

**OFFICE / WAREHOUSE / FLEX
SPACE FOR LEASE**

The Woodlands

I-45

Oak Ridge North

Oak Ridge North (ORN)
Plaza District

Hanna Rd

HANNA BUSINESS PARK

26797 / 26803 Hanna Rd
Oak Ridge North, TX

AVAILABLE SPACES

- 2,250 SF – Building 9 Ste. 902 (Sublease)
- 4,000 SF – Building 1 Ste. 9&10 (Sublease)
- 5,000 SF – Building 1 Ste. 6&7
- 6,000 SF – Building 6 Ste. 607&608

CONTACT US

Greater Houston Commercial Real Estate

Katheryn Roberts, Broker
katheryn@ghrs.com

Angie Coumbe, Agent
angie@ghrs.com



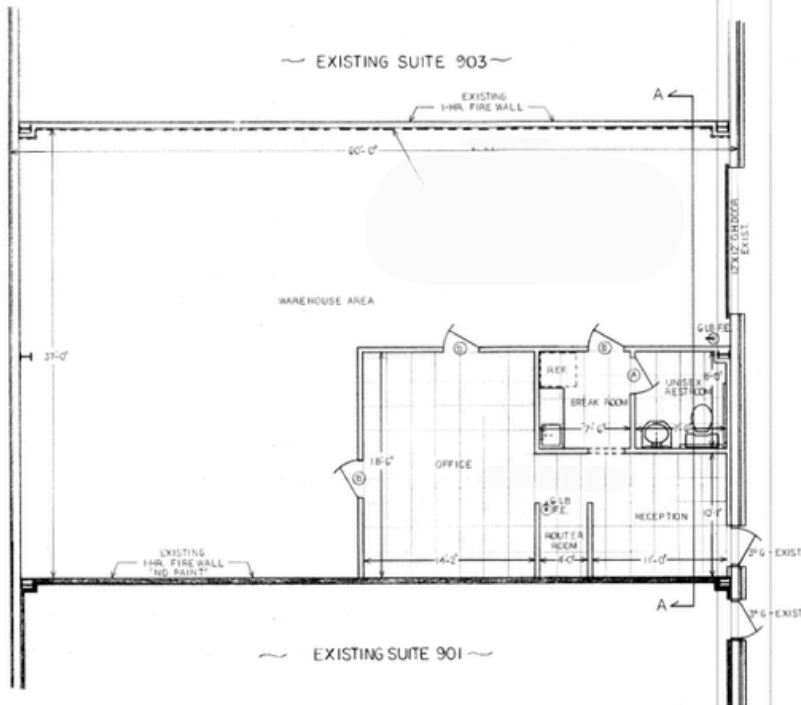
HIGHLIGHTS

- 11.6 acres
- 203,000 SF of enclosed retail/office/warehouse/flex space.
- Modern white Austin Rock and metal buildings
- Upscale landscaping
- 3-phase 480 volt electrical
- 12 ft roll up doors
- 2 dock-highs
- Some warehouses are fully air-conditioned
- 400 parking spaces
- Adjacent to Oak Ridge North's up and coming Plaza District
- 4 min from I-45
- 12 min to TX-99
- 8 min to Hardy Toll Rd
- 28 min to Bush Intercontinental Airport
- 51 min to the Port of Houston

Hanna Business Park has been developed to meet the needs of the Woodlands and Oak Ridge North's industrial, office and flex-space demands. It is in an office-like setting due to landscaping and design, but is a full-service office warehouse facility. HBP provides retail space at the entrance with a restaurant, esthetician, barber shop and dance studio. There is also a full -service gym, a physical therapy studio, and 2 children's play centers located at Hanna Business Park.

BUILDING 9 STE. 902

Hanna Business Park - Building 9, Ste. 902

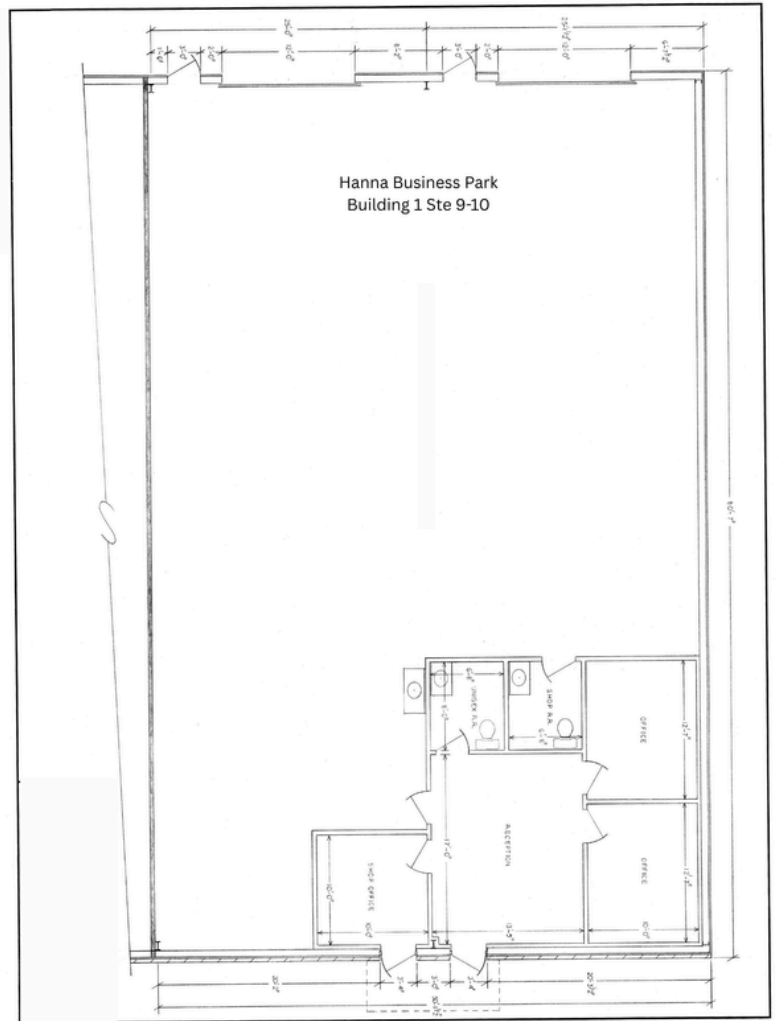


- Sublease
- Office/Warehouse - 2,250 SF
- 522 SF of office
- 1,728 SF of warehouse
- Reception
- Bullpen/open concept office area
- Data center
- Kitchenette
- ADA restroom
- Multiple access points into the warehouse
- 1 grade level roll-up door in the front of the suite
- Sublease ends 8/31/2028.

Rate

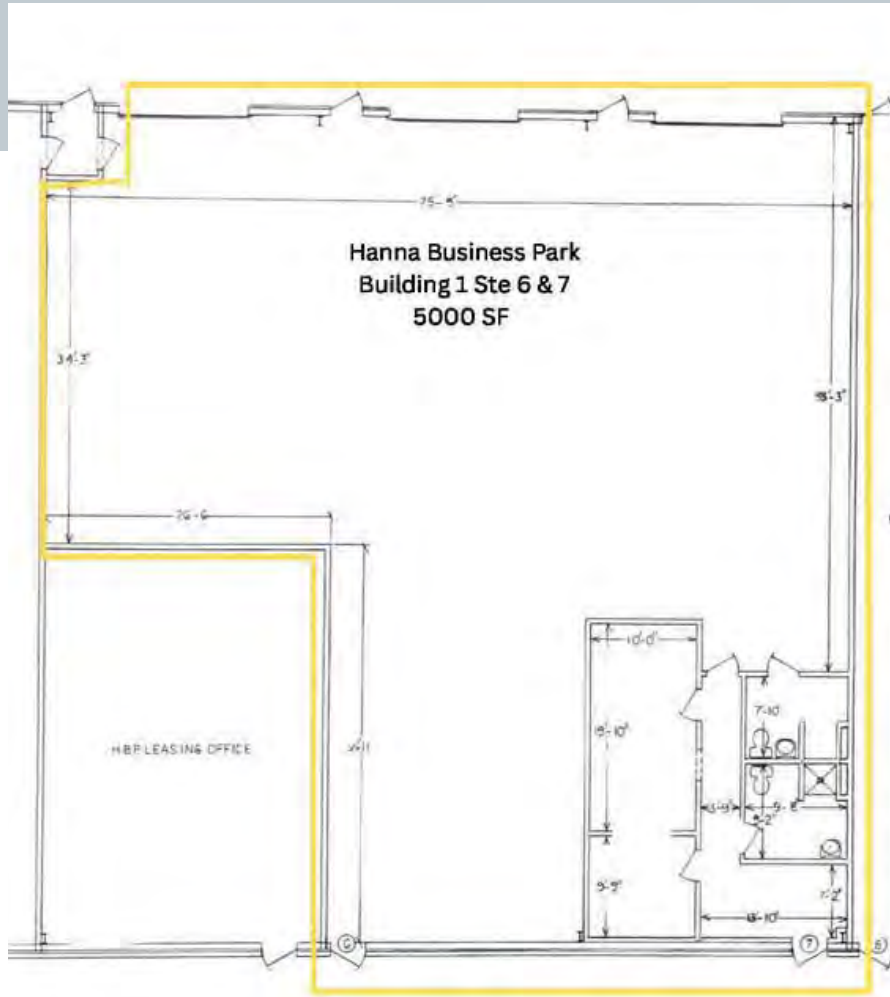
- \$3,100.00 / month NNN Lease
 - $\$0.96 / \text{SF} + \$0.42 / \text{SF NNN} = \$1.38 / \text{SF}$

BUILDING 1 STE. 9 & 10



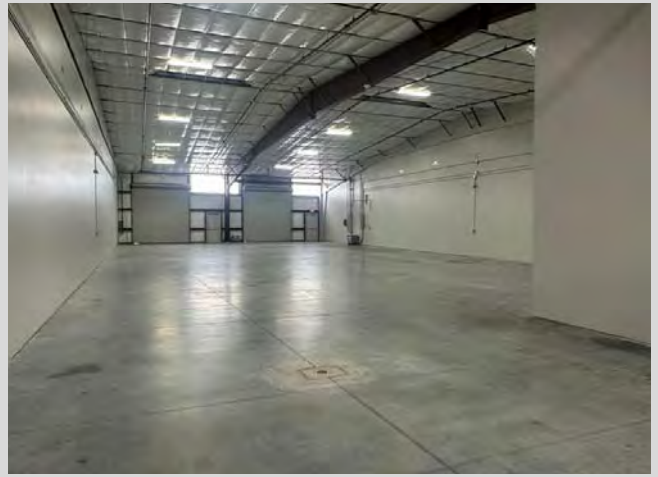
- Sublease
- Office/Warehouse - 4,000 SF
- 1,000 SF of office space
- 3,000 SF of warehouse space
- Reception
- 3 offices
- 1 ADA restroom & 1 shop restroom
- 2 grade level roll-up doors
- \$4,200.00 / month - Modified Gross Lease
- Sublease ends 8/31/2027

BUILDING 1 STE. 6 & 7



- Office/Warehouse - 5,000 SF
- 650 SF of office space
- 4,350 SF of warehouse space
- Reception
- 2 offices
- 2 ADA restrooms - one with a shower
- 3 grade level roll-up doors
- \$6,100.00 / month - NNN Lease
- $\$.80 / \text{SF} + \$.42 / \text{SF NNN} = \$1.22 / \text{SF} / \text{MO}$
- TI available

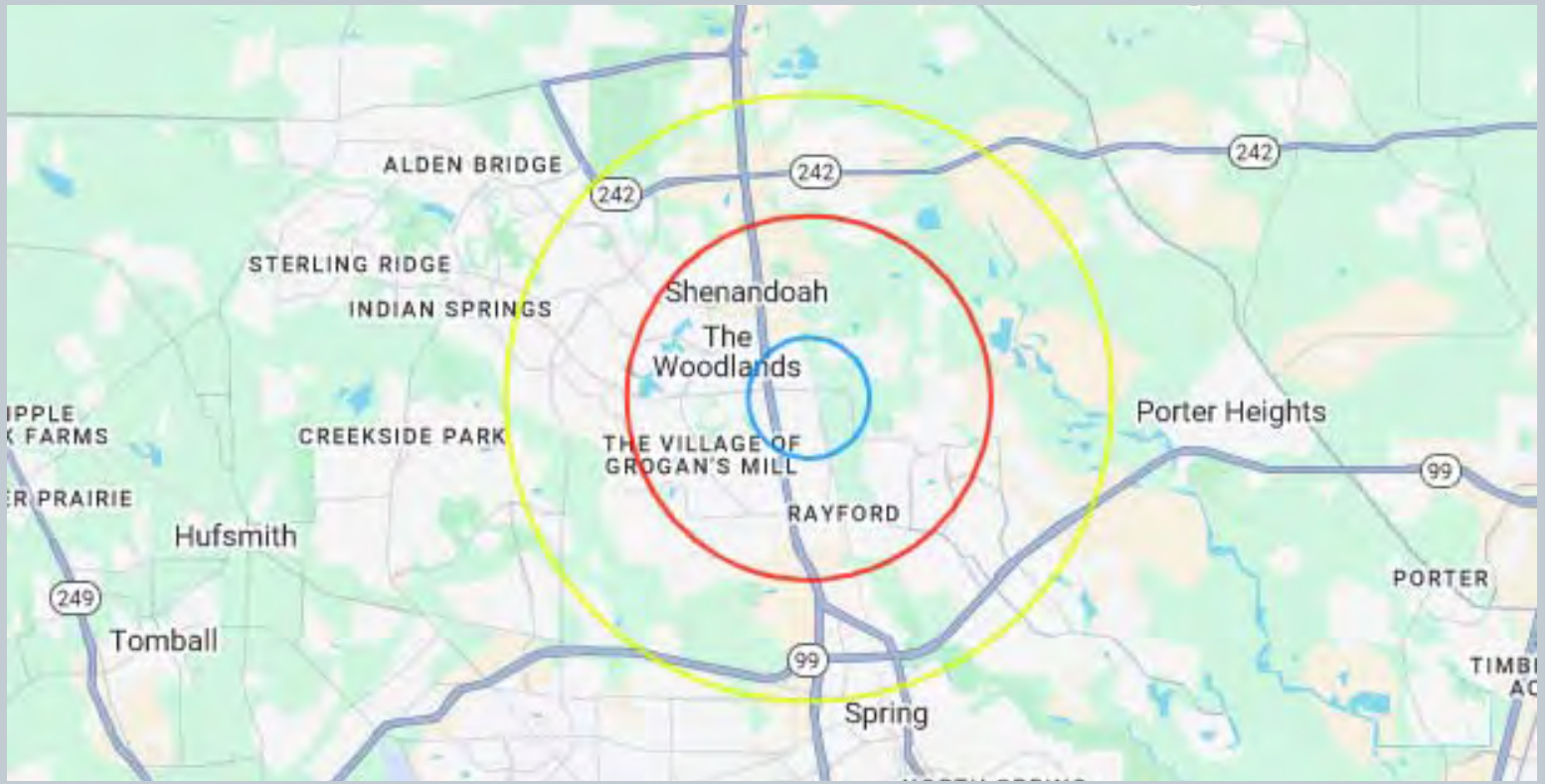
BUILDING 6 STE. 607 & 608



- Office/Warehouse - 6,000 SF
- 600 SF of office
- 5,400 SF of warehouse
- Reception
- 2 offices
- Kitchenette
- ADA restroom
- 2 grade level roll-up doors
- The warehouse is fully air-conditioned
- 3 year minimum

Reduced Rate

- \$6,420.00 / month for months 1-12
 - $\$.67 / \text{SF} + \$.40 / \text{SF NNN} = \$1.07$
- \$7,020.00 / month for months 13-24
 - $\$.77 / \text{SF} + \$.40 / \text{SF NNN} = \$1.77$
- \$7,320.00 / month for months 25-36
 - $\$.82 / \text{SF} + \$.40 / \text{SF NNN} = \$1.22$



TRAFFIC COUNT (TXDOT 2024)

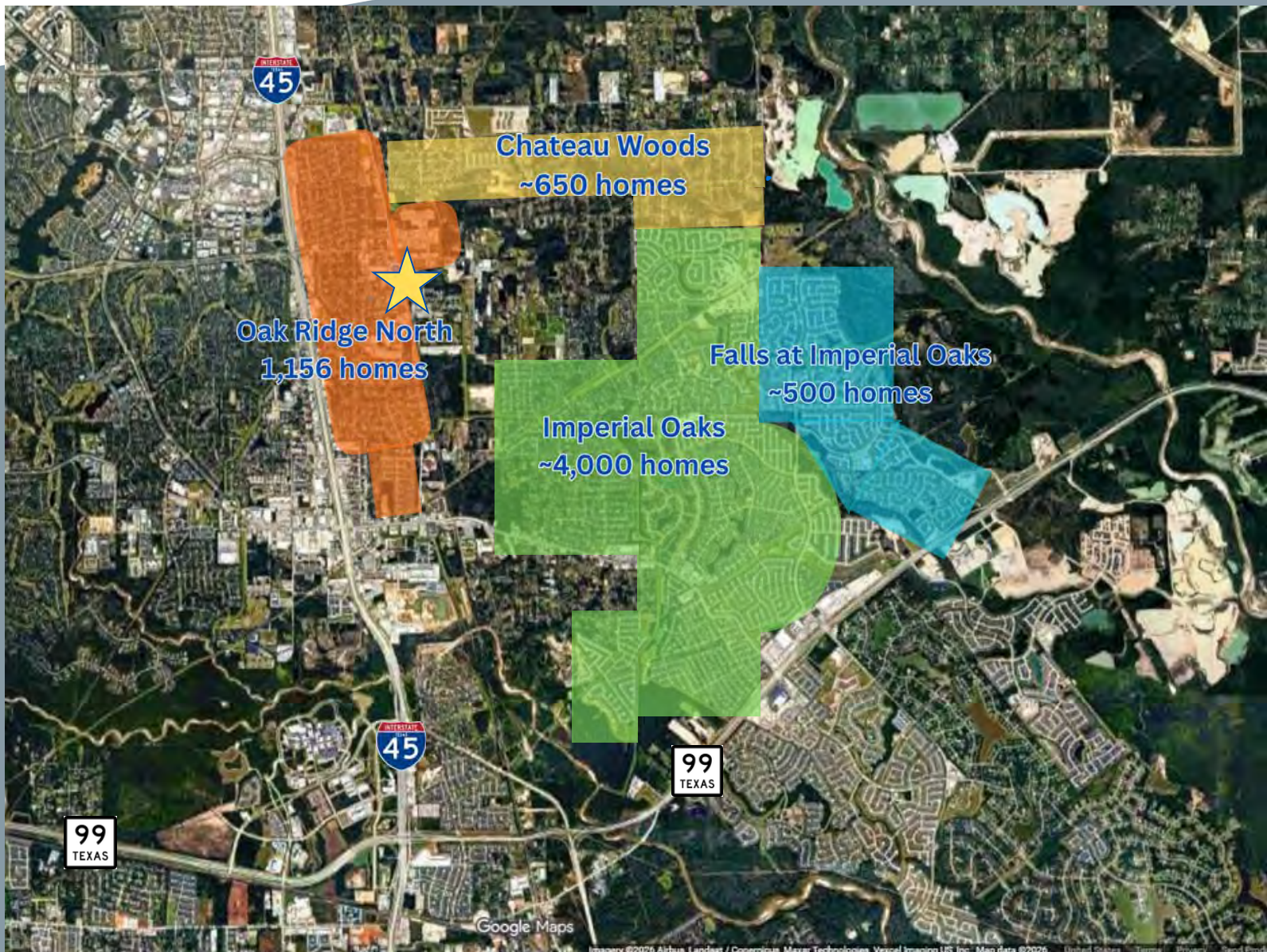
Robinson Rd - 22,000 VPD

Hanna Rd - 16,310 VPD

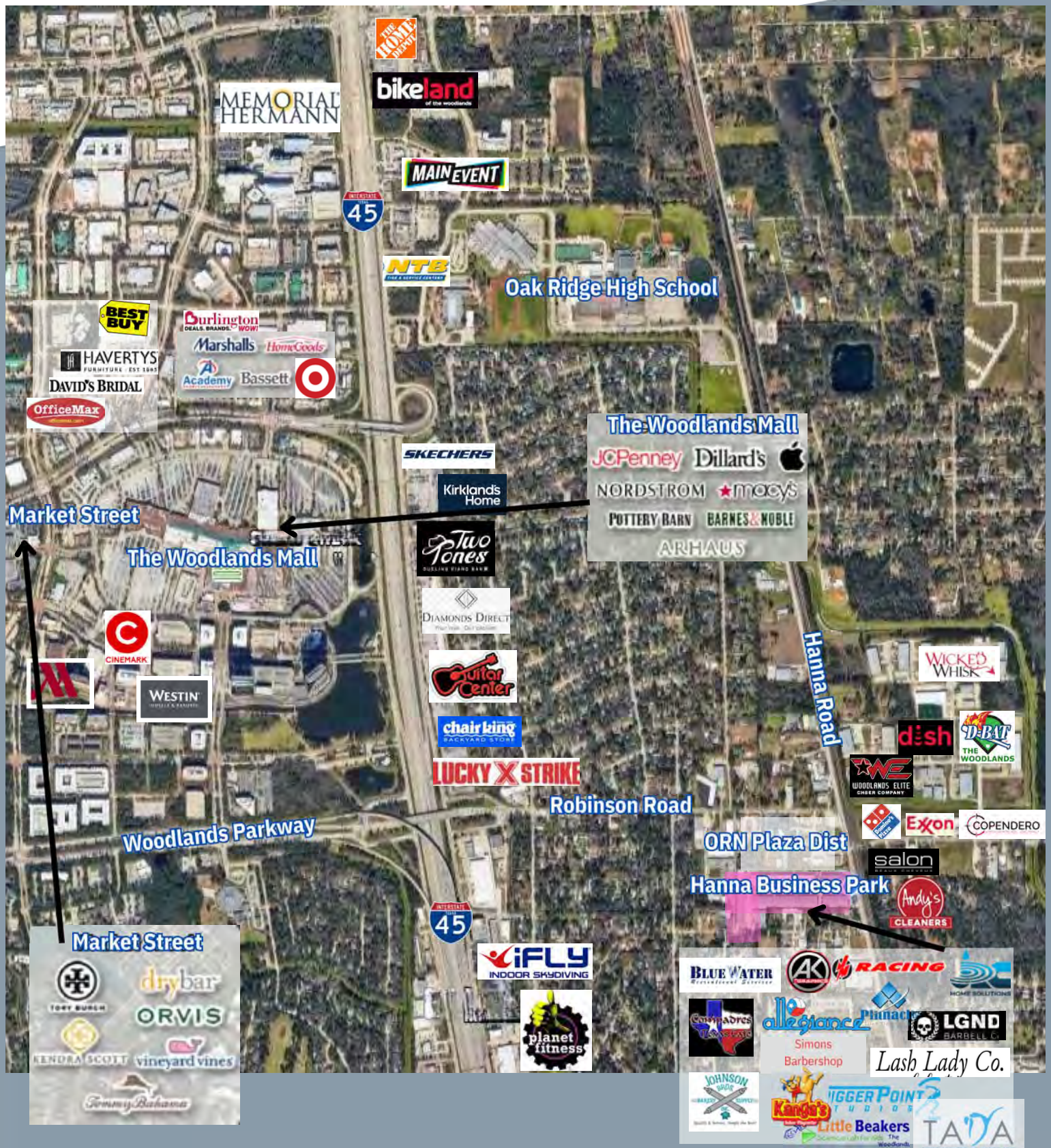
DEMOGRAPHICS

	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

NEIGHBORING COMMUNITIES



AREA BUSINESSES





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

Adjoining HBP is the OAK RIDGE NORTH (ORN) PLAZA DISTRICT

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

Under Construction and leasing spaces in Phase 1



Photo Credit: Blue Ox Group

ROBINSON ROAD

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 from I-45 to Hanna Road
- Realigned the intersection at Robinson Road & Hanna Road to eliminate the dog-leg & now crosses with a light at the railroad track
- The white area is the new ORN Plaza District adjoining HBP



HANNA BUSINESS PARK

CONTACT US



Greater Houston Commercial Real Estate

GreaterHoustonCRE.com

Katheryn Roberts, Broker

katheryn@ghrs.com

832-640-3960

Angie Coumbe, Commercial RE Agent

angie@ghrs.com

936-648-9253



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	454392	katheryn@ghrs.com	(832) 640-3960
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
KatherynRoberts	0634539	katheryn@ghrs.com	(832) 640-3960
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
KatherynRoberts	0634539	katheryn@ghrs.com	(832) 640-3960
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Angie Coumbe	0705588	angie@ghrs.com	(936) 648-9253
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date