

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: Edward Heap, SRS Real Estate Partners, LLC | TX License No. 626392-B

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PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$3,110,000
Annual Rent	\$210,000
Cap Rate	6.75%
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	~.84 AC
Property Address	24527 Gosling Road Spring, Texas 77389
Year Built	2026
Parcel Number	1375930010001
Ownership	Fee Simple

INVESTMENT HIGHLIGHTS



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



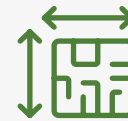
There is approximately 7,500 SF of existing building area

PARKING



Shared Parking and Access Easement

PARCEL



Parcel Number: 1375930010001
Acres: ~.84 AC

CONSTRUCTION



Year Built: 2026

ZONING



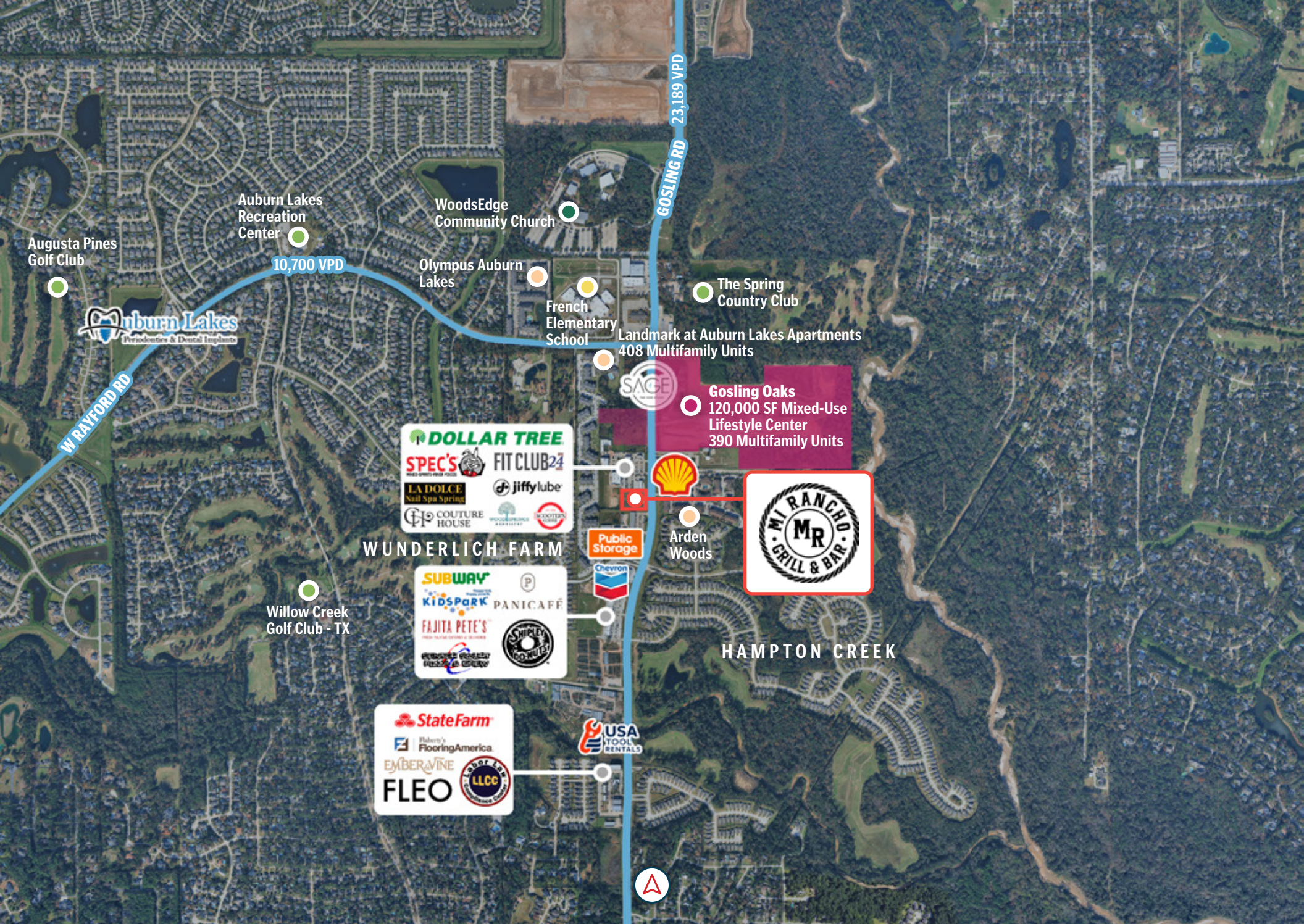
Commercial

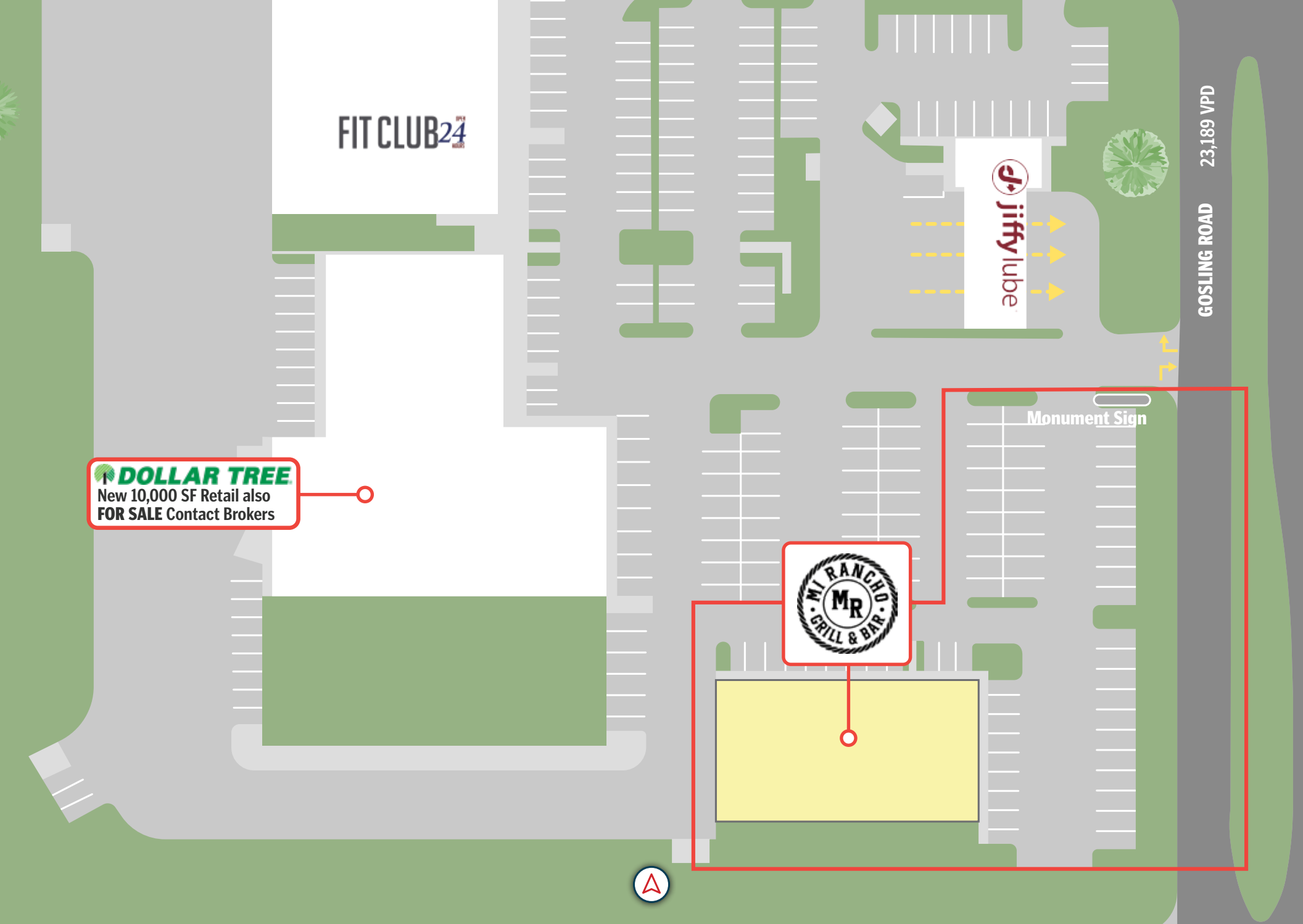












FIT CLUB24

jiffy lube

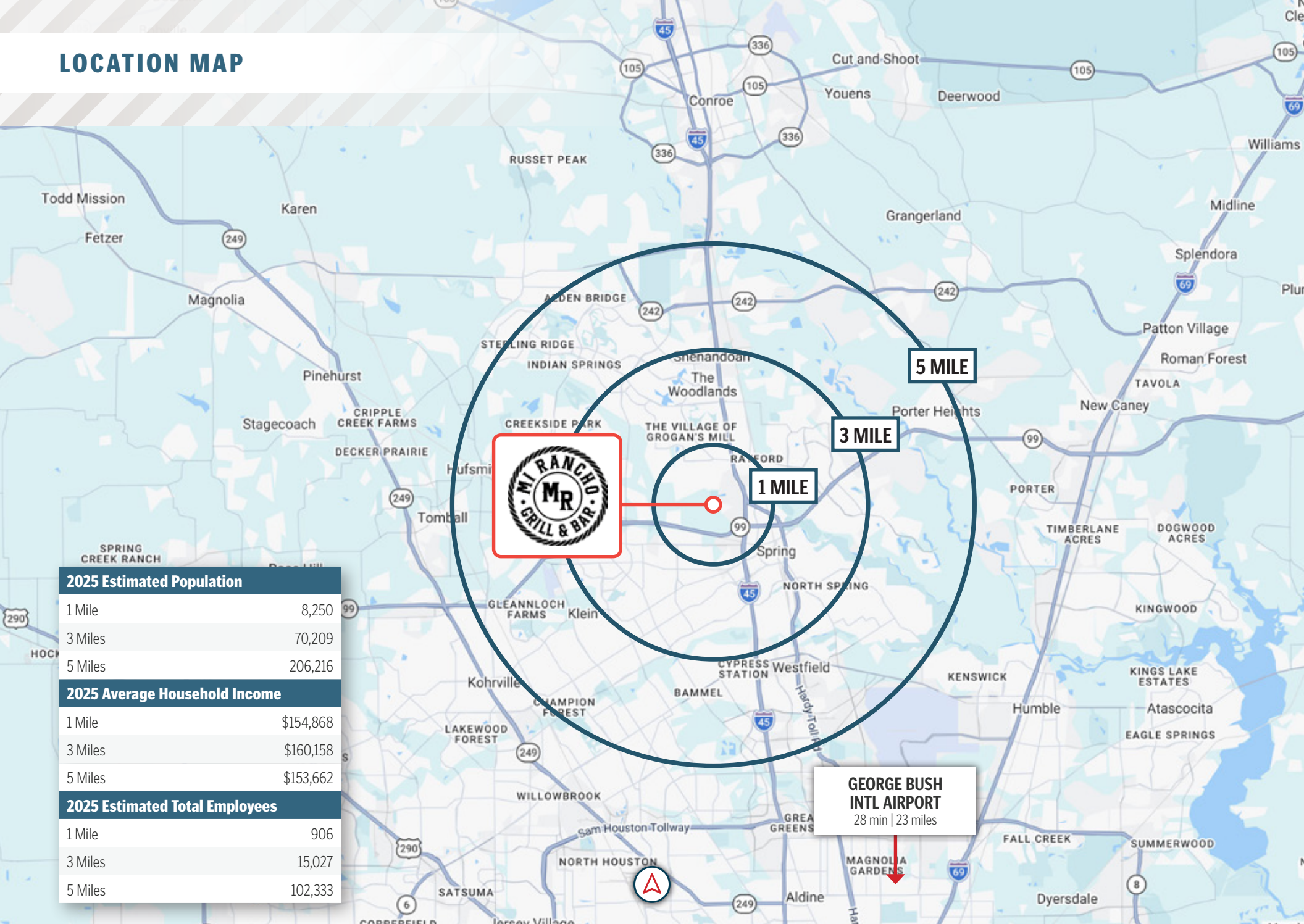
GOSLING ROAD 23,189 VPD

Monument Sign

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



LOCATION MAP



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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PROPERTY SPECIFICATIONS

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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.

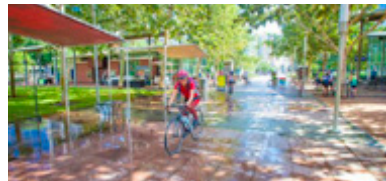
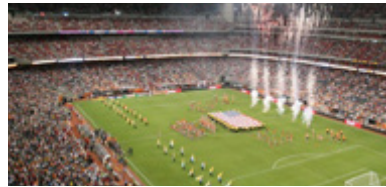
Spring is served by multiple school districts, including the Spring Independent School District, Klein ISD, and portions of Conroe ISD.. The area is also home to private and charter schools, giving families a range of educational options. For higher education, residents have access to nearby institutions 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



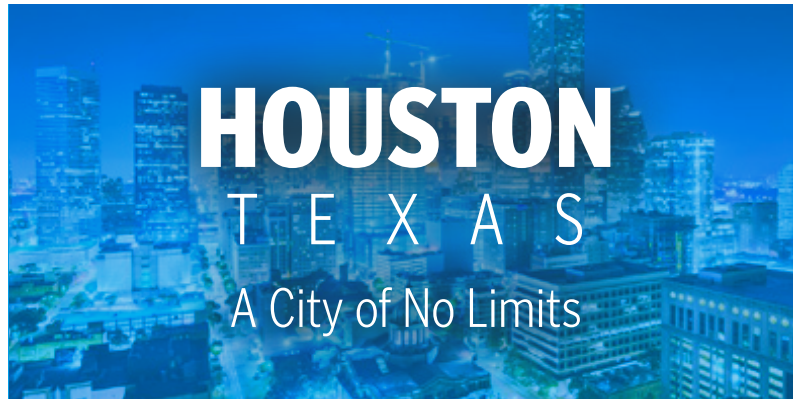


HOUSTON, TEXAS

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

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

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



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



OF GOING THE EXTRA MILE

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