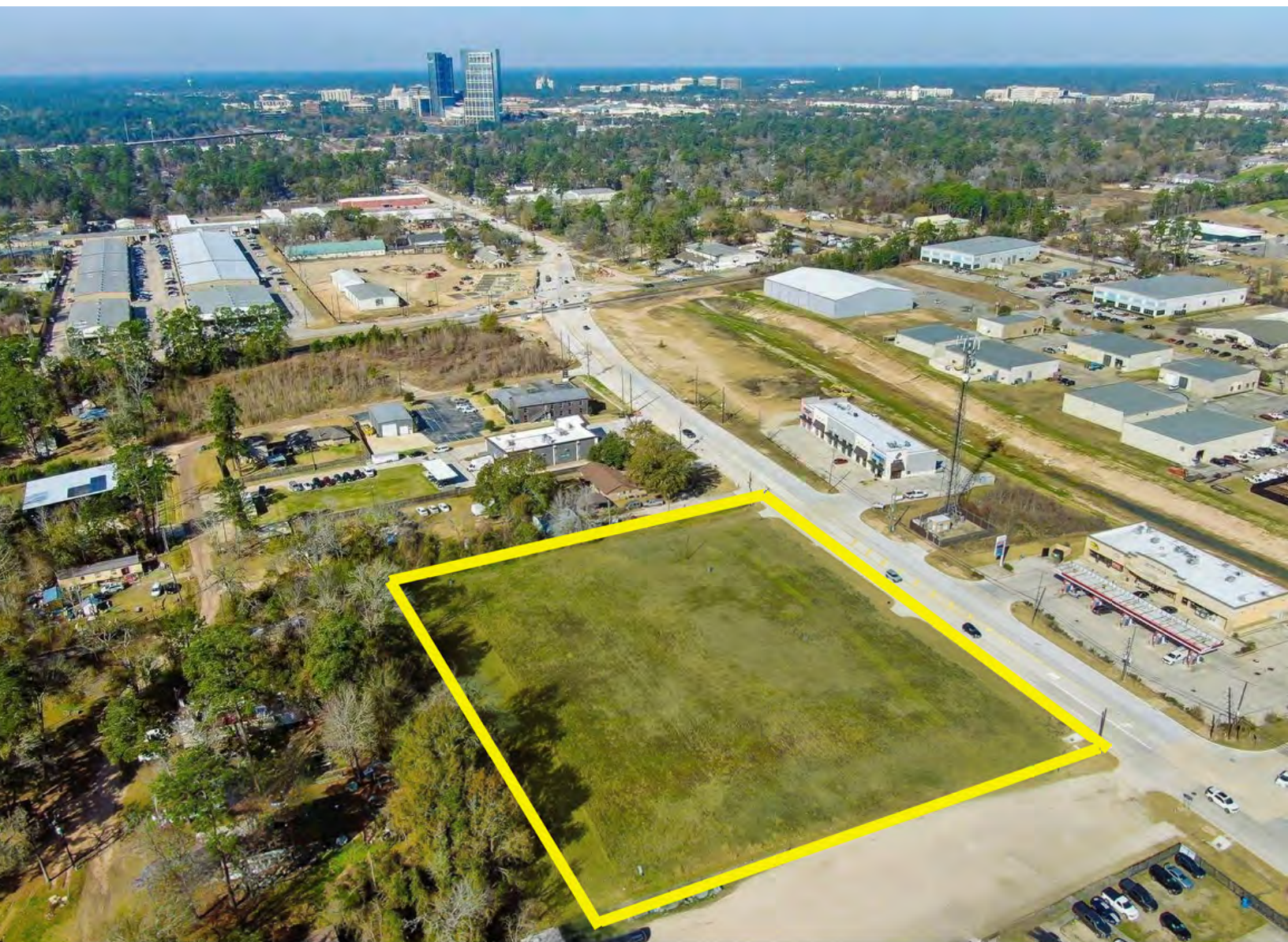


LAND FOR SALE

Premier Commercial Development Site



27660 ROBINSON ROAD
OAK RIDGE NORTH, TX

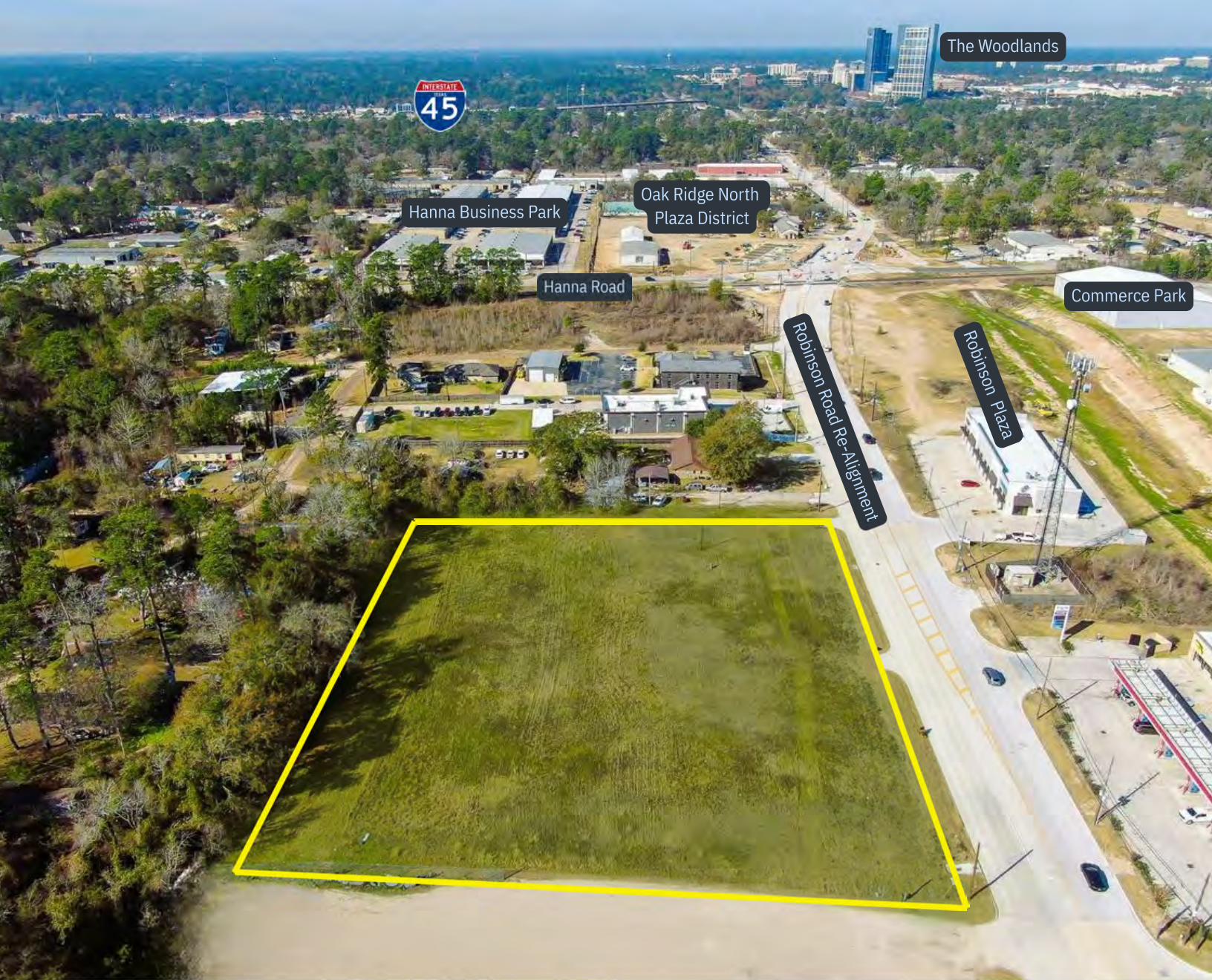
CONTACT US

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PROPERTY HIGHLIGHTS

- ±3 Acres Cleared Tract
- Located on newly renovated Robinson Road
- Utilities nearby / available:
 - Electricity on property
 - Water will be tied to City of Oak Ridge North
 - Incorporated in Drainage District 6
- Across from Commerce Park and Robinson Plaza
- Near Oak Ridge North's up and coming Plaza District
- Minutes from I-45 & Woodlands Parkway

CONCEPTUAL SITE PLAN

Positioned along newly improved Robinson Road, this ± 3 -acre cleared commercial tract offers an exceptional opportunity for retail, restaurant, and mixed-use development in the heart of Oak Ridge North. With strong traffic counts, excellent visibility, and immediate proximity to I-45, this site is ideally suited for today's in-demand commercial users and future growth.



SITE PLAN DETAILS:

- Stand-Alone Restaurant (Primary Anchor)
- Main Inline Retail Building (Rear of Site)
- Small Stand-Alone Retail Building or Drive-Through Quick Serve Restaurant (Front/Corner Pad)
- Ample shared parking field

Building	Leasable SF (Approx.)
Restaurant	$\pm 10,000$ SF
Inline Retail	$\pm 13,000$ – $14,000$ SF
Stand-Alone Retail Pad	$\pm 4,000$ – $4,500$ SF
Total Leasable	$\pm 27,000$ – $28,500$ SF

*HIGH-LEVEL CONSTRUCTION NUMBERS AVAILABLE UPON REQUEST

CONCEPTUAL SITE PLAN



SITE PLAN 2 DETAILS

- Single Tenant
- $\pm 40,000$ SF Padsite
- Large Retail or Grocery Store
- Ample parking
- Excellent visibility and convenient access

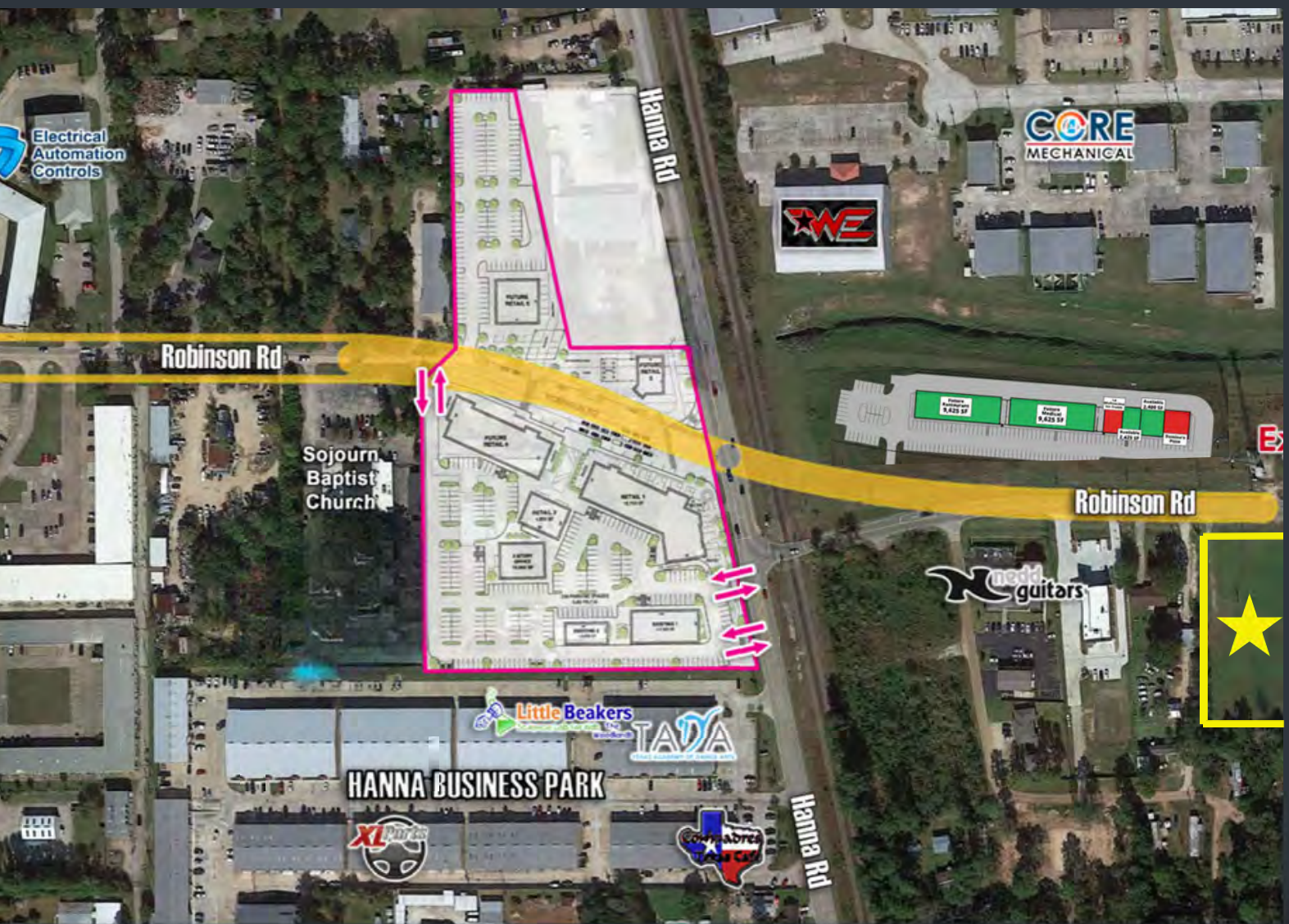


CONCEPTUAL SITE PLAN



SITE PLAN 3 DETAILS

- Two-Story Medical building
- $\pm 40,000$ SF Padsite
- Retail on the first floor, required by City of ORN
- Utilities available / drainage district incorporated
- Ample parking

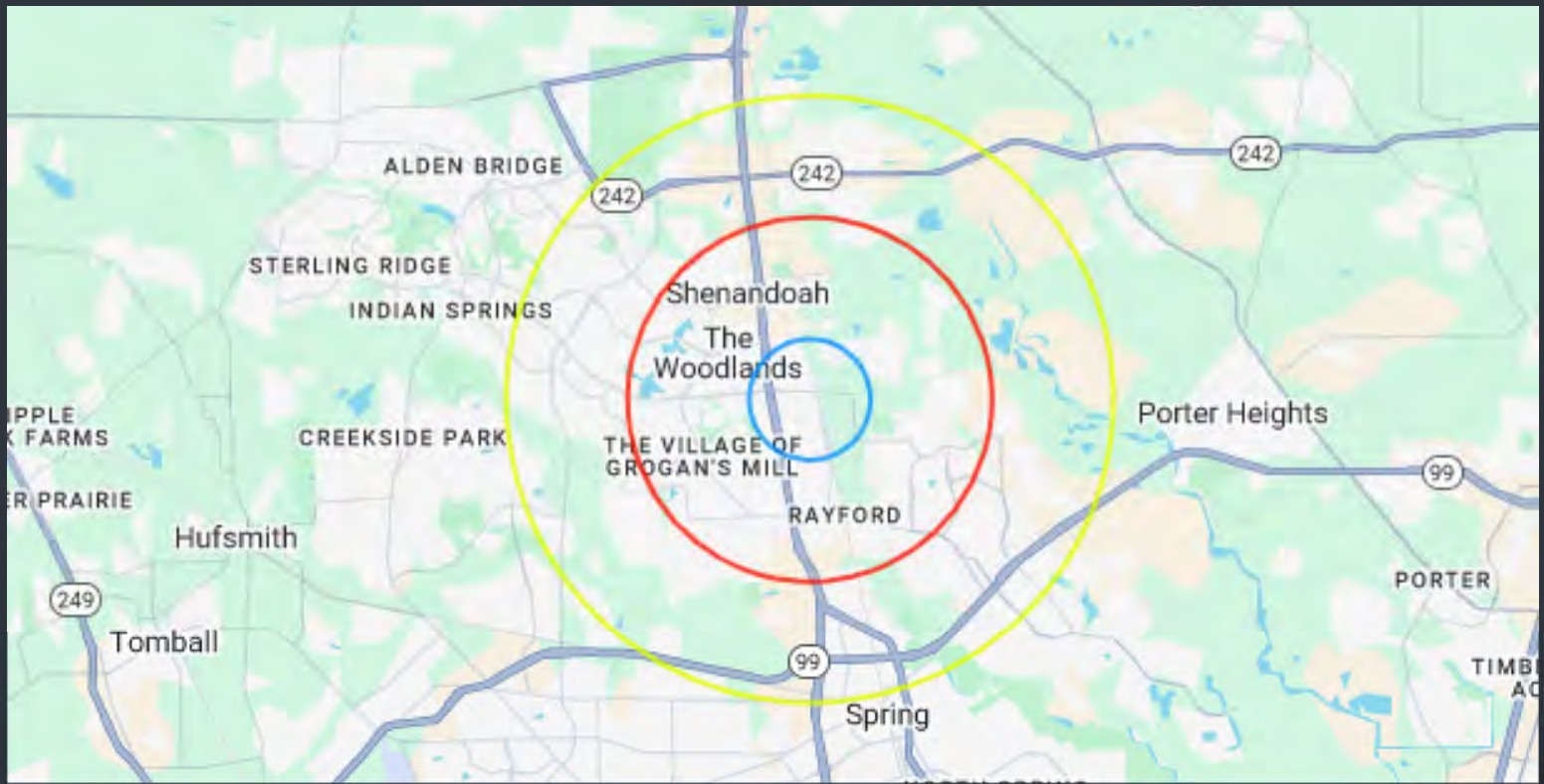


Oak Ridge North Plaza District – Developer Flyer (Blue Ox Group)

ROBINSON ROAD ENHANCEMENTS

The City of Oak Ridge North has recently completed a major realignment and widening of Robinson Road at Hanna Road, significantly improving traffic flow and visibility for surrounding properties and laying the groundwork for future growth

- Widened from 2 lanes to 4 lanes beginning at I-45 - crosses Hanna Road - and beyond
- Realigned the intersection at Robinson Road & Hanna Road to eliminate the dog-leg & cross with a light at the railroad track
- The white area is the new ORN Plaza District



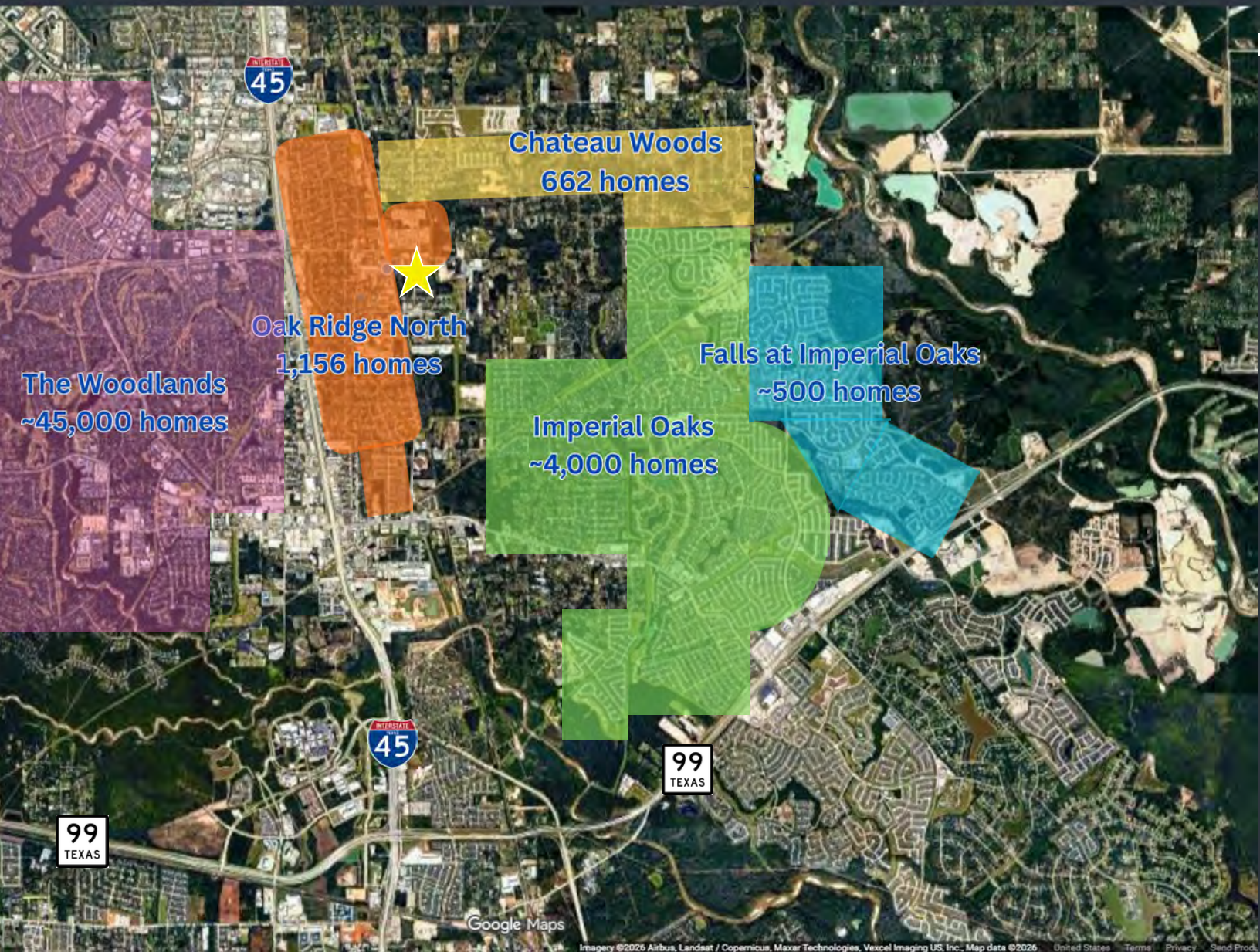
DEMOGRAPHICS

	1 mile	3 miles	5 miles
2025 Population	6,544	67,633	163,232
2030 Projected Population	7,404	77,720	178,656
2025 Households	2,559	28,116	62,797
2030 Projected Households	2,974	33,530	71,221
Median HH Income (2025)	\$113,843	\$107,302	\$114,220
Median Age (2025)	39.7	36.2	36.4
Home Ownership (2025)	1,840	14,203	37,845
Home Renter (2025)	720	13,913	24,952

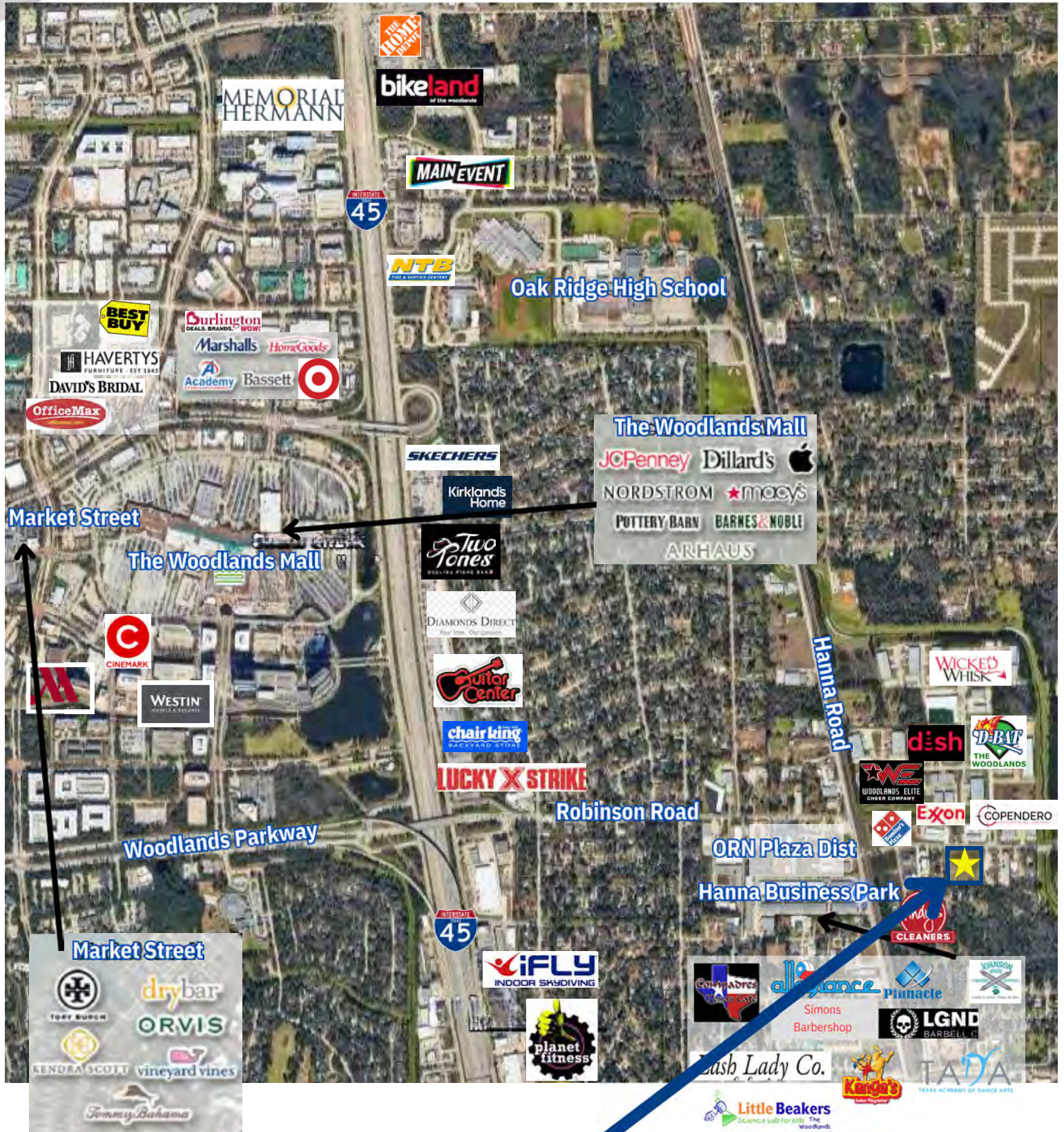
TRAFFIC COUNT (TXDOT 2024)

Robinson Rd - 22,000 VPD	Hanna Rd - 16,310 VPD
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NEIGHBORING COMMUNITIES



AREA BUSINESSES



27660 Robinson Road
Oak Ridge North, TX

OAK RIDGE NORTH PLAZA DISTRICT



UNDER CONSTRUCTION:

“Designed to bring people together through shopping, dining and community spaces. With 60,000SF of leasable space (in Phase 1) designed for commerce, connection and community. Featuring high foot-traffic and inviting spaces”.

Leasing spaces in Phase 1

Oak Ridge North Plaza District – Developer Flyer (Blue Ox Group)



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GREATER HOUSTON
COMMERCIAL REAL ESTATE



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Greater Houston Commercial Real Estate Licensed Broker / Broker Firm Name or Primary Assumed Business Name	454392 License No.	katheryn@ghrs.com Email	832-640-3960 Phone
Katheryn Roberts Designated Broker of Firm	634539 License No.	katheryn@ghrs.com Email	832-640-3960 Phone
Katheryn Roberts Licensed Supervisor of Sales Agent/ Associate	634539 License No.	katheryn@ghrs.com Email	832-640-3960 Phone
Katheryn Roberts Sales Agent/Associate's Name	634539 License No.	katheryn@ghrs.com Email	832-640-3960 Phone

Buyer/Tenant/Seller/Landlord Initials

Date