
| 5 Miles | \$153,662 |

2025 Estimated Total Employees

| | |
|---------|---------|
| 1 Mile | 906 |
| 3 Miles | 15,027 |
| 5 Miles | 102,333 |

GEORGE BUSH INTL AIRPORT
28 min | 23 miles

RENT ROLL



| Tenant Name | Square Feet | LEASE TERM | | RENTAL RATES | | | | | | | |
|-------------------------------|-------------|-------------|-----------|--------------|----------|----------|--------|-----------|---------|---------------|------------|
| | | Lease Start | Lease End | Begin | Increase | Monthly | PSF | Annually | PSF | Recovery Type | Options |
| Mi Rancho Mexican Grill & Bar | 7,500 | Nov 2025 | Oct 2035 | Current | - | \$17,500 | \$2.33 | \$210,000 | \$28.00 | NNN | 2 (5-year) |
| | | | | Nov 2031 | 7.14% | \$18,750 | \$2.50 | \$225,000 | \$30.00 | | |
| | | | | Option 1 | 10.00% | \$20,625 | \$2.75 | \$247,500 | \$33.00 | | |
| | | | | Option 2 | 10.00% | \$22,688 | \$3.03 | \$272,250 | \$36.30 | | |

FINANCIAL INFORMATION

| | |
|-------------|-------------|
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| Lease Type | NNN |

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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact SRS Debt & Equity at debtandequity@srsre.com



SPRING, TEXAS

Spring is located mostly in Harris County, while a small portion of Spring is in Montgomery County in the North. The Spring CDP had a population of 66,338 as of 2025. Founded in 1838, the town originally started in the area now known as Old Town Spring. Founded in 1838, the town originally started in the area now known as Old Town Spring.

Spring's economy is closely tied to the broader Houston area, with strong sectors in energy, healthcare, retail, logistics, and education. It benefits from proximity to The Woodlands and the ExxonMobil Houston Campus, which is a major regional employer. Retail and service industries thrive in the area, especially around Springwoods Village and Old Town Spring, while distribution centers and light industrial facilities contribute to the local job market. Many residents also commute to Houston's Energy Corridor, Downtown, or the Texas Medical Center, taking advantage of major highways like I-45, Grand Parkway (SH-99), and Hardy Toll Road for connectivity.



Spring, Texas has a number of events and locations that cater to every want or whim. Parks and recreation options include local favorites like the B.F. Clark Community Building, the Cypress Wood Golf Club, and the Mercer Botanic Gardens. The ever-popular Six Flags Over Texas amusement park is also located at Spring's west side, where roller coasters, rides, and more are sure to entertain children and adults alike. SplashTown Houston, a popular waterpark, offers a fun way to cool down during Texas's hot months. Old Town Spring is a classic and retro shopping and retail location. A number of museums guarantee to entertain while educating about Spring's proud history. The nightlife of this city consists of popular locations with character like the Jailhouse Saloon LLC and the E2 Ultra.

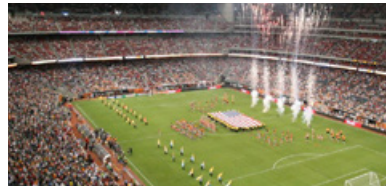
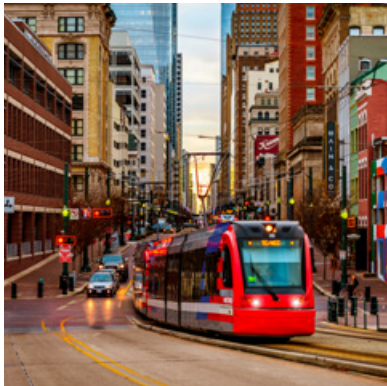
Spring is served by multiple school districts, including the Spring Independent School District, Klein ISD, and portions of Conroe ISD.. The area is also home to private and charter schools, giving families a range of educational options. For higher education, residents have access to nearby institutions such as Lone Star College–North Harris and University of Houston. The nearest major airport is George Bush Intercontinental Airport. This airport has international and domestic flights from Houston, Texas and is 15 miles from the center of Spring, TX.

AREA DEMOGRAPHICS



| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2025 Estimated Population | 8,250 | 70,209 | 206,216 |
| 2030 Projected Population | 9,131 | 74,718 | 222,502 |
| 2010 Census Population | 3,753 | 43,047 | 131,566 |
| Projected Annual Growth 2025 to 2030 | 2.05% | 1.25% | 1.53% |
| Historical Annual Growth 2010 to 2020 | 5.71% | 4.39% | 3.53% |
| Households & Growth | | | |
| 2025 Estimated Households | 3,124 | 26,637 | 77,211 |
| 2030 Projected Households | 3,529 | 28,951 | 84,845 |
| 2010 Census Households | 1,273 | 16,208 | 48,251 |
| Projected Annual Growth 2025 to 2030 | 2.47% | 1.68% | 1.90% |
| Historical Annual Growth 2010 to 2020 | 6.57% | 4.17% | 3.50% |
| Income | | | |
| 2025 Estimated Average Household Income | \$154,868 | \$160,158 | \$153,662 |
| 2025 Estimated Median Household Income | \$134,152 | \$116,641 | \$110,428 |
| 2025 Estimated Per Capita Income | \$59,127 | \$61,021 | \$57,299 |
| Businesses & Employees | | | |
| 2025 Estimated Total Businesses | 147 | 1,969 | 9,993 |
| 2025 Estimated Total Employees | 906 | 15,027 | 102,333 |



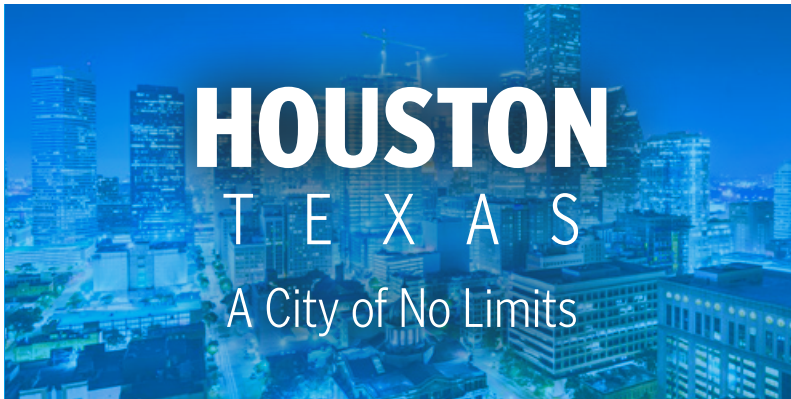


HOUSTON, TEXAS

Houston, the largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico. The City of Houston is the largest city in Texas with a population of 2,390,125 as of 2025. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live. For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities. As a major corporate center, Houston is home to 23 Fortune 500 companies. The port of Houston ranks high among U.S. ports in foreign tonnage handled. The city is a major business, financial, science, and technology center. Houston is outstanding in oil and natural-gas production and is the energy capital of the world. It is the home of one of the largest medical facilities in the world: the Texas Medical Center, and the focus of the aerospace industry. The Lyndon B. Johnson Space Center is the nation's headquarters for staffed spaceflight.

Southwest Houston is a primary business and residential hub of the city which includes the world-renowned Texas Medical Center to the vibrant Galleria area to dozens of terrific neighbourhoods in-between. Southwest Houston covers almost 60 square miles of charming neighbourhoods, thriving businesses districts, exciting entertainment venues, and world-class medical care and educational institutions. With over 14,000 business establishments Southwest Houston adds significantly to the Houston area economy. South Houston's convenient; close-in location is traversed by most major thoroughfares in the city.



Home to 2,325,353
ONE OF THE FASTEST GROWING REGIONS IN THE UNITED STATES

| | | | |
|-----------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------|------------------------------------------------|
| <p>AVERAGE HOUSEHOLD INCOME \$84,179</p> | <p>MEDIAN HOUSTON AGE 33</p> | <p>NEW JOBS SINCE 2020 300,000+</p> | <p>MEDIAN HOUSE VALUE \$171,800</p> |
| <p>RETAIL VACANCY RATE 8.8%</p> | <p>CITY OF BEND RETAIL INVENTORY: \$305.5M SF</p> | <p>ANNUAL RENTAL RATE GROWTH 5.6%</p> | |

HOUSTON IS A METROPOLITAN CITY MADE UP OF SEVEN NEIGHBORHOODS, **EACH UNIQUE IN ITS OWN WAY.**

NORTHWEST OF DOWNTOWN HISTORIC NEIGHBORHOOD THAT DATES BACK TO THE LATE 1800S
HOUSTON HEIGHTS

THE CENTRAL BUSINESS HUB FOR THE NATION'S FOURTH LARGEST CITY
DOWNTOWN

EXCLUSIVE AND PREMIER SHOPPING DISTRICT. OFFERING MORE THAN 700 RETAILERS, FINE DINING AND HOTELS
GALLERIA/UPTOWN

NEAR THE CONVENTION CENTER AND PNC STADIUM KNOWN FOR ITS ART, MUSIC, RESTAURANTS, AND BREWERIES
EADO/EAST END

CELEBRATE ART, CULTURE, FOOD AND NIGHTLIFE AT THE ECCENTRIC MONTROSE NEIGHBORHOOD JUST WEST OF DOWNTOWN
MONTROSE

ADJACENT TO WILLIAM P. HOBBY AIRPORT, ONE OF THE CITY'S TWO PASSENGER AIRPORTS
THIRD WARD

HOME TO HERMANN PARK, THE HOUSTON ZOO AND 19 WORLD-CLASS MUSEUMS
MUSEUM DISTRICT

HOUSTON

BRAND PROFILE



MIRANCHO GRILL

miranchogrill.com

Company Type: Private

Locations: 4

Established in 2005, Mi Rancho Spring offers a vibrant and delectable Mexican dining experience in Spring, Texas. As one of four locations, this Tex-Mex restaurant combines classic dishes such as fajitas, tacos, and enchiladas with signature specialties, including Ribeye Tacos, Don Juan Special and Camaron Brochetas. Happy Hour, held Monday through Friday from 2 pm to 6 pm, provides an inviting atmosphere to unwind with friends and family. At Mi Rancho Spring, customers will savor authentic flavors and enjoy a memorable dining encounter. Family owned and operated.



Source: miranchogrill.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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