

LAND FOR SALE

Premier Commercial Development Site



27660 ROBINSON ROAD
OAK RIDGE NORTH, TX

\$2,500,000.00

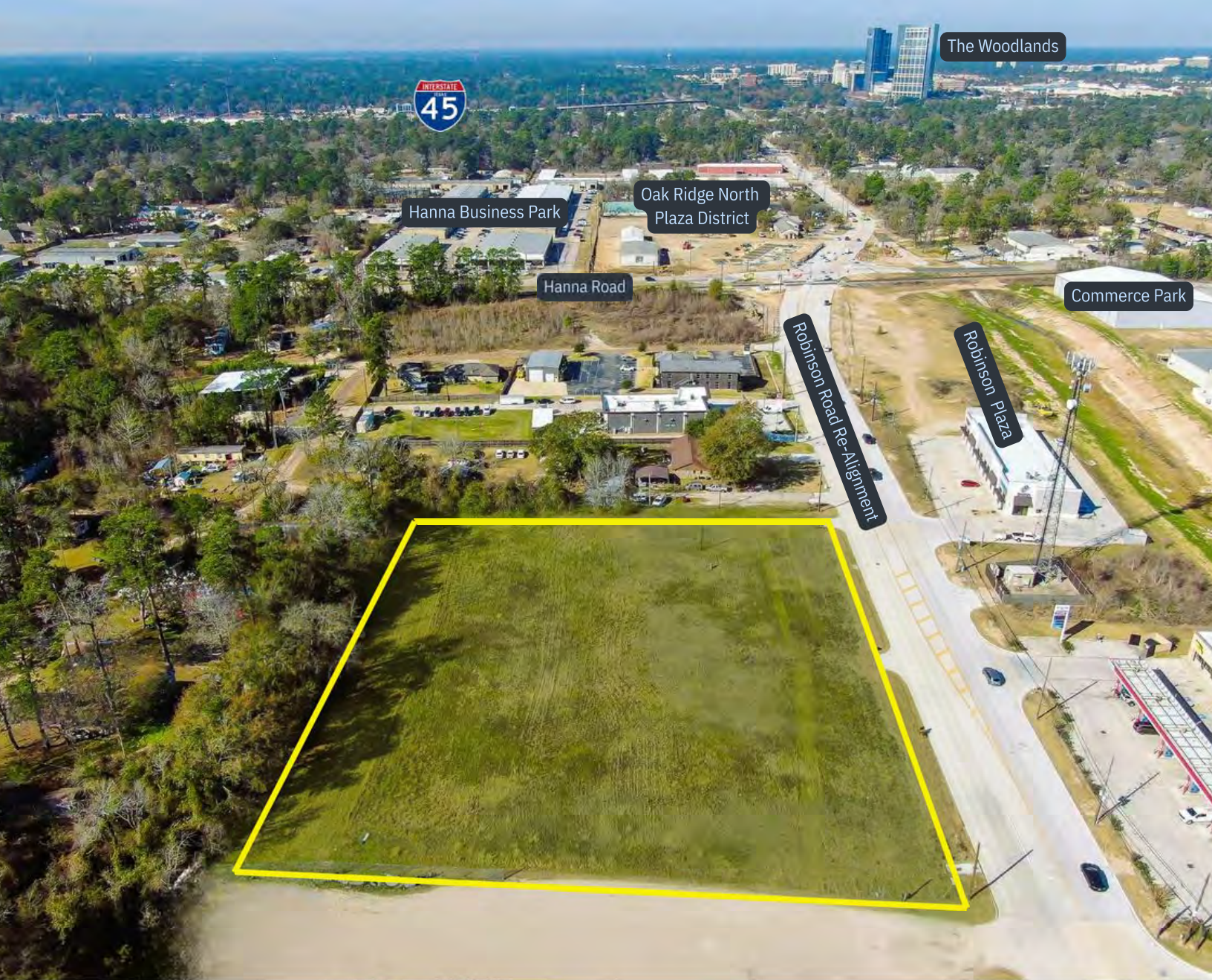
CONTACT US

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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	±10,000 SF
Inline Retail	±13,000–14,000 SF
Stand-Alone Retail Pad	±4,000–4,500 SF
Total Leasable	±27,000–28,500 SF

*HIGH-LEVEL CONSTRUCTION NUMBERS AVAILABLE UPON REQUEST

CONCEPTUAL SITE PLAN



SITE PLAN 2 DETAILS

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

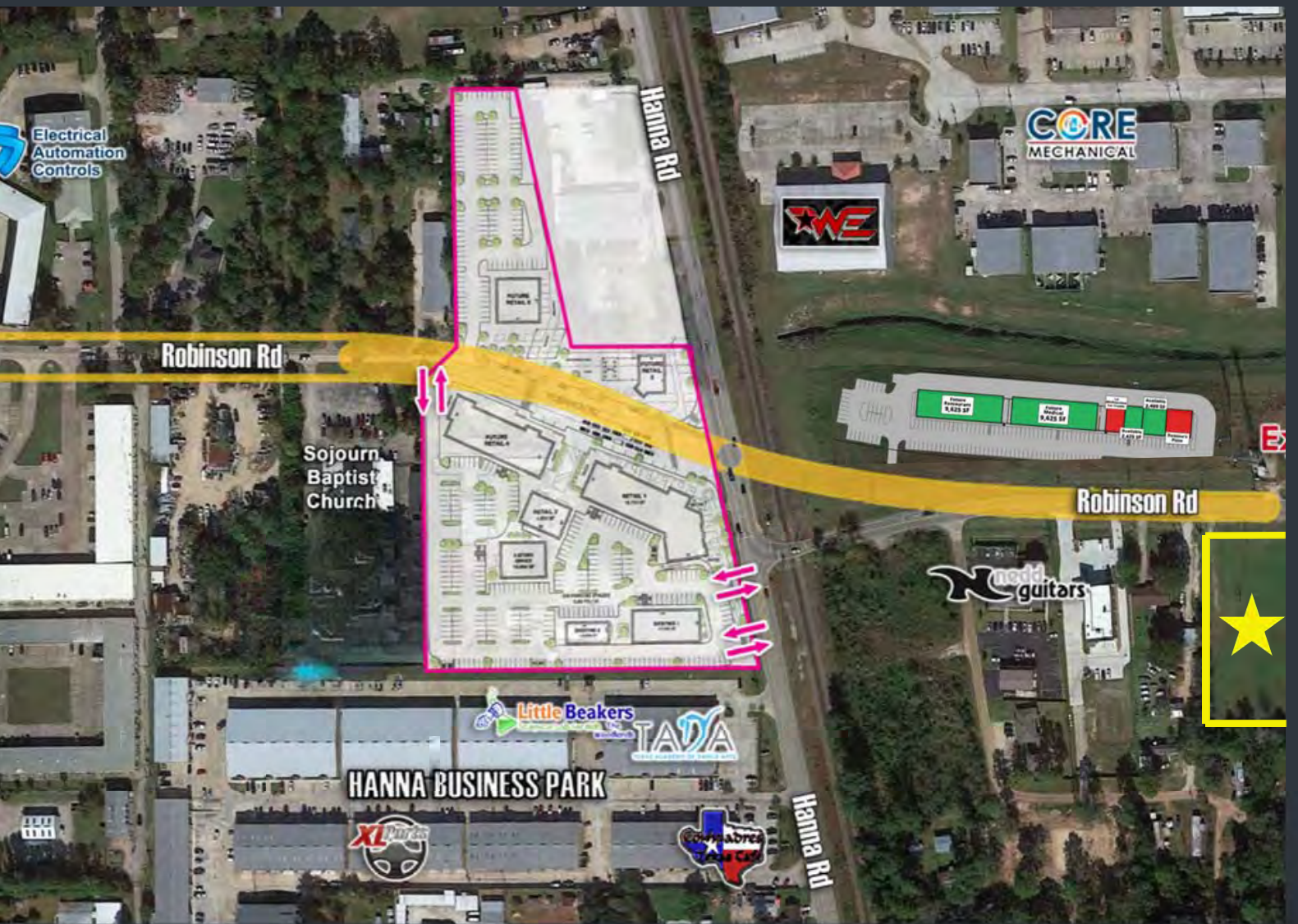


CONCEPTUAL SITE PLAN



SITE PLAN 3 DETAILS

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

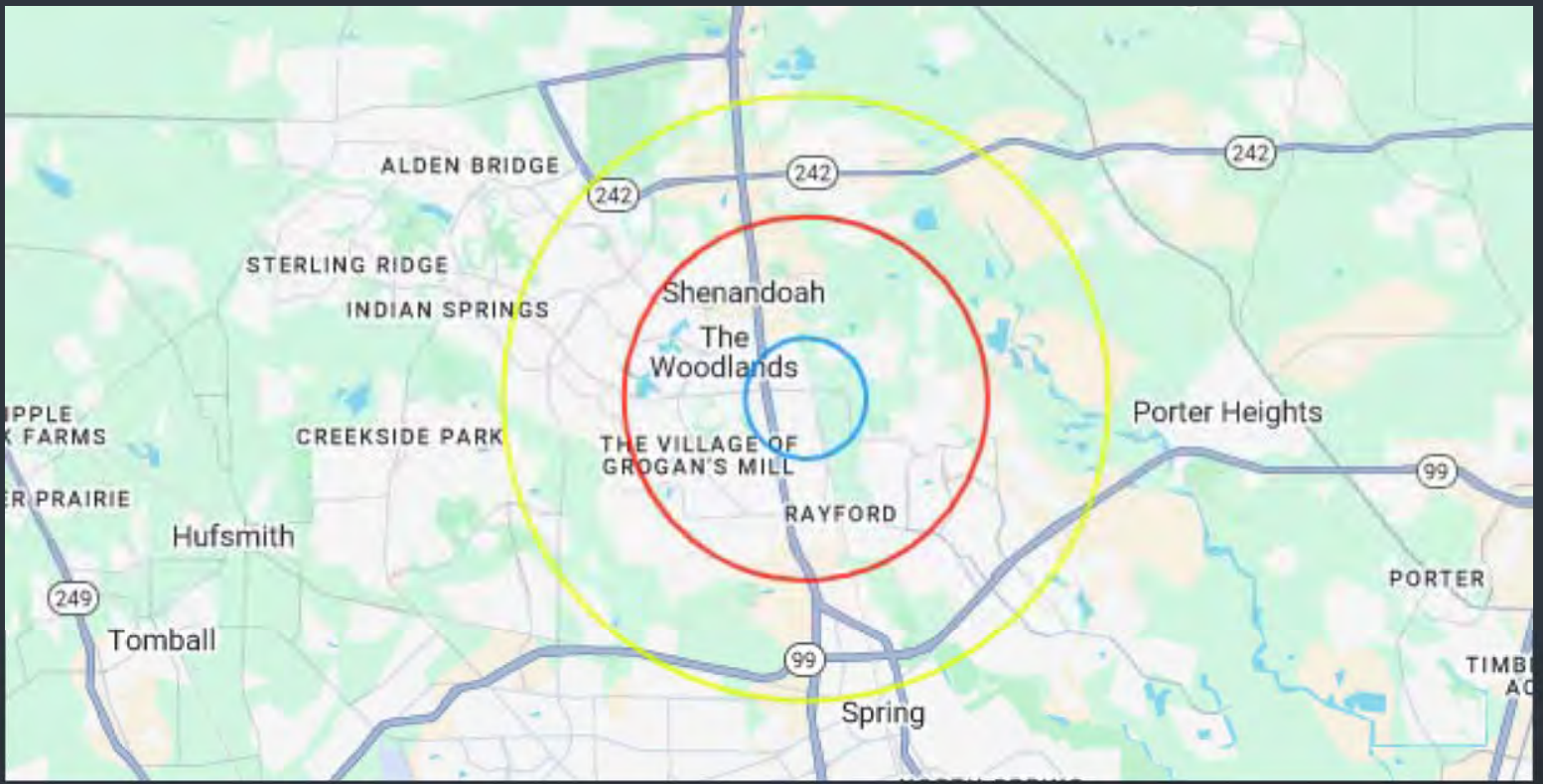


Oak Ridge North Plaza District – Developer Flyer (Blue Ox Group)

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



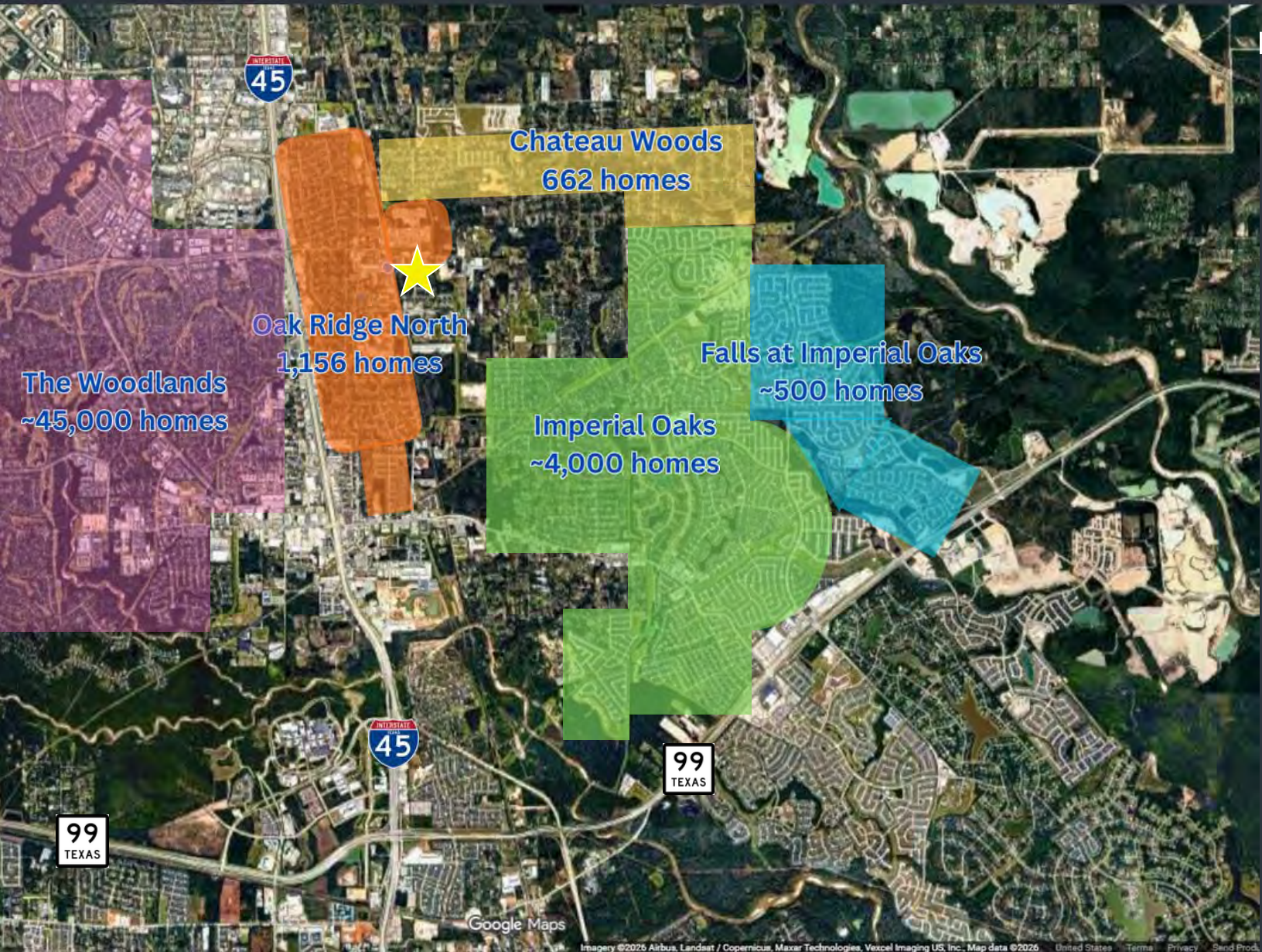
DEMOGRAPHICS

	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

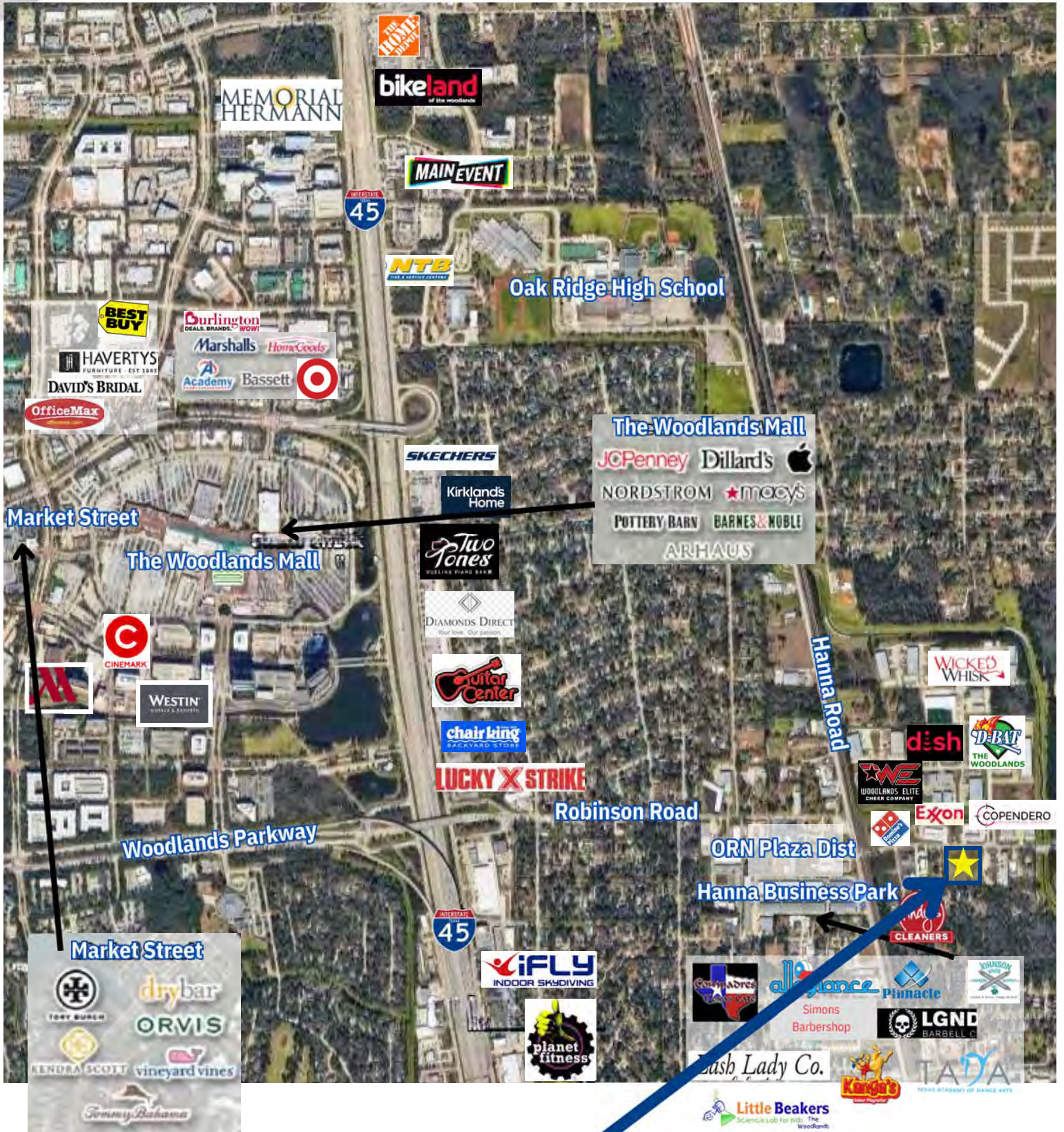
TRAFFIC COUNT (TXDOT 2024)

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

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