



East Woodlands Newest
Business Destination
Available For Lease or Sale.

130K SF INDUSTRIAL / RETAIL / FLEX



For Additional Information:
[Flex-OakRidge.com](https://www.flex-oakridge.com)

Clayton Benedict
clayton@NewmanCRE.com
(713) 582 4620



Designed to Meet Your Needs, **Built to Exceed Your Expectations.**



Why FLEX Oak Ridge Business Park?



East Woodlands best location for Retail, Industrial & Flex



Diverse buildouts, customize your space with a strong TI allowance



Easy access directly off Robinson Road ($\pm 20K$ VPD) with connection to I-45 (4-minute drive)



2-miles East of The Woodlands Town Center & bordered by high-income demographics (\$140K/HH)



Top tier, Class A construction & design with ample natural light



Initial buildings delivered in the Spring 2026



Another Quality Development Brought to You by Newman CRE

DISCOVER YOUR SPACE



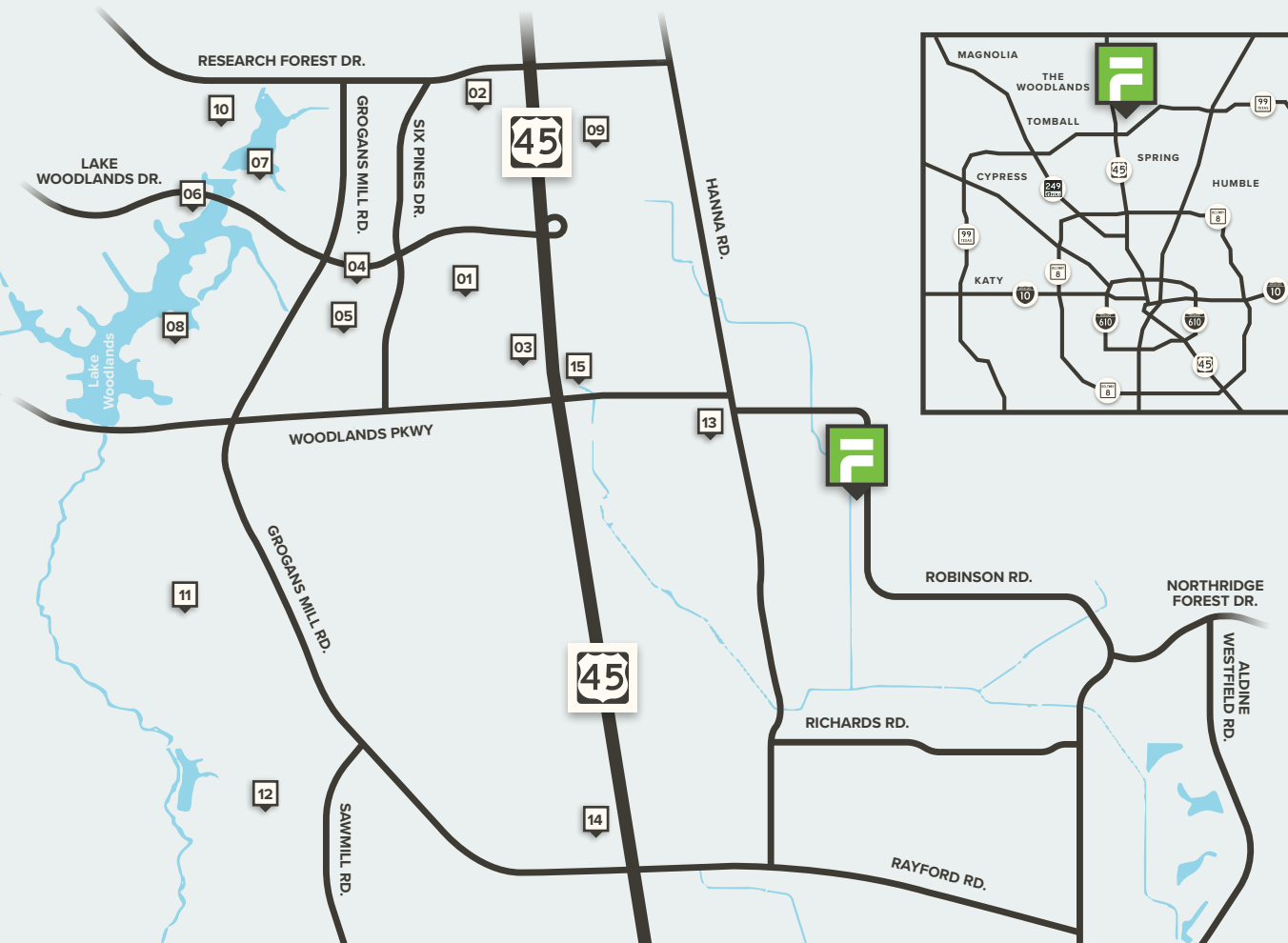
+ Building 01: ±6,340 SF
 Dual Tenant Flex / 1 or 2 Units
 Eave Height: 18'-22'
 Overhead Doors: 14' 22 GA Steel

+ Building 02: ±6,340 SF
 Dual Tenant Flex / 1 or 2 Units
 Eave Height: 18'-22'
 Overhead Doors: 14' 22 GA Steel

+ Building 03: ±11,400 SF
 Number of Units: 5 or less
 Tenants: Retail / Professional Office
 Retail Visibility
 Generous Parking Ratio

+ Building 04: ±9,675 SF
 Multi Tenant Industrial / 4 or Less Units
 Eave Height: 15'-21'
 Stories: 1
 Overhead Doors: 14' 22 GA Steel

+ Building 05: ±9,675 SF
 Multi Tenant Industrial / 4 or Less Units
 Eave Height: 15'-21'
 Stories: 1
 Overhead Doors: 14' 22 GA Steel



- 01 Woodlands Town Center**
1,000 A.C. of Shopping, Restaurants & Entertainment: The Woodlands Mall, The Cheesecake Factory, Chik-Fil-A, Creamistry, Dillard's, Immersive Gamebox, Jamba, Macy's, Marriott, Nordstrom, North Italia, P.F. Chang's, Panera, Shake Shack, Starbucks, The Westin, Torchy's & more.
- 02 Hospital District**
- 03 The Woodlands Towers (1.4M SF)**
- 04 Market Street**
Town Center with Luxury Retail, Upscale Dining & Bars
- 05 Cynthia Woods Mitchell Pavilion**
- 06 Northshore Park**
- 07 Hughes Landing (2M SF Office/Retail)**
- 08 East Shore**
- 09 Woodforest Bank Stadium & Portofino Shopping Center**
Another Broken Egge Cafe, BJ's Restaurant, Buca di Beppo, Buffalo Wild Wings, Five Below, Katz's, Kroger, MOD Pizza, Pei Wei, Nordstrom Rack, PGA Tour Store, Sam's Club & more
- 10 Research Forest Lakeside**
- 11 The Golf Trails of the Woodlands & The Woodlands Resort**
- 12 Grogan's Mill (13K Residents & 1.5K Homes)**
- 13 Oak Ridge North (3K Residents)**
- 14 Woodpark Shopping Center**
Carraba's, Chick-Fil-A, CrabDaddy's Seafood, H-E-B, Koji Ramen Bar, Komeya, Schlotzky's, Namaste, Starbucks, Sun & Ski Sports, Sushi Masa, The Olive Oil, Tosca Italian Gourmet, Whataburger, Wisdom Vegan Bakery & More
- 15 Bowlero & Whiskey Cake Kitchen**

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Nate Newman Brokerage, Inc.	9004564	nate@newmancre.com	(281)703-0715
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nathan T. Newman	587273	nate@newmancre.com	(281)703-0715
Designated Broker of Firm	License No.	Email	Phone
Nathan T. Newman	587273	nate@newmancre.com	(281)703-0715
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clayton G. Benedict	595493	clayton@newmancre.com	(713)582-4620
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

IABS 1-0 Date