

PRESS RELEASE

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Gosling Road Corridor Takes Shape as Newman CRE Completes Entry Improvements at Gosling Oaks

SPRING, Texas – A dedicated southbound turn lane and paver entry drive are now complete on Gosling Road, marking the latest visible milestone along a corridor that has seen steady transformation over the past two years.

The improvements, completed by Newman Commercial Real Estate as part of the Gosling Oaks development, include a new turn lane serving the project's primary entrance and a hand-laid multicolor paver entry drive connecting Gosling Road to the interior of the site. A traffic signal is scheduled for installation by year-end, an addition that will further improve access and safety along this stretch of the corridor.

For those familiar with the site, the changes are hard to miss. What was open land two years ago now has a finished entrance, young trees lining the drive in full leaf, and a series of visible improvements that have steadily defined the character of the project. The transformation reflects a development philosophy rooted in long-term thinking — one that began with the relocation of three heritage live oaks in 2023, preserved from a site that required moving more than 300,000 cubic yards of earth and completing 16 acres of detention work before a single building could rise.

Gosling Oaks, the 55-acre mixed-use development at the intersection of Gosling Road and West Rayford Road, is planned to include approximately 120,000 square feet of retail and restaurant space, medical and professional office, and outparcel pad sites, organized around activated public greenspaces anchored by those relocated oaks. The multifamily community planned for the back portion of the site is scheduled to break ground in July 2026.

“As the last undeveloped site on Gosling, at the southern entrance to The Woodlands, our plan is to build an irreplaceable \$200M asset and hold it forever.” — Nate Newman, CEO, Newman Commercial Real Estate

For more information, visit goslingoaks.com or newmancre.com.

About Newman Commercial Real Estate: Newman CRE is a vertically integrated real estate firm headquartered in The Woodlands. The company develops, constructs, and manages retail, flex, and mixed-use projects across the greater Houston area, with a special emphasis on The Woodlands submarket. With over 1,000,000 SF of active projects totaling 250+ acres, Newman's approach is guided by stewardship, a commitment to quality, and disciplined execution.