



**RETAIL CENTER UNDER CONSTRUCTION  
PHASE I DELIVERY: EARLY FALL 2026**

**ORN PLAZA DISTRICT - PHASE I**  
**PREMIUM RETAIL & RESTAURANT SPACES AVAILABLE FOR Q3 2026**  
SWC Robinson Rd & Hanna Rd | Oak Ridge North, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)

# 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)  
**Existing 1 Redevelopment:** 7,500 SF  
**Existing 2 Redevelopment:** 3,200 SF

**Ground Lease Opportunities:** **Tract C:** 0.57 AC  
**Tract D:** 1.14 AC

**Price (Retail):** \$34.00 - \$36.00 PSF + \$9.00 NNN

**Price (Land):** Contact for Pricing

## HIGHLIGHTS:

- Retail center construction nearing completion - Estimated Delivery - Phase I: Early Fall 2026
- 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**

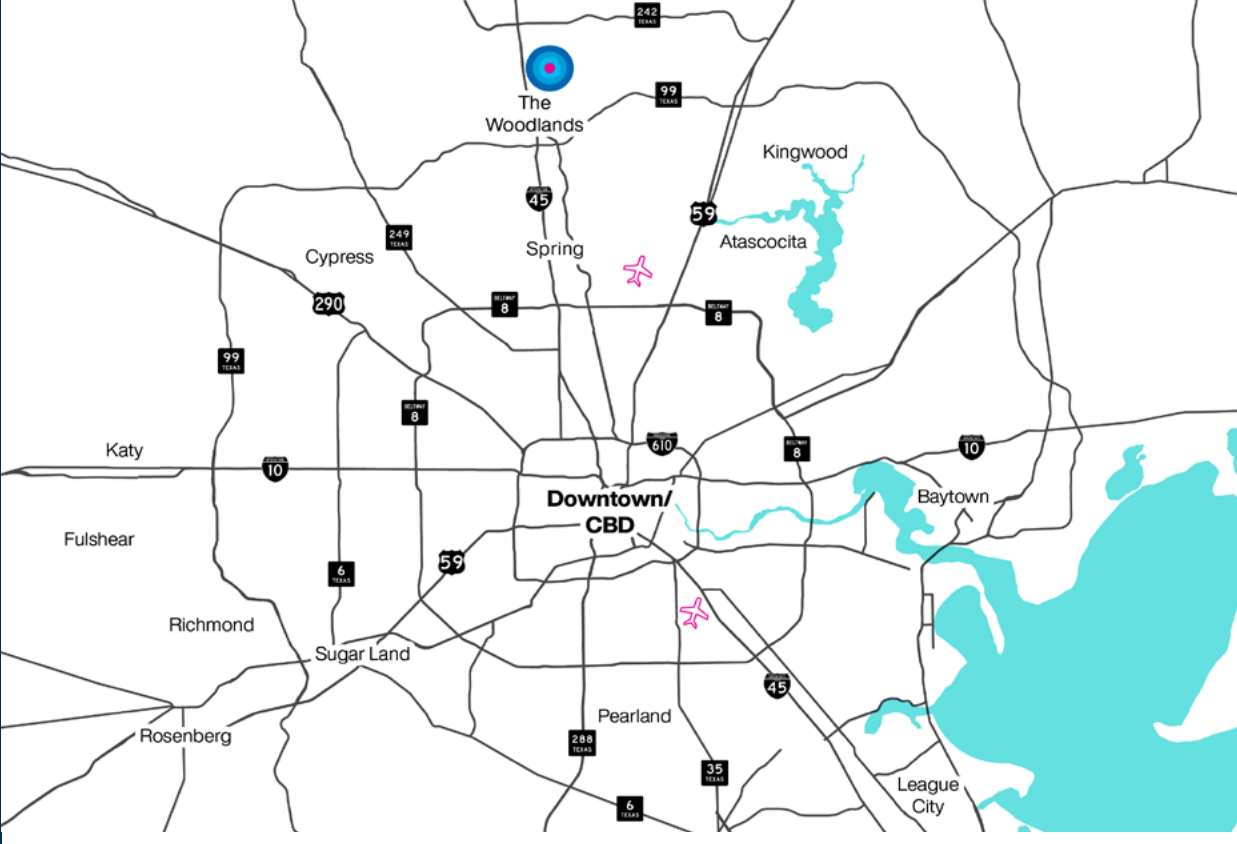
## TRAFFIC COUNTS:

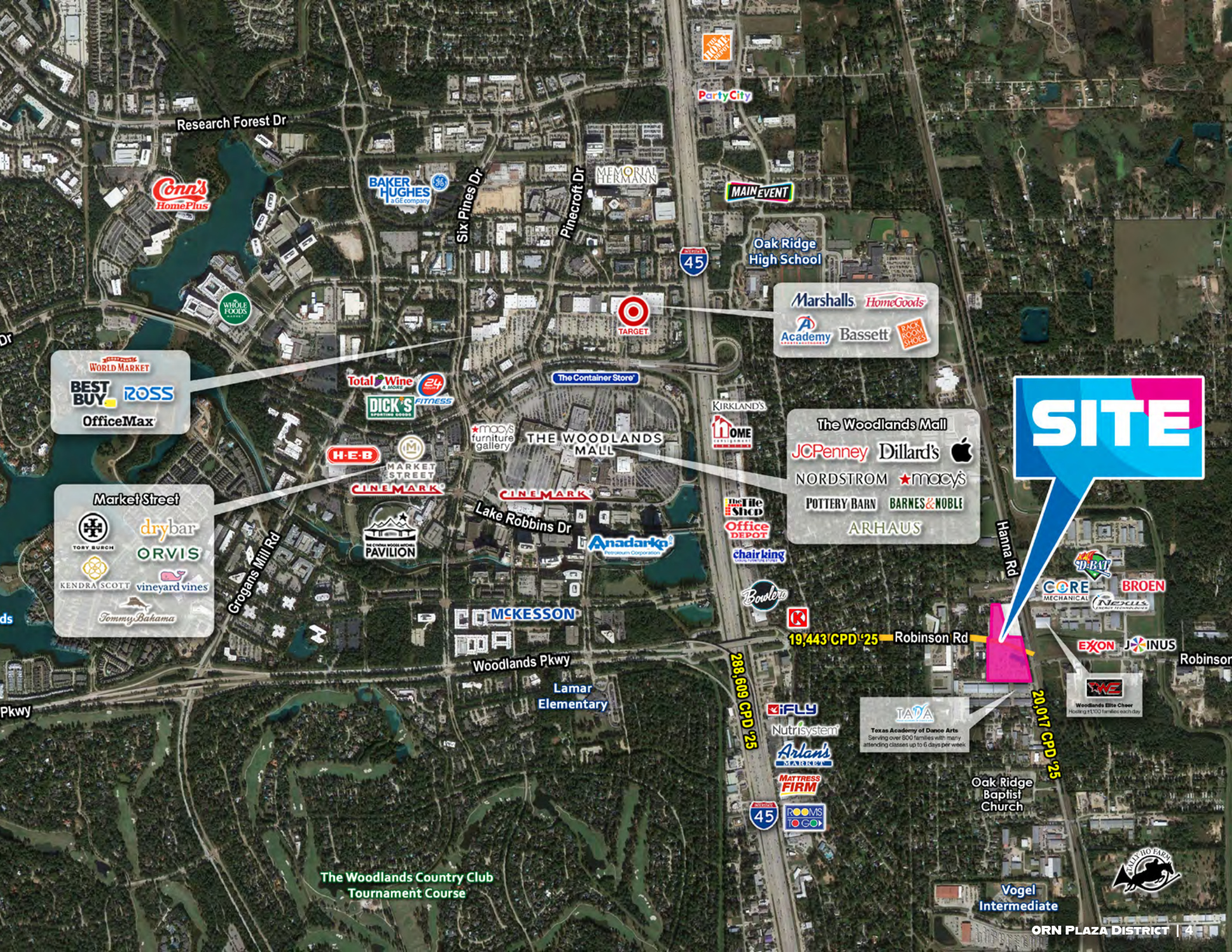
**Robinson Rd:** 19,443 CPD '25

**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 |





**SITE**

**The Woodlands Mall**  
JCPenney Dillard's Apple  
NORDSTROM macy's  
POTTERY BARN BARNES & NOBLE  
ARHAUS

**WORLD MARKET**  
BEST BUY ROSS  
OfficeMax

**Market Street**  
TORY BURCH  
drybar  
ORVIS  
KENDRA SCOTT vineyard vines  
Tommy Bahama

The Woodlands Country Club  
Tournament Course

# PRELIMINARY RETAIL SITE PLAN - PHASE I



# GROUND LEASE PAD OPPORTUNITIES





19,443 CPD '25

Robinson Rd

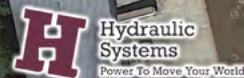
Sojourn Baptist Church

**SITE**

LOI EXECUTED  
NATIONAL QSR/ANCHOR

**HANNA BUSINESS PARK**

Hanna Rd



**Woodlands Elite Cheer**  
Hosting ±1,100 families each day



**ROBINSON RD REALIGNMENT**  
Project Now Complete



Robinson Rd



**Texas Academy of Dance Arts**  
Serving over 800 families with many attending classes up to 6 days per week



20,017 CPD '25







# 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 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 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. 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

**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 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.

|                                                                     |                                      |                                                        |                                            |
|---------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------|--------------------------------------------|
| <b>Blue Ox Brokerage, LLC</b>                                       | <b>9009549-BB</b>                    | <b>jj@blueoxgroup.com</b>                              | <b>713.804.7777</b>                        |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No.                          | Email                                                  | Phone                                      |
| <b>Joshua Jacobs</b>                                                | <b>448255-B</b>                      | <b>jj@blueoxgroup.com</b>                              | <b>713.230.8882</b>                        |
| Designated Broker of Firm                                           | License No.                          | Email                                                  | Phone                                      |
| Licensed Supervisor of Sales Agent/ Associate                       | License No.                          | Email                                                  | Phone                                      |
| <b>Jack Savery</b><br><b>Kellie Keller</b>                          | <b>612871-SA</b><br><b>711230-SA</b> | <b>js@blueoxgroup.com</b><br><b>kk@blueoxgroup.com</b> | <b>713.814.4930</b><br><b>713.437.3979</b> |
| 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](http://www.trec.texas.gov)

IABS 1-0

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.



# ORN PLAZA DISTRICT - PHASE I

## PREMIUM RETAIL & RESTAURANT SPACES AVAILABLE

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



**identity**  
ARCHITECTURE

**FOR LEASING INFORMATION:**

**Jack Savery** | 713.814.4930  
js@blueoxgroup.com

**Kellie Keller** | 713.437.3979  
kk@blueoxgroup.com



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)