PHASE I CONSTRUCTION COMPLETE

ORN PLAZA DISTRICT - PHASE I

PREMIUM RETAIL & RESTAURANT SPACES AVAILABLE

SWC Robinson Rd & Hanna Rd | Oak Ridge North, TX

BLUE OX

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ORN Plaza District:
Where The Future of Oak Ridge North Begins

The ORN District isn't just another retail center—it's a destination. **The development is designed for community and built for success featuring urban-inspired design** with pedestrian-friendly walkways, central park gathering space for programmed events and family activities, and ample parking for easy access. With a built-in audience drawn by decades of premium child and athletic services that already attract visitors from The Woodlands, Spring, Conroe, and South Montgomery County, **ORN Plaza District is poised to become a family-focused destination where dining, retail, and community come together.** Additionally, the relocation of City Hall to the center of this dynamic, walkable district will turn the area into a bustling hub for residents and visitors alike.

WHY NOW? WHY ORN PLAZA DISTRICT?

Located at the newly expanded and realigned Southwest corner of Robinson and Hannah Road, this intersection—long criticized for traffic congestion—is finally realizing its full potential. After more than 30 years of challenges, the final phase of Robinson Road's elevation and realignment across the Union Pacific railroad tracks was completed in Q4 2025**.** With over 22,000 vehicles passing daily, **this prime intersection is on the verge of becoming one of the hottest retail corridors in the region.**

BE FIRST. BE FOUND.

Tenants who lease today will secure ground-level entry into a district destined to thrive. As future development follows the road completion and retail momentum builds, first-to-market brands will benefit from maximum visibility and established foot traffic. With market-rate rents and urban design placing retailers close to Robinson Road for prime street visibility, this is the **ultimate chance to lead Oak Ridge North's retail renaissance.**

Property Information:

Address:	27438 Robinson Rd Oak Ridge North, Texas 77385
Retail Availability:	**Retail 1:** ±4,429 SF (Divisible); ±5,782 SF (Divisible) **Retail 2:** 4,800 SF (Freestanding - BTS Opportunity) **Existing 1 Redevelopment:** 7,500 SF **Existing 2 Redevelopment:** 3,200 SF
Land Availability:	**Tract C:** 0.57 AC **Tract D:** 1.14 AC **Tract E:** 1.59 AC
Price (Retail):	$34.00 - $36.00 PSF + $9.00 NNN
Price (Land):	Contact for Pricing

Highlights:

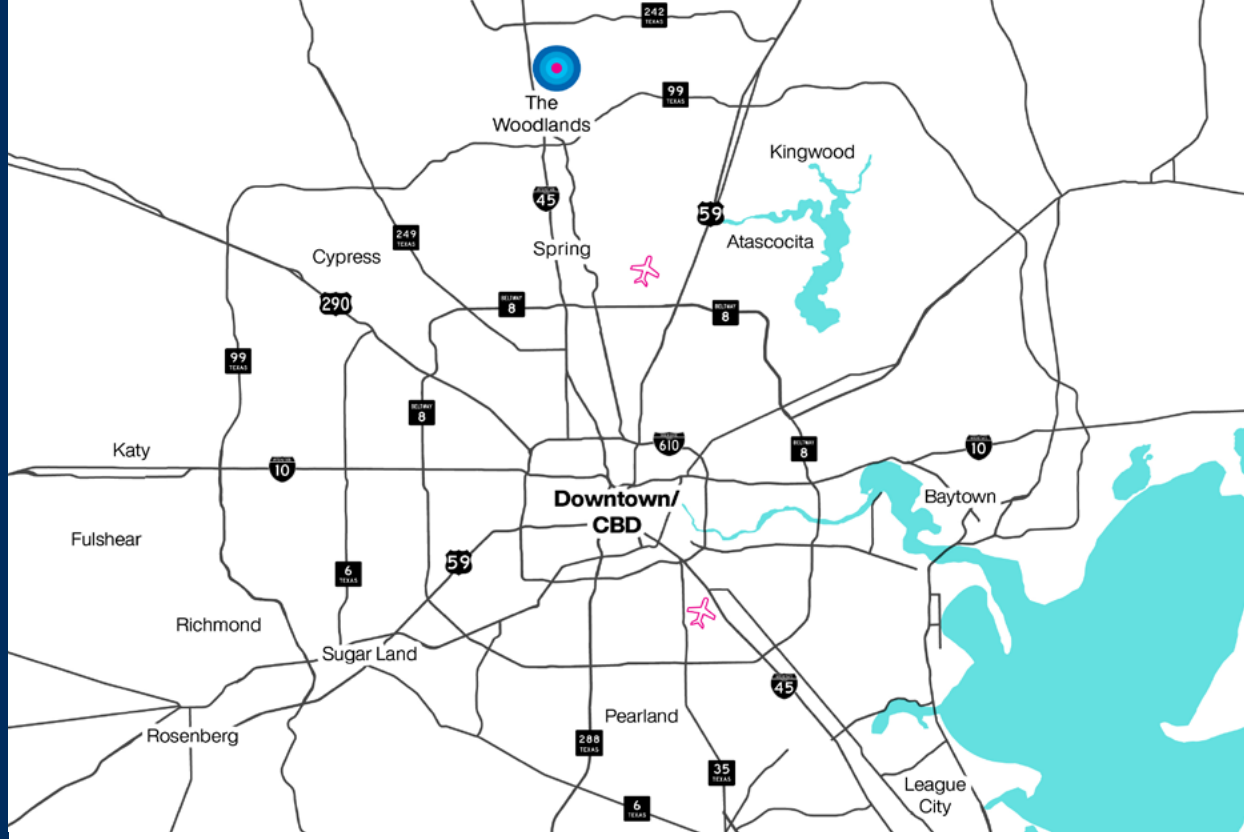
- Phase I construction completed
- Located at the southwest corner of Hanna Rd & Robinson Rd in Oak Ridge North, Texas
- Minutes from I-45 & Woodlands Parkway
- 1.7 miles from Woodlands Mall
- Access from both Robinson Rd & Hanna Rd
- **Patio available**
- Great visibility and easy access
- Robinson Rd has recently been realigned and expanded to a 4-lane roadway at intersection
- **A new era for the east side of I-45 - the development offers retailers a chance to ride the wave of growth for this area and secure their place among the region's best real estate**

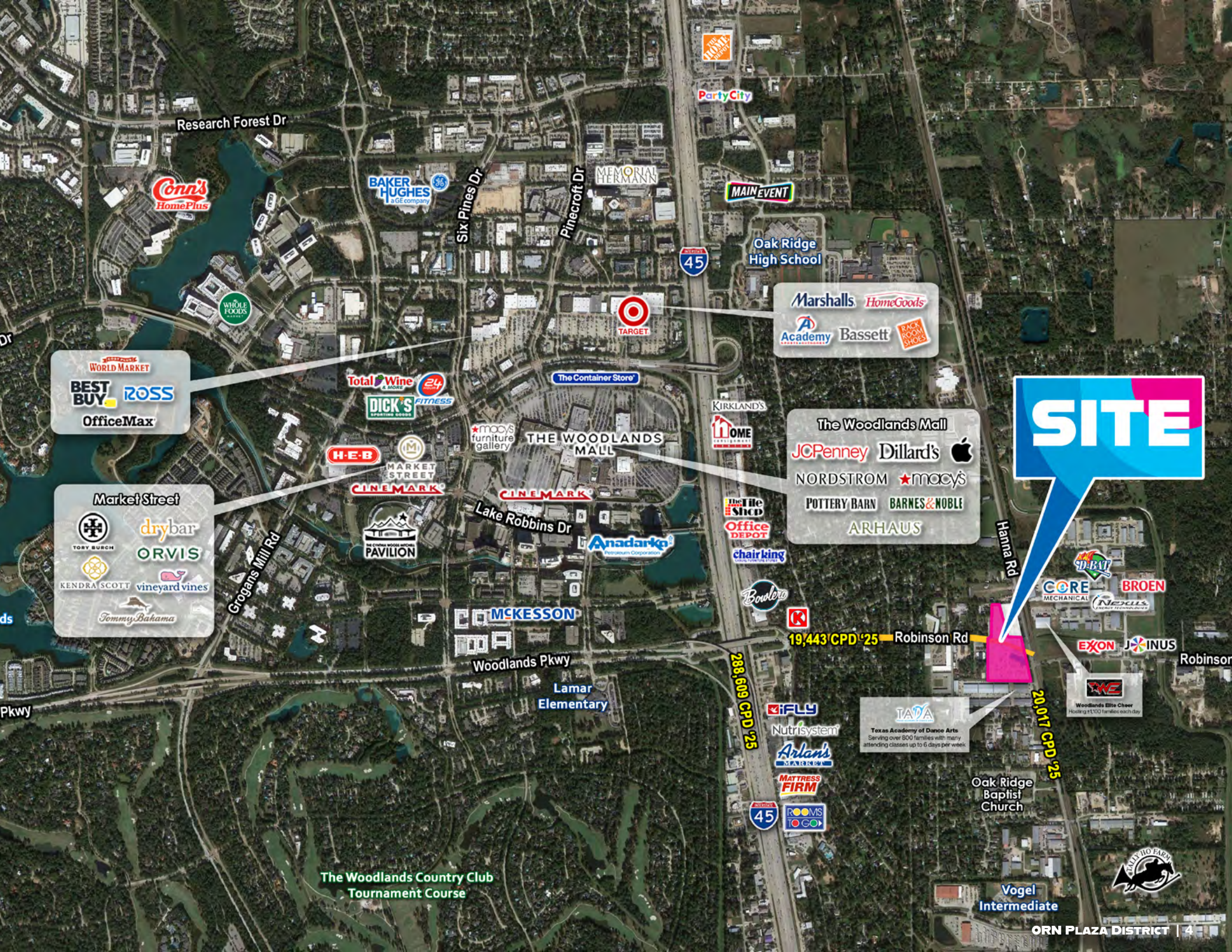
Traffic Counts:

Robinson Rd:	19,443 CPD '25
Hanna Rd:	20,017 CPD '25

2026 Demographics:

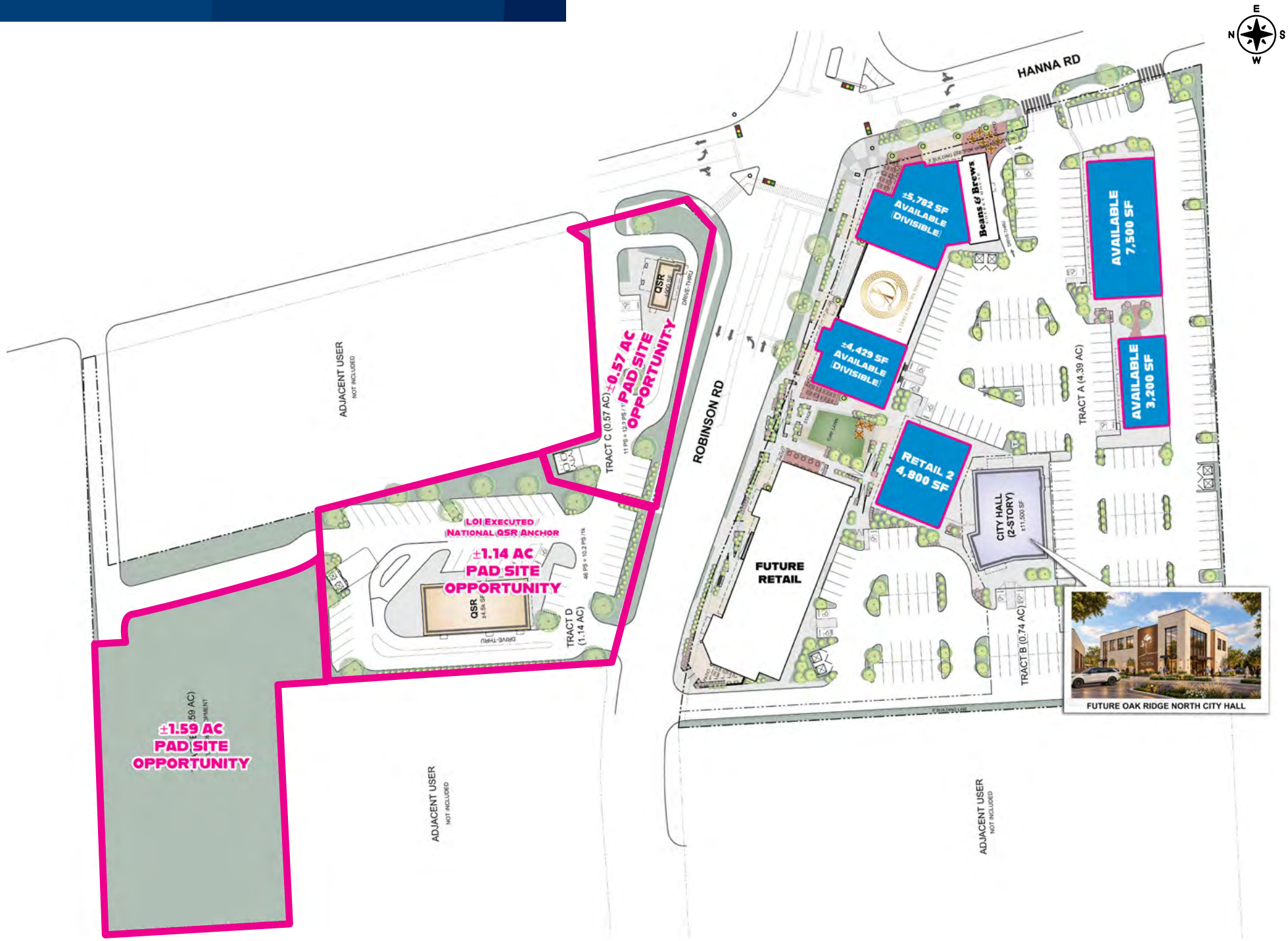
	1 Mile	3 Miles	5 Miles
Population	4,983	65,002	157,531
Daytime Pop.	9,855	86,857	144,078
Avg HH Income	$158,194	$154,105	$162,625





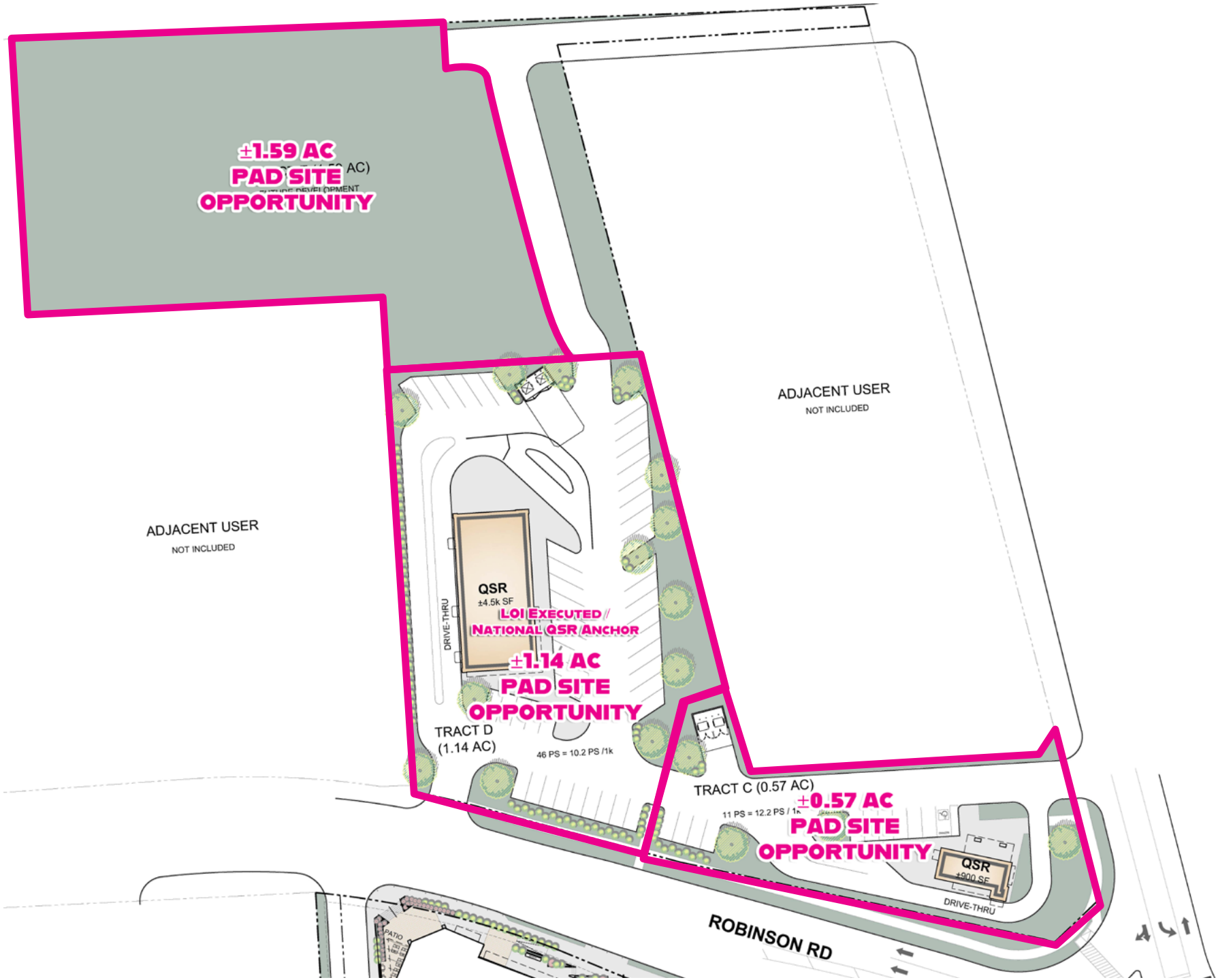
Research Forest Dr
Conn's HomePlus
BAKER HUGHES a GE company
Six Pines Dr
Pinecroft Dr
MEMORIAL HERMANN
PartyCity
MAIN EVENT
Oak Ridge High School
45
WHOLE FOODS MARKET
TARGET
Marshalls
HomeGoods
Academy
Bassett
RACK ROOM SHOES
WORLD MARKET
BEST BUY
ROSS
OfficeMax
Total Wine & More
24 HOUR FITNESS
DICK'S SPORTING GOODS
The Container Store
KIRKLAND'S
HOME
macy's furniture gallery
THE WOODLANDS MALL
H-E-B
MARKET STREET
CINEMARK
CINEMARK
The Woodlands Mall
JCPenney
Dillard's
NORDSTROM
macy's
POTTERY BARN
BARNES & NOBLE
ARHAUS
SITE
Market Street
TORY BURCH
drybar
ORVIS
KENDRA SCOTT
vineyard vines
Tommy Bahama
Lake Robbins Dr
PAVILION
Anadarko Petroleum Corporation
The Tile Shop
Office DEPOT
chairking
Grogans Mill Rd
Hanna Rd
D-BAT
CORE MECHANICAL
BROEN
Nexus
Bowlero
McKESSON
19,443 CPD '25
Robinson Rd
EXXON
JOINUS
Robinson
Woodlands Pkwy
Lamar Elementary
288,609 CPD '25
20,017 CPD '25
Woodlands Elite Cheer
Hosting ±1,100 families each day
Texas Academy of Dance Arts
Serving over 800 families with many attending classes up to 6 days per week
iFLY
Nutrisystem
Arlan's MARKET
MATTRESS FIRM
ROOMS TO GO
Oak Ridge Baptist Church
The Woodlands Country Club Tournament Course
Vogel Intermediate

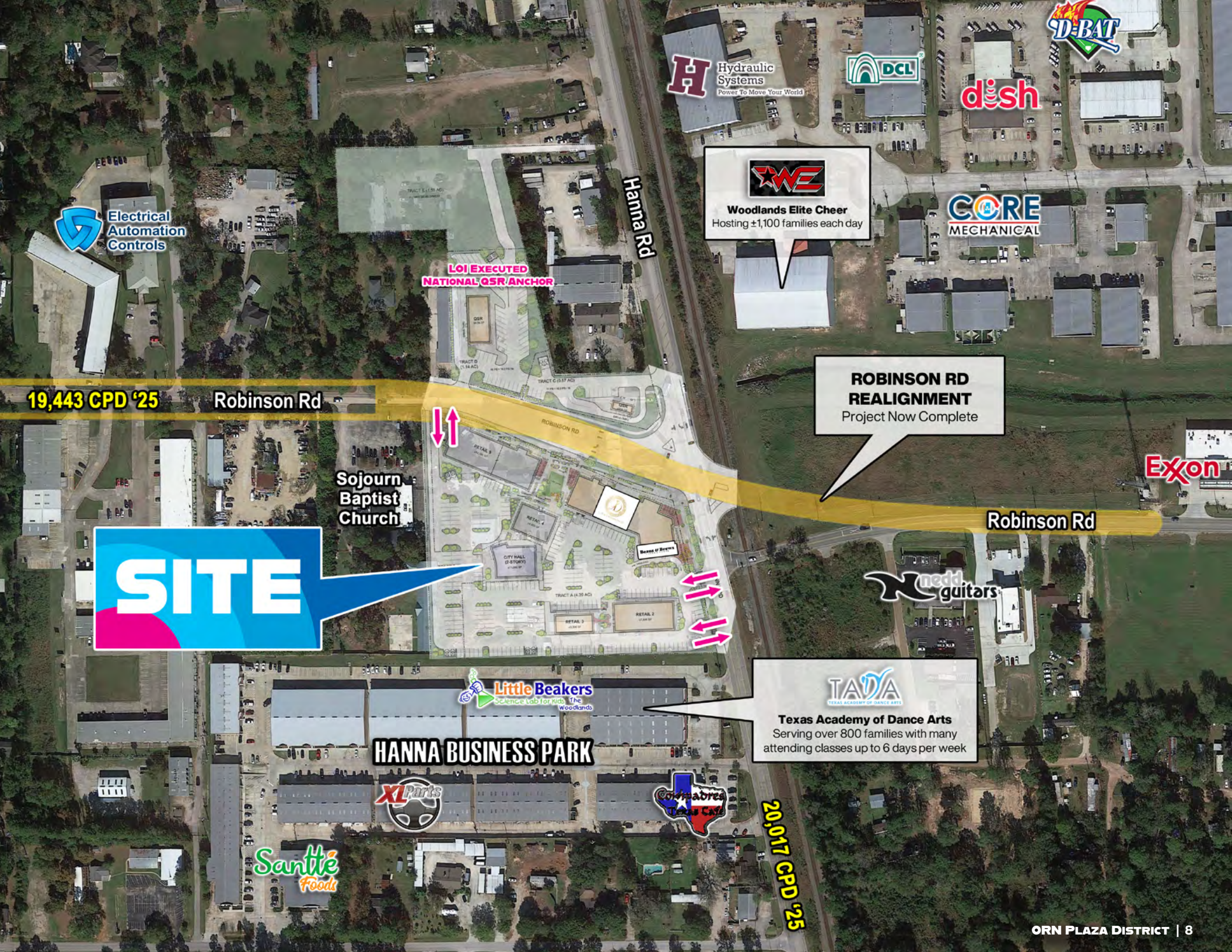
DEVELOPMENT OVERVIEW



RETAIL SITE PLAN - PHASE I

PAD SITE OPPORTUNITIES




Hydraulic Systems
Power To Move Your World
DCL
dish
D-BAT
Woodlands Elite Cheer
Hosting ±1,100 families each day
CORE MECHANICAL
Electrical Automation Controls
LOI EXECUTED NATIONAL QSR ANCHOR
Hanna Rd
19,443 CPD '25
Robinson Rd
ROBINSON RD REALIGNMENT
Project Now Complete
Exxon
Sojourn Baptist Church
Robinson Rd
SITE
nedd guitars
Little Beakers
Science Lab for Kids The Woodlands
TADA
Texas Academy of Dance Arts
Texas Academy of Dance Arts
Serving over 800 families with many attending classes up to 6 days per week
HANNA BUSINESS PARK
XL Parts
Coomadres Texas Cafe
Santte Foods
20,017 CPD '25

ROBINSON'S
PIZZA BEER FUN
THE BREAKFAST CREW

ROBINSON'S
GRILL SALADS PIZZA
Gallery 74
Flower

fuzzy
Coffee and Bakery
Jennifer's
BOUTIQUE

Jennifer's
BOUTIQUE
Kaylee's
STEAK HOUSE
frozen
yogurt

Existing Building Redevelopment

CONSTRUCTION PROGRESS

CONSTRUCTION PROGRESS

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 o ff er to or counter-o ff er from the client; and
- Treat all par ties 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 listng 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wri Σen 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 writtng 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 du ties and responsibiliti es to you, and your obligations under the representation agreement.
- Who will pay the broker for services prov ided 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.

Blue Ox Brokerage, LLC	**9009549-BB**	**jj@blueoxgroup.com**	**713.804.7777**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	**448255-B**	**jj@blueoxgroup.com**	**713.230.8882**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jack Savery **Kellie Keller**	**612871-SA** **711230-SA**	**js@blueoxgroup.com** **kk@blueoxgroup.com**	**713.814.4930** **713.437.3979**
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

A DEVELOPMENT BY:

DETAIL PLACE MAKERS

Detail Placemakers LLC., a private local mixed-use developer and Oak Ridge North Economic Development Corporation, is redefining more than eight acres of city-owned property. Detail Placemakers specialize in partnering with local municipalities to create dynamic places that foster human connection.

identity ARCHITECTURE

The project showcases the expertise of Identity Architects, a nationally recognized firm with over 20 years of experience in retail design. Identity Architects' proven track record ensures a sophisticated and functional design, positioning the Oak Ridge North Plaza District as a premier destination.

OAK RIDGE NORTH Texas

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FOR LEASING INFORMATION:

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