



GOSLING OAKS

Upscale Architecture *in Harmony* with Nature

50+ Acres of experiential mixed-use
planted at the Southern gateway to
The Woodlands, Texas.

OFFICE | RETAIL | MULTI-FAMILY

[GOSLINGOAKS.COM](https://goslingoaks.com)

FOR LEASING INFORMATION

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Another Quality Development By:



NEWMAN



An infusion of trophy retail, innovative office and modern living with the *tranquility of nature.*

A multi-dimensional development thoughtfully
designed to interact with three relocated
250 year old heritage oak trees.



±79.7K SF

Trophy Retail / Restaurant

±31K SF

Office / Medical Office

390 Unit

Resort-Style Multi-Family

11 Pads

Outparcel Pad Sites

A Seamless Shift from Week to Weekend



Work & Play in Perfect Harmony



A Place for Curiosity to Wander

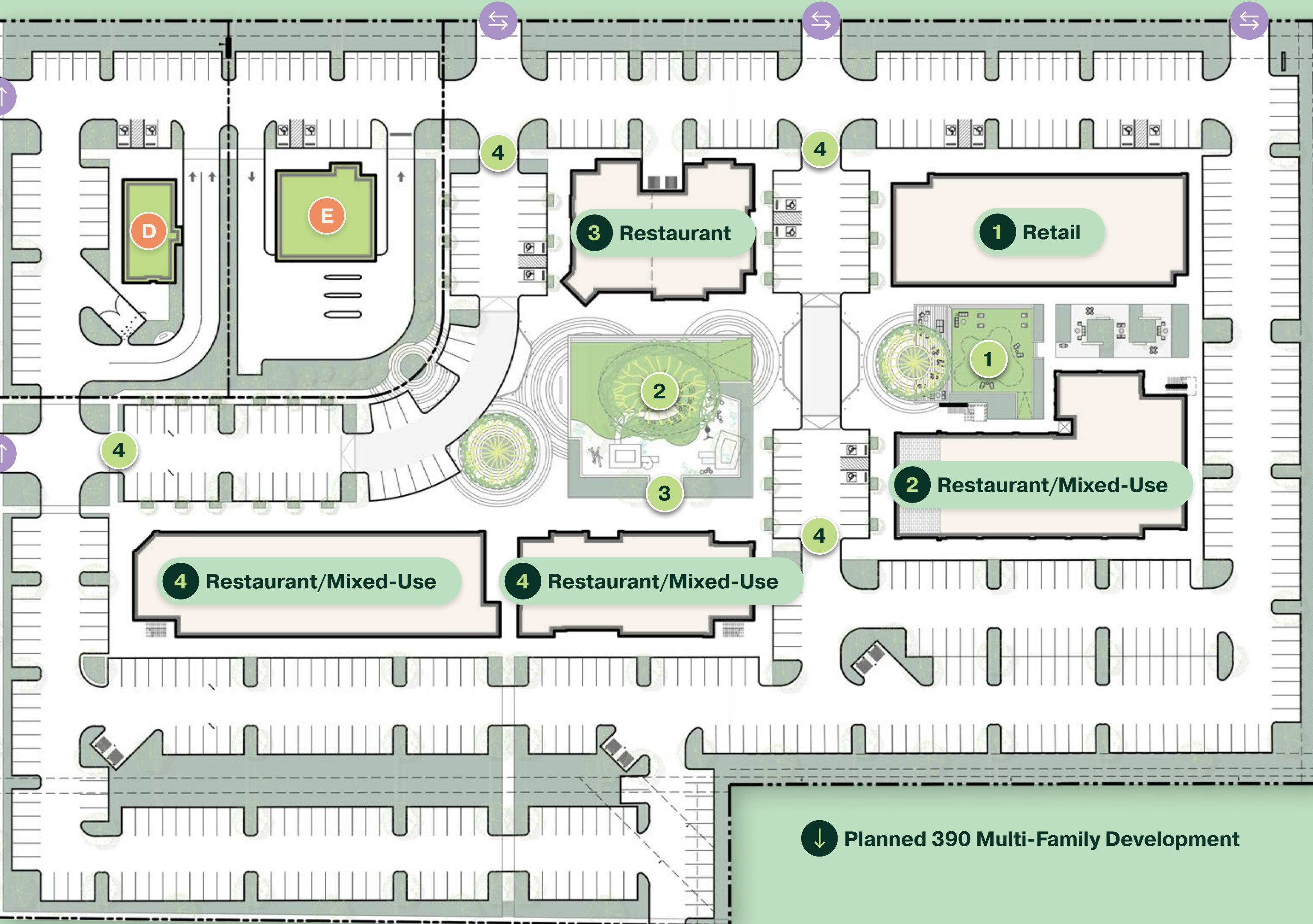


↑ Additional Commercial Pad Sites Available

GOSLING ROAD

GOSLING OAKS CROSSING

WEST RAYFORD ROAD



← Additional Commercial Pad Sites Available

↓ Planned 390 Multi-Family Development



BUILDING OVERVIEW

- 1 14,687 SF Professional Retail**
Gosling Rd fronted retail backs up to the Gosling Green event lawn, with professional putting green & stage.
- 2 30,921 SF Restaurant/Mixed-Use**
Restaurant space with patio overlooking Gosling Green & Urban Streetscape. Building includes co-working and divides the development from multi-family component.
- 3 11,474 SF Restaurant with Patio**
Designed for 2 restaurant tenants off Gosling with patio facing treehouse & skywalk around Canopy Square.
- 4 49,213 SF Restaurant/Mixed-Use**
Two buildings connected by walkway combine office, retail and dining to create a micro-environment with fire lounge patio space and front Canopy Square.
- D 0.9 AC Pad Site (2.4K SF QSR Shown)**
- E 0.8 AC Pad Site (4K SF Bank Shown)**

DEVELOPMENT ATTRACTIONS

- 1 Gosling Green**
Putting green & small stage for communal events.
- 2 Canopy Square**
Central courtyard complete with children's skywalk that wraps a relocated oak and exploration tree house.
- 3 Biergarten Grove**
4,000 SF patio surrounding our prized relocated heritage oak create a European style market square.
- 4 Urban Streetscape**
Centralized street designed to be easily blocked & transformed into a carefully curated outdoor market.

Upscale construction designed around public greenspaces & highlighted *by relocated legacy oak trees.*



01

GOSLING GREEN

Find solace with a retreat to the outdoors, featuring a putting green & a small stage for communal events, all designed around a majestic heritage oak, harmonizing nature with sophistication.



02

CANOPY SQUARE

A central courtyard with a children's skywalk that wraps around a large heritage oak and its exploration tree house. Enjoy adjacent restaurants while keeping an eye on little rascals.



03

BIERGARTEN GROVE

Visioned to be anchored by a local brewery and feature curated restaurants, the 4,000 SF patio surrounds the largest and oldest oak preserved and relocated by the developer to create a European style market square.



We are called to be *stewards of the land*,
and to me that meant, “Let’s save these
trees and build an interactive destination
around them that everyone can enjoy!”

NATE NEWMAN | Newman, CEO



SURROUNDING ATTRACTIONS

- 1 **Cynthia Woods Mitchell Pavilion**
- 2 **The Woodlands Mall**
 - + Apple
 - + Athleta
 - + Coach
 - + Fleming's
 - + Free People
 - + James Avery
 - + Lego Store
 - + Lucchese
 - + Nordstrom
 - + North Face
 - + Torchy's
 - + Many More
- 3 **Market Street**
90+ Stores and Lifestyle Destinations
- 4 **Carlton Woods Creekside & Timarron**
36-Hole Platinum Level Country Club
- 5 **Woodlands Country Club**
99-Hole Tournament Level Country Club
- 6 **Woodland's Sportsplex, Spring Valley Golf, French Elementary, Rob Fleming Park**
- 7 **Spring Creek Trails**
27-Mile Hiking & Biking Trail along Spring Creek
- 8 **Augusta Pines & Auburn Lakes**
- 9 **ExxonMobil Campus**
10,000+ Employee Corporate Campus
- 10 **HEB + Creekside Park Green**
- 11 **Carlton Woods/Fazio Golf Course**
- 12 **Klein Oaks High School**
- 13 **Kimco Grand Pkwy Market Place** (Major Power Center)
- 14 **Willow Creek & Northampton**

Flourish in the fastest growing city with prime accessibility & high visibility, attracting a diverse customer base.

Tap into the Grand Parkway & The Woodlands, a 27,000-acre master-planned community of high density, affluent residential areas voted **Best Place To Live in the US** (2022 & 2023).

Bordered by a planned 390-unit Class A multifamily complex adding to the 100,000 residents living within a 10-minute driving distance. *(in place prior to Gosling Oaks delivery).*

Connected to a walkable trailhead tying into the Spring Creek Greenway and The Woodlands trail system *(over 200 miles of hiking, biking and jogging trails).*

POPULATION MAKEUP

8,249


1 Mile

72,066

3 Miles

201,436

5 Miles



Population

HOUSEHOLD COMPOSITION

3,113


1 Mile

27,000

3 Miles

73,584

5 Miles



Households

INCOME BRACKETS

\$182,000


1 Mile

\$153,000

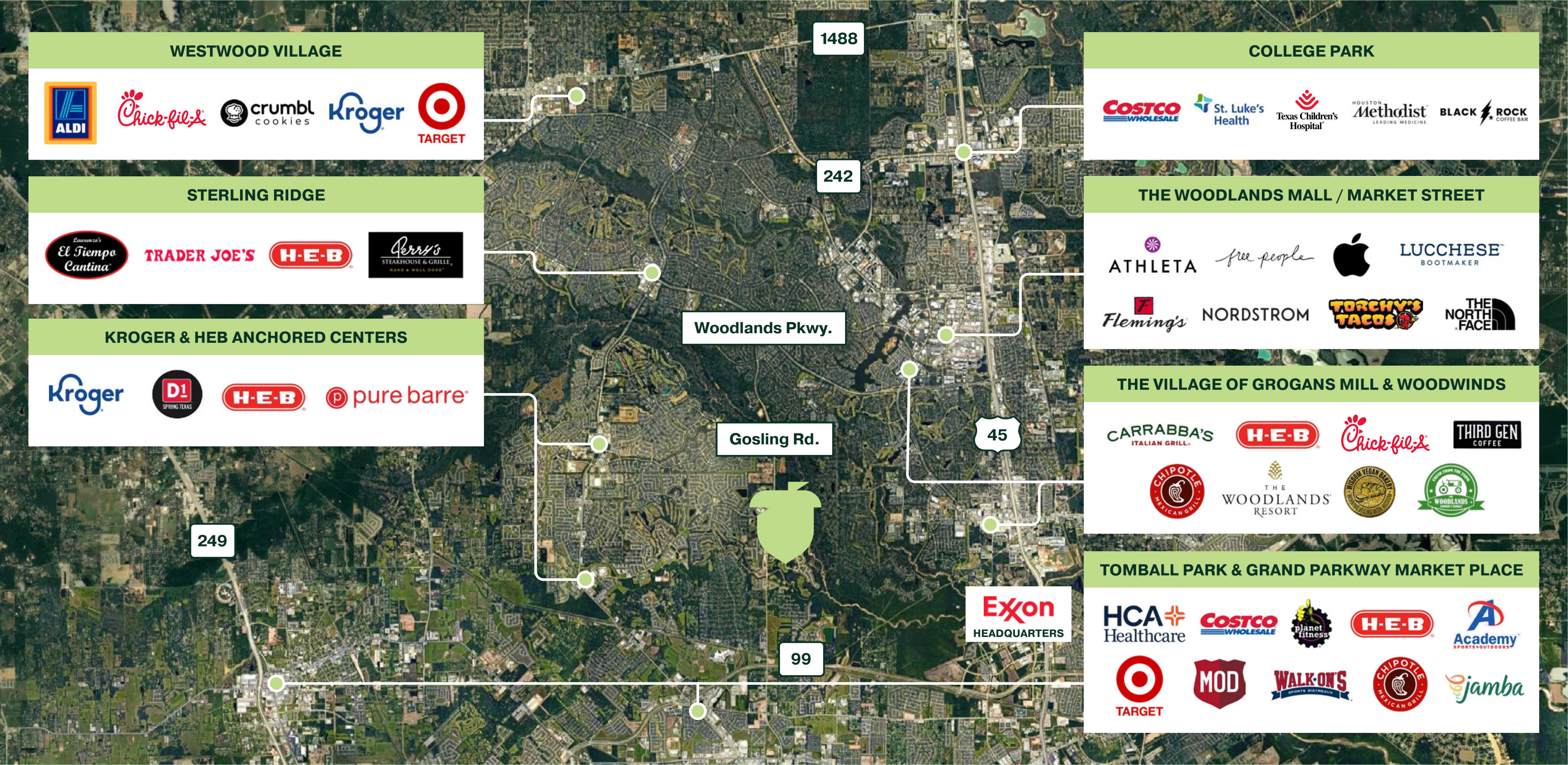
3 Miles

\$151,000

5 Miles



Avg. Income

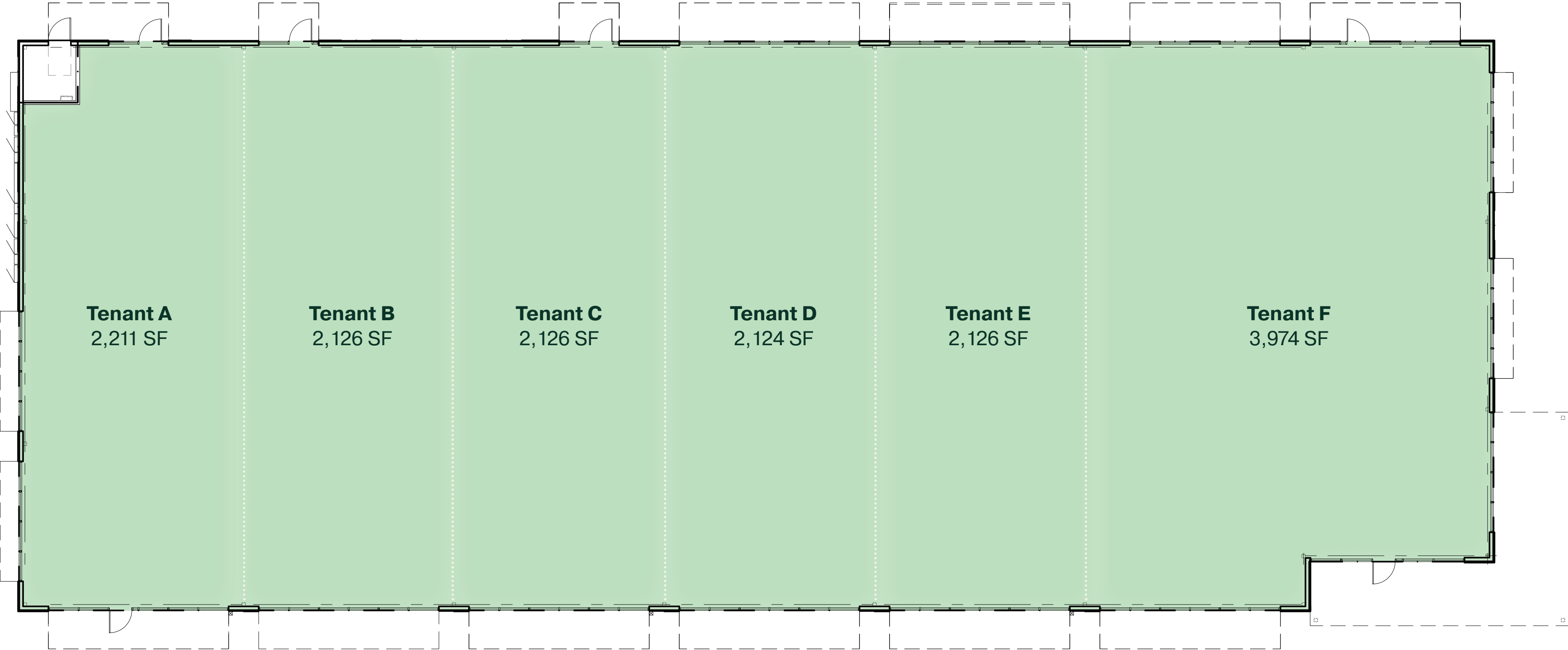




Connectivity with a strategic location at
the Southern entrance to *The Woodlands*.

Building 1 Floorplan

14,687 SF Professional Retail

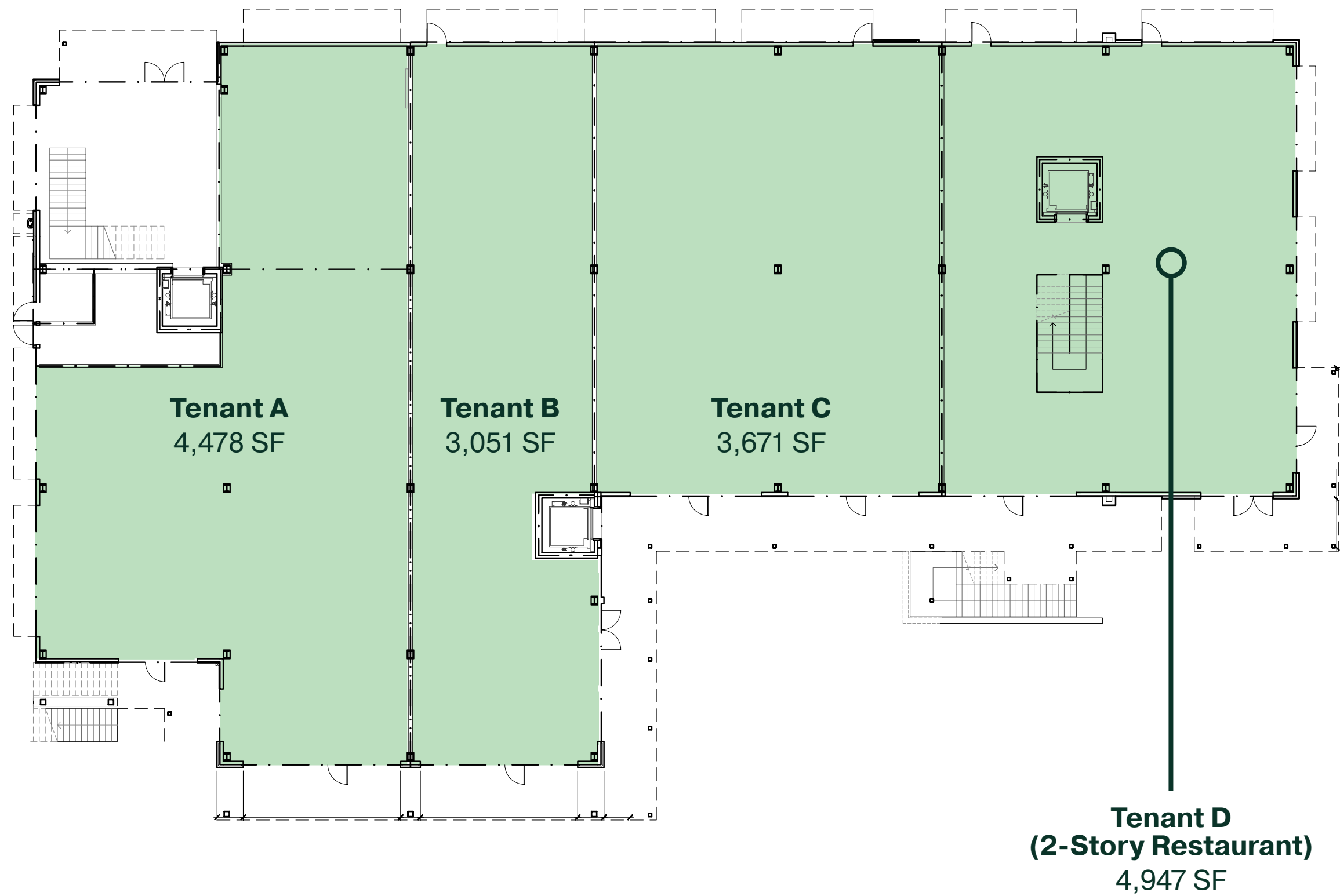


Available Leased

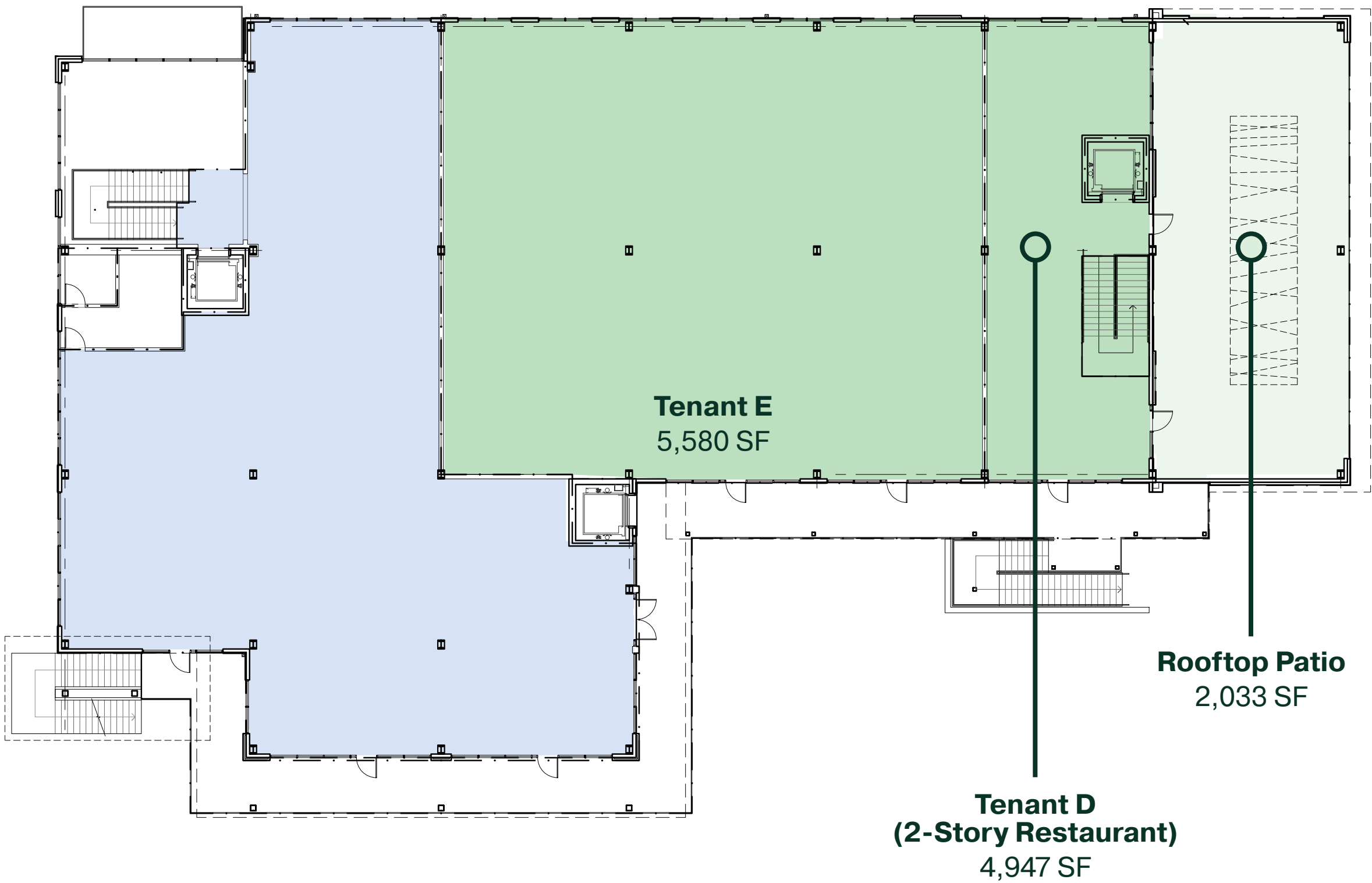
Building 2 Floorplan

30,921 SF Restaurant/Mixed-Use

FIRST FLOOR



SECOND FLOOR



Available Leased

Building 3 Floorplan

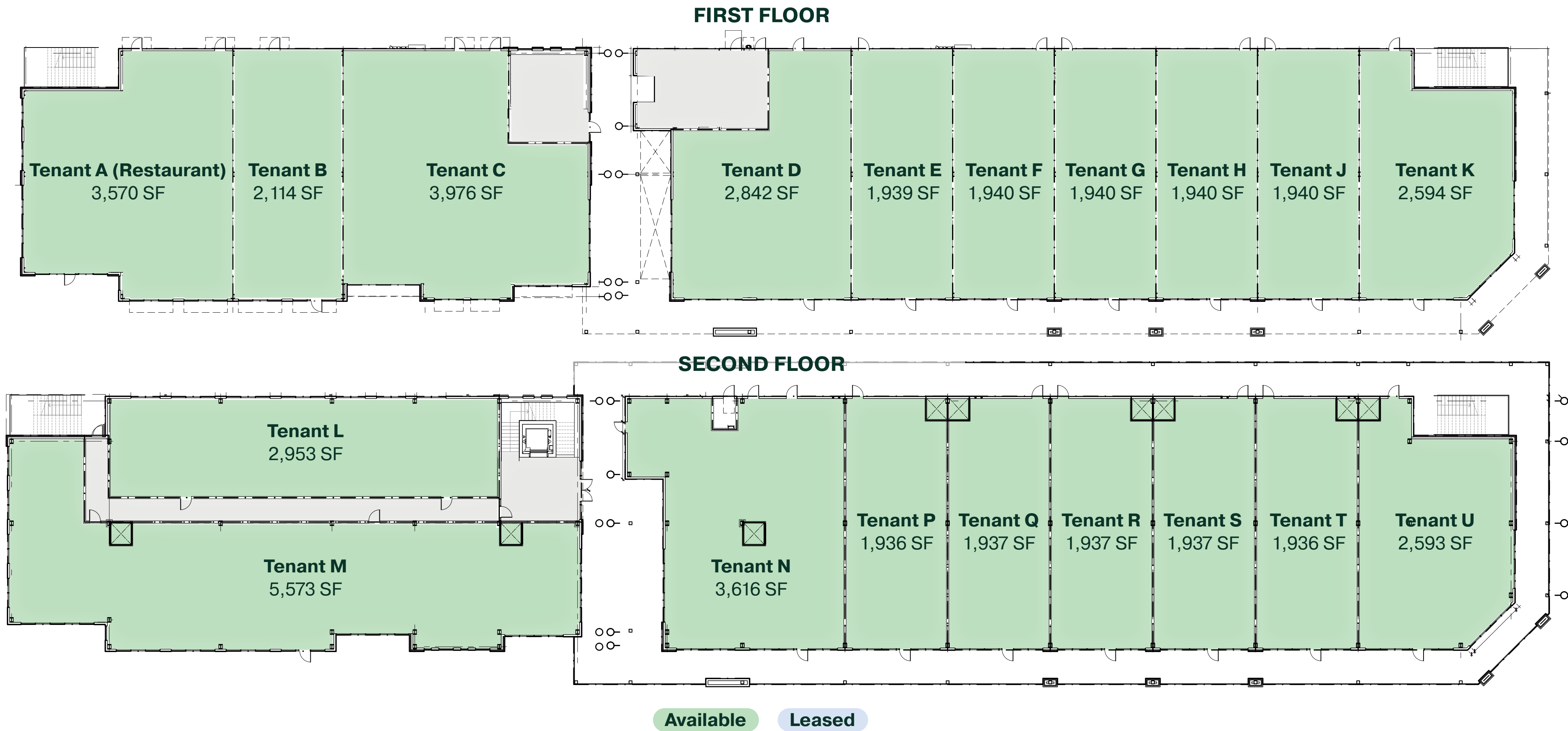
11,474 SF Restaurant with Patio



Available Leased

Building 4 Floorplan

49,213 SF Restaurant/Mixed-Use



Full Development Site Plan

BUILDINGS

- 1 14,687 SF Professional Retail
- 2 30,921 SF Restaurant/Mixed-Use
- 3 11,474 SF Restaurant with Patio
- 4 49,213 SF Restaurant/Mixed-Use

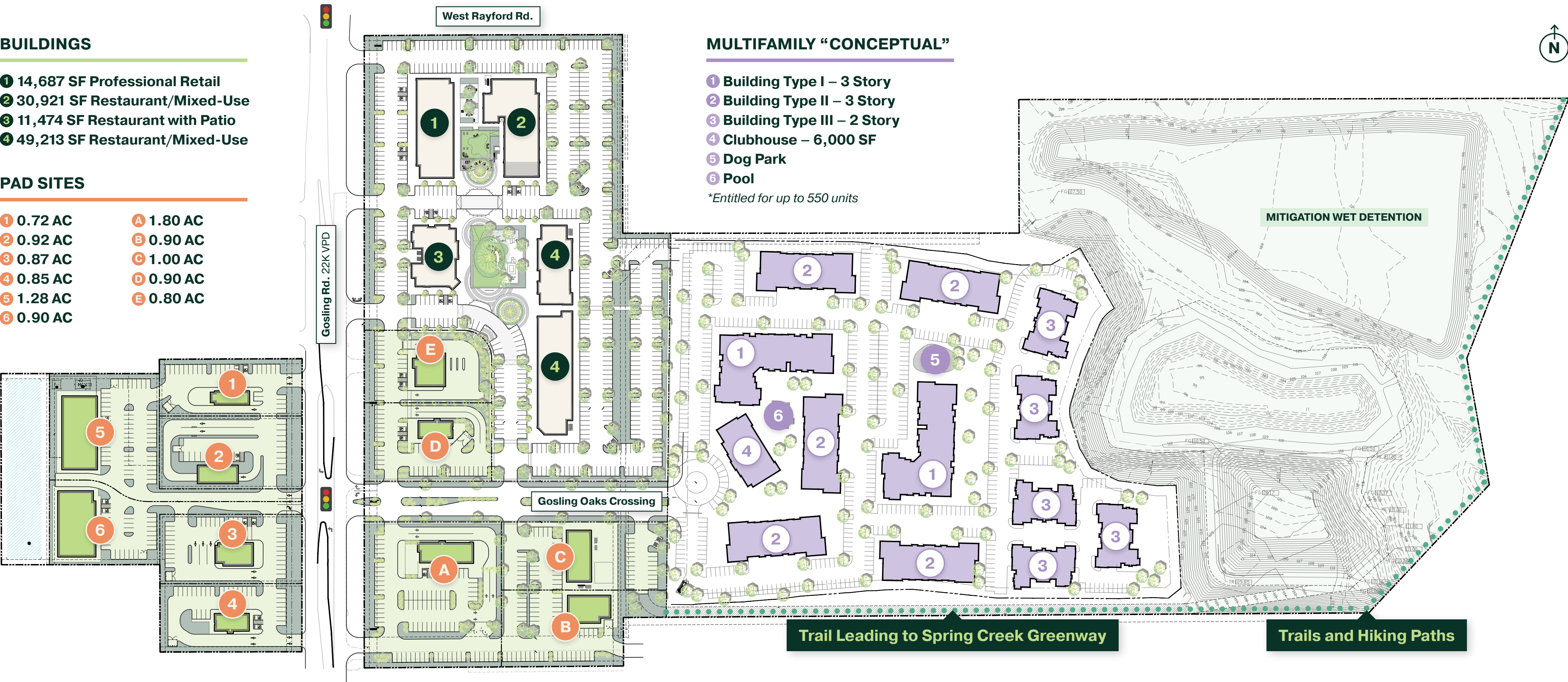
PAD SITES

- | | |
|-----------|-----------|
| 1 0.72 AC | A 1.80 AC |
| 2 0.92 AC | B 0.90 AC |
| 3 0.87 AC | C 1.00 AC |
| 4 0.85 AC | D 0.90 AC |
| 5 1.28 AC | E 0.80 AC |
| 6 0.90 AC | |

MULTIFAMILY “CONCEPTUAL”

- 1 Building Type I – 3 Story
- 2 Building Type II – 3 Story
- 3 Building Type III – 2 Story
- 4 Clubhouse – 6,000 SF
- 5 Dog Park
- 6 Pool

*Entitled for up to 550 units





Our passion and experience for
commercial real estate *propels us forward.*



NEWMAN



Experience the Newman Advantage, *a trusted name* in CRE development.

SELECTION OF SIGNATURE NEWMAN DEVELOPMENTS

TOMBALL BOARDWALK

120K+ SF

Water centric living and restaurant Space.
Coming soon to the Tomball area and serving
as a neighborhood focused property.



PARK 336

200K+ SF

Customized construction to meet your needs.
Conroe's premiere Class A business park,
the perfect space for all tenants.



CREEKSIDE BUSINESS PARK

65K+ SF

The Woodlands' elevated business park. Retail,
flex, industrial and man-cave offerings come with
diverse build out opportunities.



MAGNOLIA VILLAGE

80K+ SF

High-end retail & residential development.
A activated retail center, focused on captivating
architecture and a strong tenant mix.





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