

PRESS RELEASE

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Construction Underway On Alliance Residential's 388-Unit Broadstone Community At Newman Cre's Gosling Oaks

Class A apartment community advances the residential component of Newman CRE's 50-plus-acre mixed-use development near The Woodlands

SPRING, Texas – August 24, 2026 — Construction is underway on Broadstone Gosling Oaks, a 388-unit Class A apartment community being developed by Alliance Residential on 14.64 acres within Gosling Oaks. The 50-plus-acre mixed-use development is located at the southeast corner of Gosling Road and West Rayford Road in Spring, near The Woodlands. The first residences are expected to open in December 2026.

Alliance acquired the multifamily parcel from Newman Commercial Real Estate earlier this year and is developing the community independently. The construction start advances the first residential component of Newman's 50-plus-acre Gosling Oaks development at the southern gateway to The Woodlands.

Broadstone Gosling Oaks will add 388 residences adjacent to more than 100,000 square feet of planned retail, restaurant and office space. That proximity is central to Newman's plan for Gosling Oaks: bringing residential and commercial uses together within a walkable setting organized around connected greenspaces and relocated heritage live oaks.

The project is moving forward as Houston's apartment demand improves and its development pipeline contracts. Colliers reported 7,008 units of net absorption in the second quarter of 2026, 15.5% above the five-year second-quarter average, while the number of units under construction declined 29.3% from a year earlier. Class A properties accounted for nearly two-thirds of the quarter's absorption.

The Woodlands continues to report lower stabilized vacancy than the broader Houston market. Cushman

& Wakefield reported a 7.7% stabilized vacancy rate in The Woodlands during the second quarter of 2026, compared with 11.1% across Houston. The figures place Broadstone Gosling Oaks in a more selective development environment: demand is improving, fewer units are under construction and vacancy in The Woodlands submarket remains below the metro average.

Newman has advanced the broader site through major drainage, access and infrastructure work, including the new entry drive and dedicated turn lane on Gosling Road. That work established the physical framework for both the Alliance community and the commercial phases planned along the site's frontage. Newman continues to advance a five-building commercial core and additional pad sites within Gosling Oaks.

About Gosling Oaks

Gosling Oaks is a 50-plus-acre mixed-use development at the southeast corner of Gosling Road and West Rayford Road in Spring, Texas. Positioned at the southern gateway to The Woodlands, the development is planned to bring together Broadstone Gosling Oaks, more than 100,000 square feet of retail, restaurant and office space, commercial pad sites and connected greenspaces shaped around relocated heritage live oaks.

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

About Newman Commercial Real Estate:

Newman Commercial Real Estate is a vertically integrated real estate firm focused on The Woodlands area and surrounding North Houston growth corridors. The company develops, constructs, and manages retail, flex, industrial, and mixed-use projects throughout the Greater Houston region. Guided by stewardship, disciplined execution, and long-term thinking, Newman focuses on creating lasting value for tenants, investors, and the communities it serves.