

OFFICE / WAREHOUSE / RETAIL / FLEX SPACE FOR LEASE



The Woodlands

Oak Ridge North

Oak Ridge North (ORN)
Plaza District

Hanna Rd

HANNA BUSINESS PARK

26797 / 26803 Hanna Rd
Oak Ridge North, TX

AVAILABLE SPACES

- 2,000 SF - Building 4 Ste. 6
- 2,250 SF - Building 9 Ste. 902
- 3,000 SF - Building 6 Ste. 605-Sublease
- 5,000 SF - Building 1 Ste. 6&7
- 13,500 SF - Building 5 Ste. 501-506 avbl 7/1/27

CONTACT US

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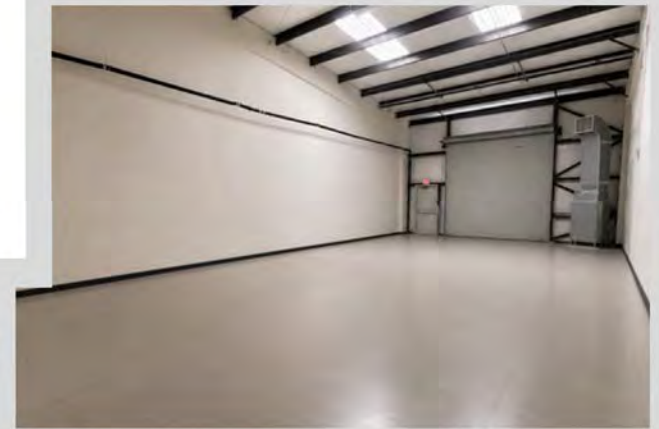
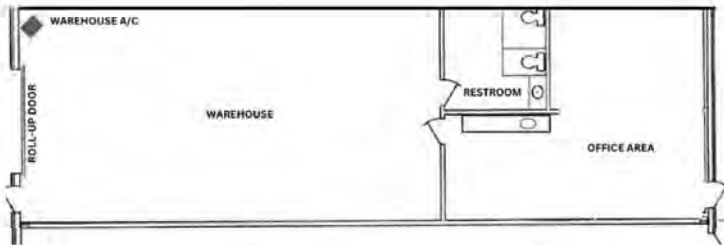
HIGHLIGHTS

- 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 4 STE. 6

Hanna Business Park
26797 Hanna Road, Bldg. 4, Suite 6



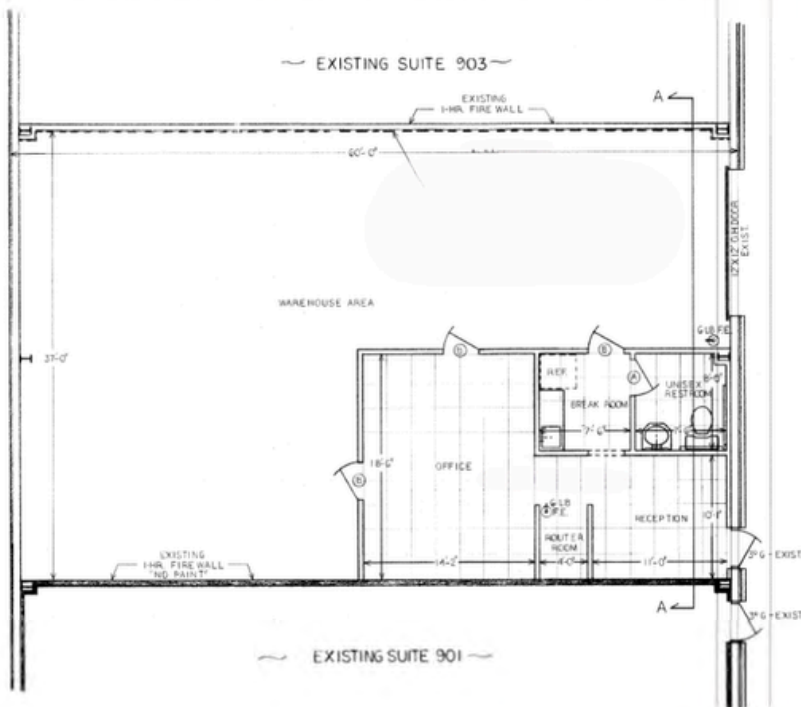
- Office/Warehouse - 2,000 SF
- 900 SF of office
- 1,100 SF of warehouse
- Open-concept office area that includes a sink and counter
- Multi-stall restroom
- 1 grade level roll-up door
- **Warehouse is fully airconditioned**

Rate

- \$2,600.00 / month NNN Lease
 - $\$.90 / \text{SF} + \$.40 / \text{SF NNN} = \$1.30 / \text{SF mo}$

BUILDING 9 STE. 902

Hanna Business Park - Building 9, Ste. 902



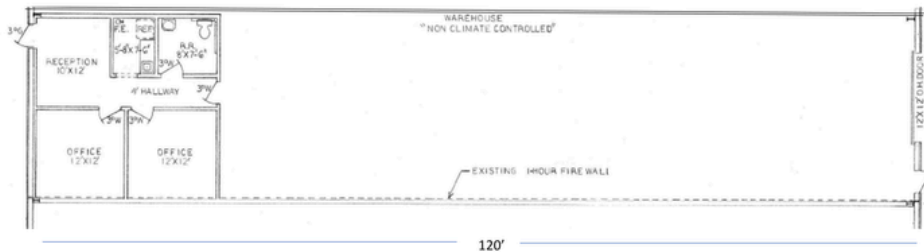
- Office/Warehouse - 2,250 SF
- 522 SF of office
- 1,728 SF of warehouse
- Reception
- Bullpen/open concept office area
- Data center
- Kitchenette
- ADA restroom
- Multiple access points into the warehouse
- 1 grade level roll-up door in the front of the suite

Rate

- \$3,195.00 / month NNN Lease
 - $\$1.00 / \text{SF} + \$0.42 / \text{SF NNN} = \$1.42 / \text{SF mo}$

BUILDING 6 STE. 605

Hanna Business Park
Building 6 Suite 605 Layout

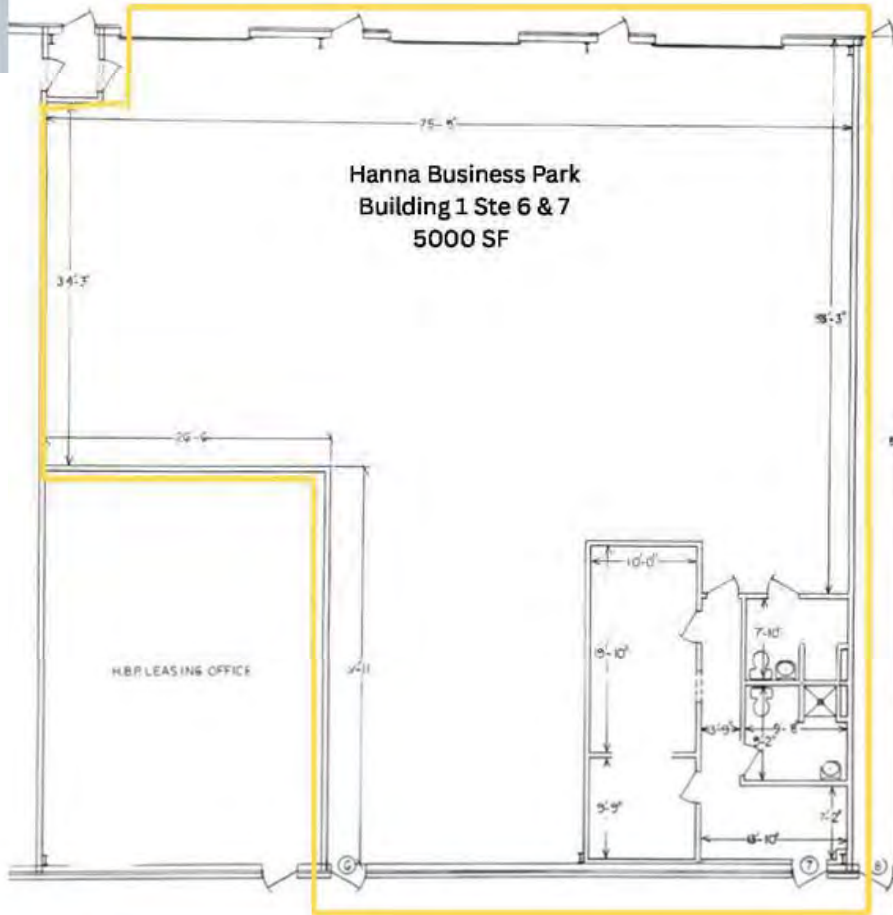


- Office/Warehouse - 3,000 SF
- 600 SF of office
- 2,400 SF of warehouse
- Reception
- 2 offices
- Kitchenette
- ADA restroom
- 1 grade level roll-up door
- **The Modified-Gross Sub-lease rate is: \$3,660.00 per month – Sub-lease ends 9/30/2026**

Rate

- \$4,020.00 / month NNN Lease
 - $\$.90 / \text{SF} + \$.44 / \text{SF NNN} = \$1.34 / \text{SF mo}$
 - **This lease rate begins 10/1/2026**

BUILDING 1 STE. 6 & 7

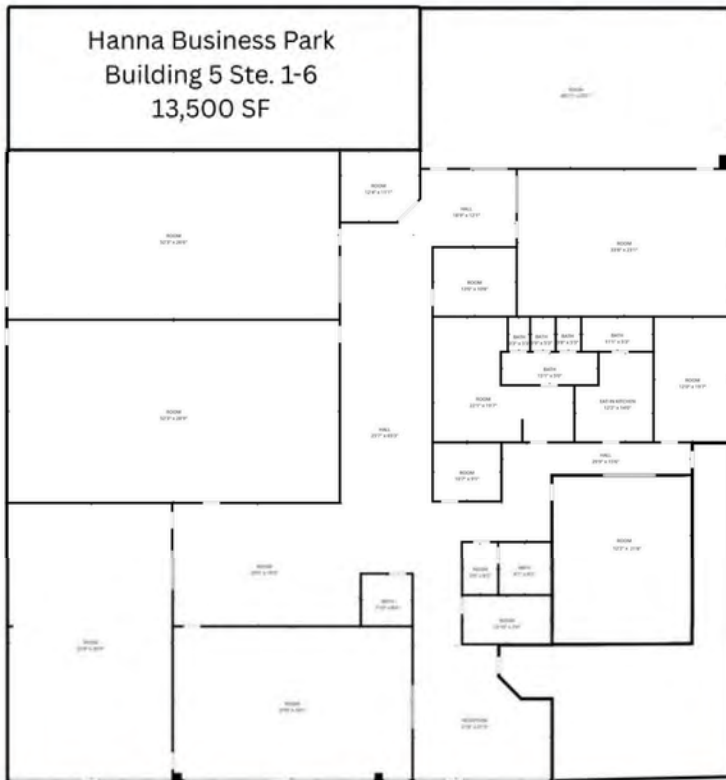


- Office/Warehouse - 5,000 SF
- 650 SF of office space
- 4,350 SF of warehouse space
- Reception
- 2 offices
- 2 ADA restrooms - one with a shower
- 3 grade level roll-up doors
- TI available

Rate

- \$6,300.00 / month NNN Lease
 - \$.80/ SF + \$.46 / SF NNN = \$1.26 / SF / mo

BUILDING 5 STE. 501-506



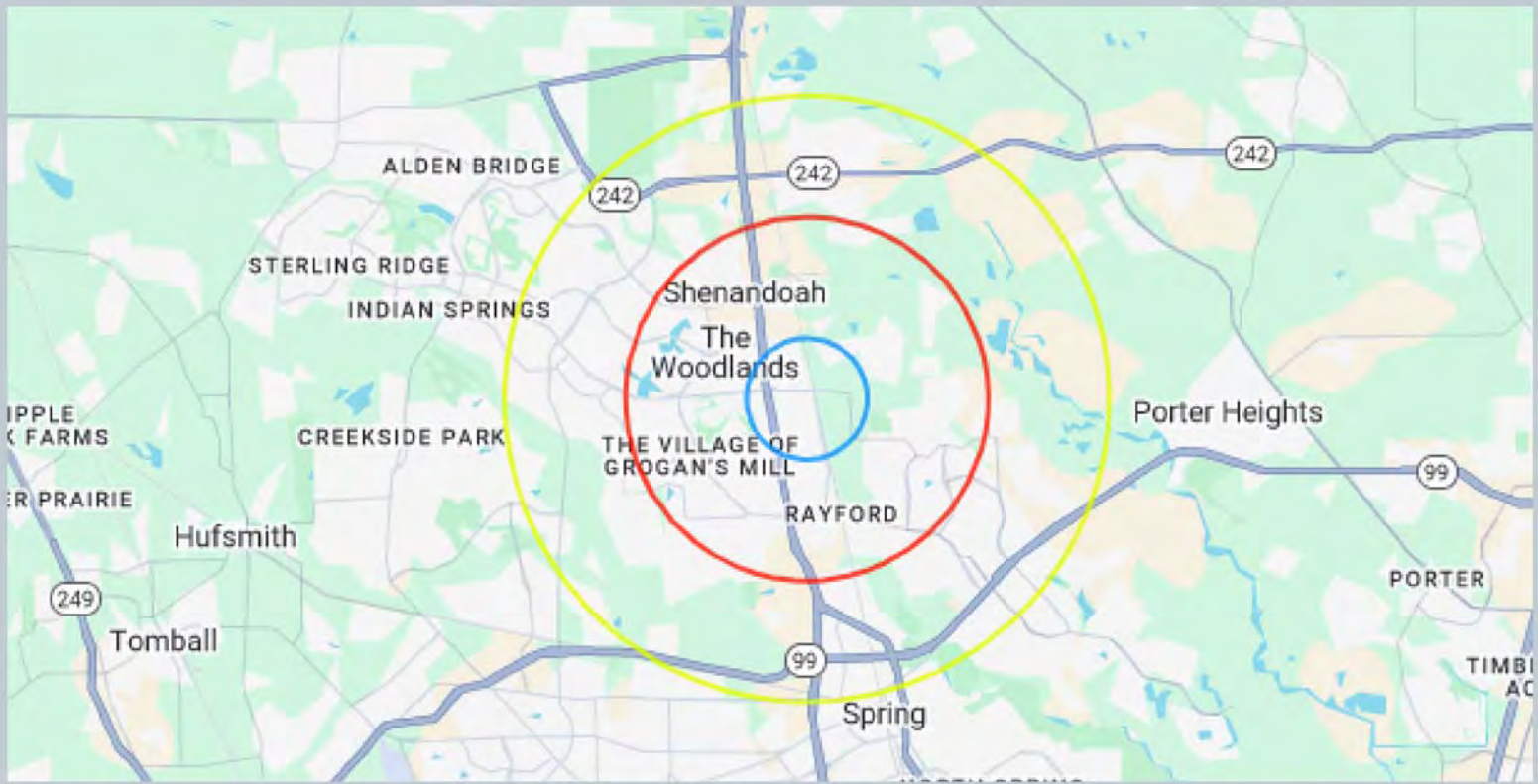
- Retail/Office - 13,500 SF
- Available 7/1/2027
- Currently leased and fitted as a beautiful dance studio
- Reception
- Large common areas
- Multiple large rooms and offices
- 4 bathrooms - one with a locker area
- Storage room
- Kitchenette/breakroom
- 3 grade level roll-up doors

Rate

- \$23,625.00 / month NNN lease
 - \$1.29 / SF + \$.46 / SF NNN
= \$1.75 / SF / mo

While this space can be leased as a dance studio, the current tenant will be removing the dance floors (floated & marley), mirrors, and ballet barres from the dance rooms. The rest of the buildout will remain.

It can be refitted to a fully retail space. It is located at the front of the business park, with frontage on Hanna Road and directly next to the new Oak Ridge North Plaza District, currently being developed.



TRAFFIC COUNT (TXDOT 2024)

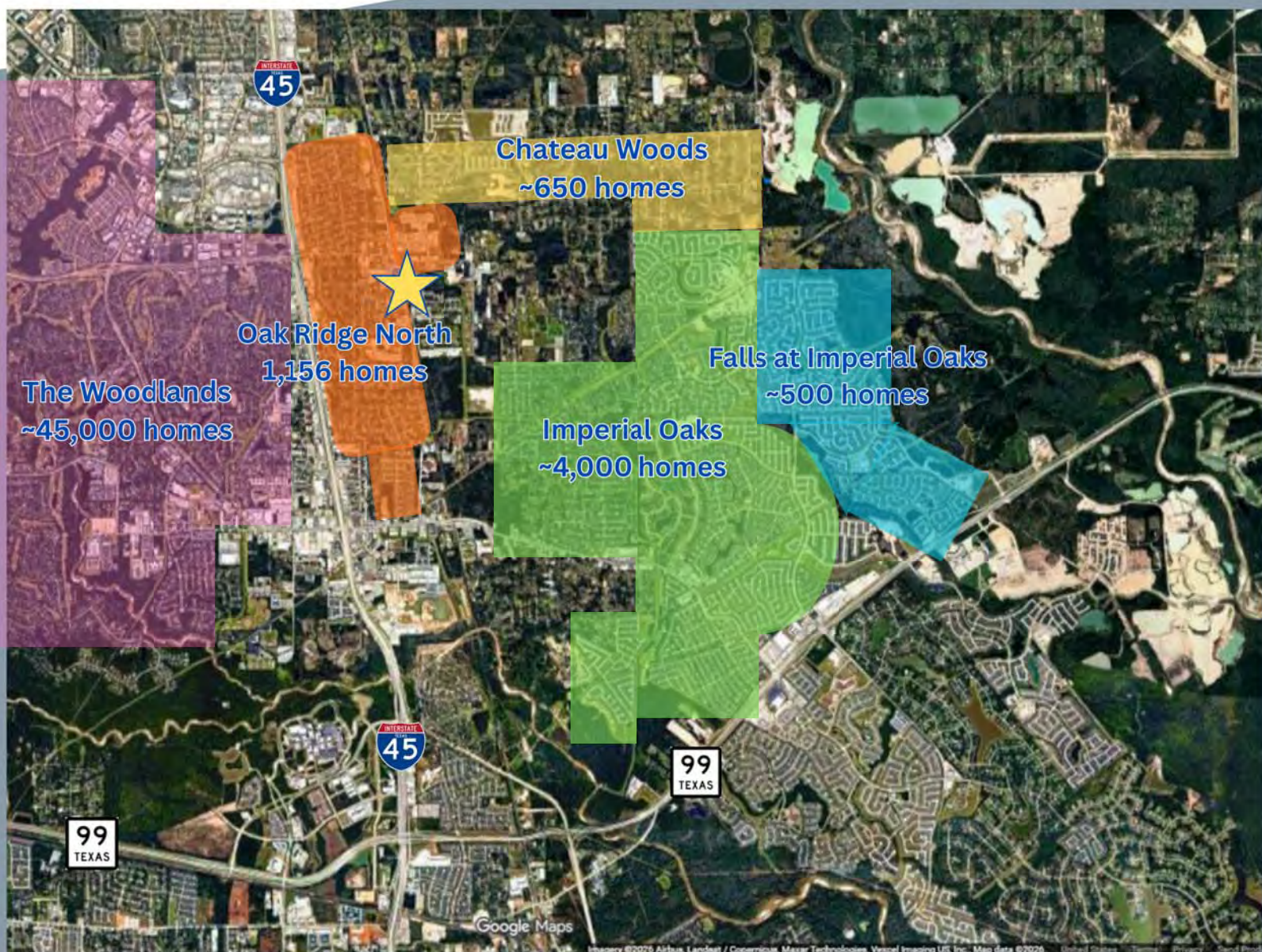
Robinson Rd - 22,000 VPD

Hanna Rd - 16,310 VPD

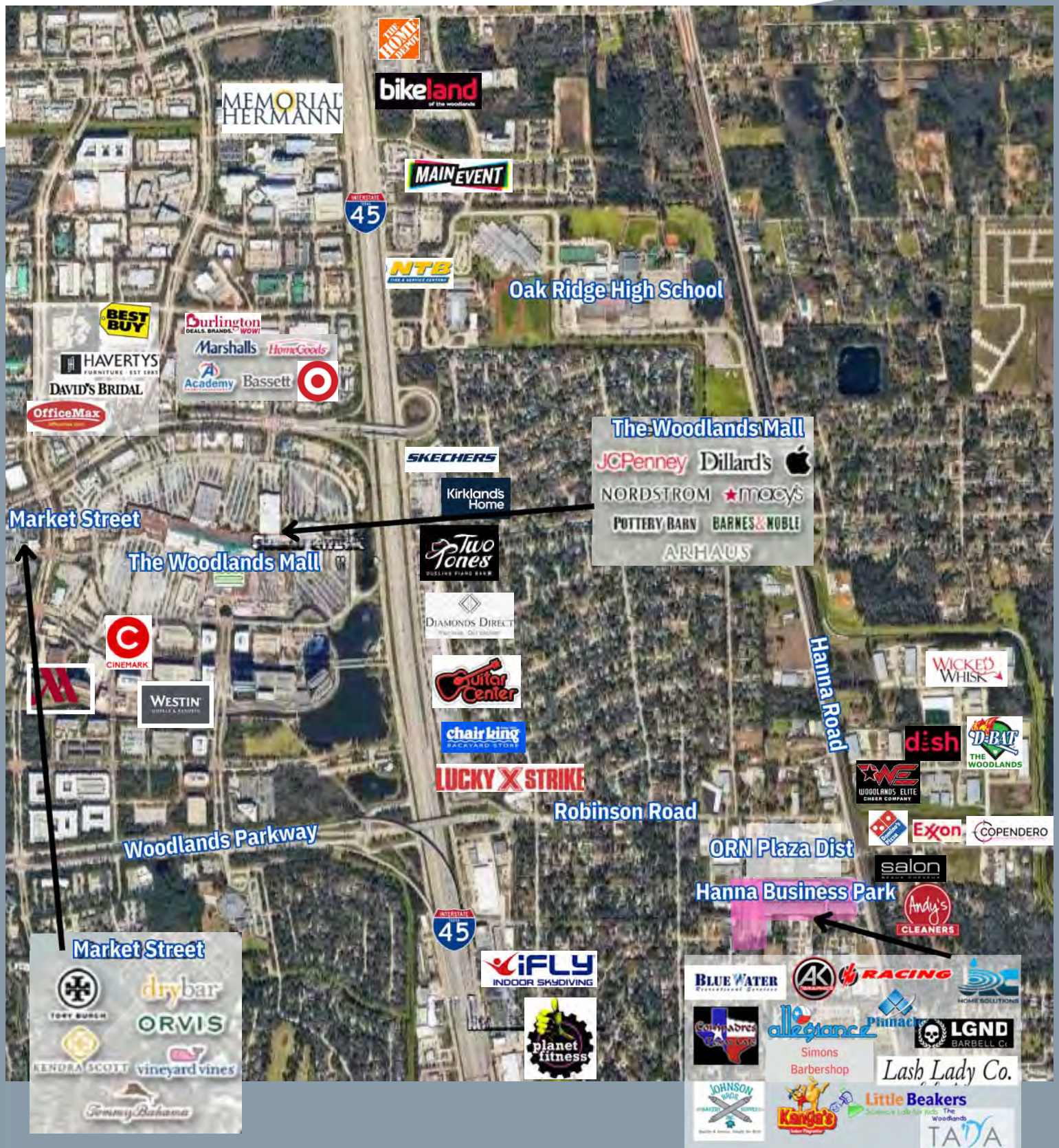
DEMOGRAPHICS

	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



Oak Ridge North Plaza District – Developer Flyer (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 beginning at I-45 - crosses Hanna Road - and beyond
- 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



CONTACT US



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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.

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Katheryn Roberts Sales Agent/Associate's Name	634539 License No.	katheryn@ghrs.com Email	832-640-3960 Phone

Buyer/Tenant/Seller/Landlord Initials

Date