

DENTAL Wellness
SIMPLYFIT
Gather Laugh Relax
GOSLINGOAKS.COM



GOSLING OAKS

50+ acres of experiential mixed-use at the southern gateway to The Woodlands, Texas.

OFFICE | RETAIL | MULTI-FAMILY

Upscale Architecture
in Harmony with Nature

FOR LEASING INFORMATION

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Another Quality Development By:



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



Moving 250-year old trees.

A *Different* Approach to Development

Gosling Oaks is not a typical retail development. From the beginning, the goal has been to create a place that works with the land rather than against it, preserving what makes the site unique and building around it.

At the center of that vision are three relocated heritage live oaks that now anchor a series of connected green spaces designed for gathering, dining, and everyday use.



300,000 cubic yards of earth moved. That's 25,000 dump truck loads — a line reaching all the way to Downtown Houston and back.



A blend 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 Units

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



A multi-level treehouse playground nestled among preserved oaks and world-class dining. Relax and enjoy — while the kids explore.



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



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.



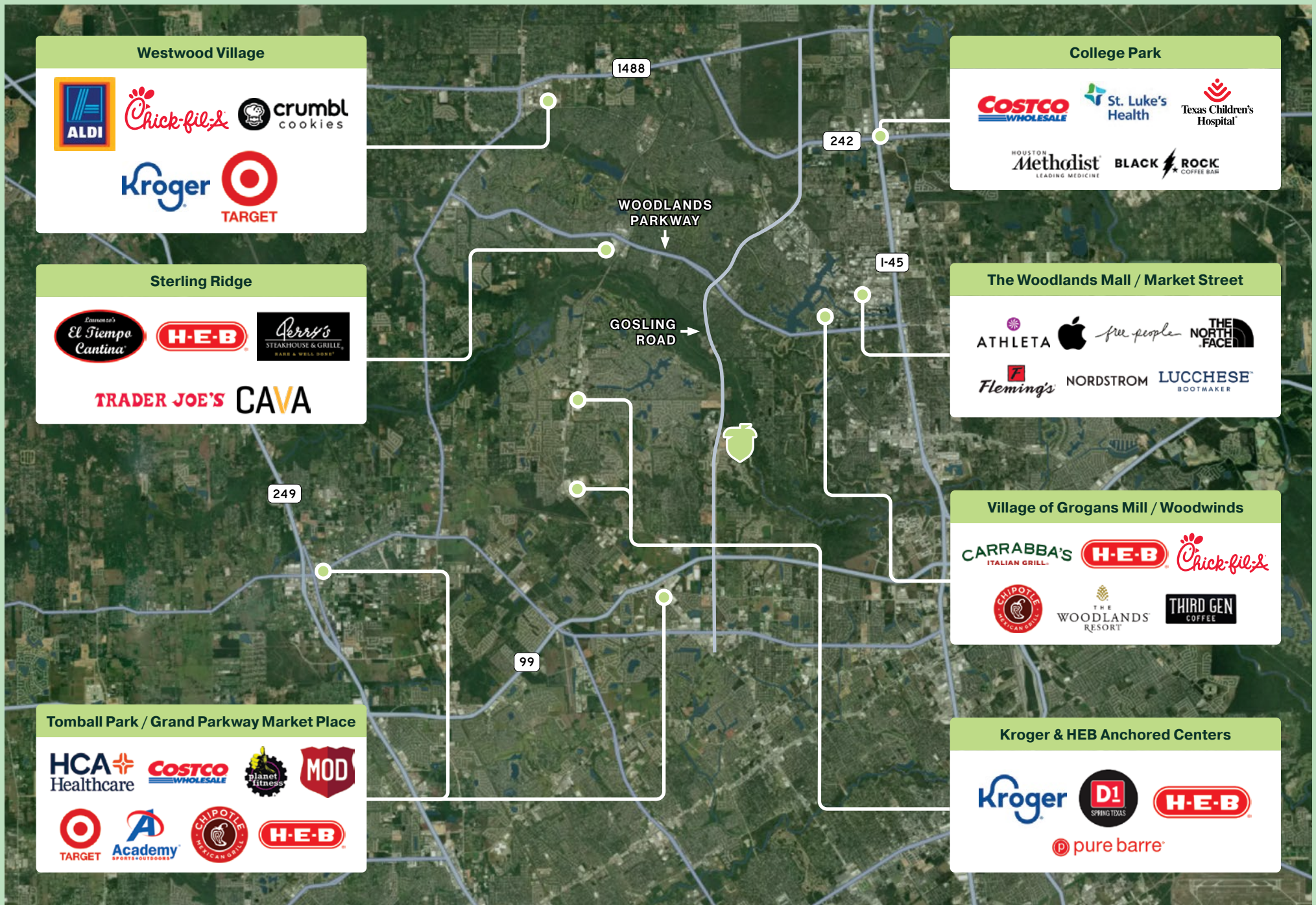
CANOPY SQUARE

A central courtyard featuring a children's playground built around a large heritage oak, with climbing structures, slides, and shaded gathering areas. Enjoy adjacent restaurants while keeping an eye on kids at play.



BIERGARTEN GROVE

Envisioned as an anchor for a local brewery and 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.



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*.



Full Development Site Plan | Now Leasing

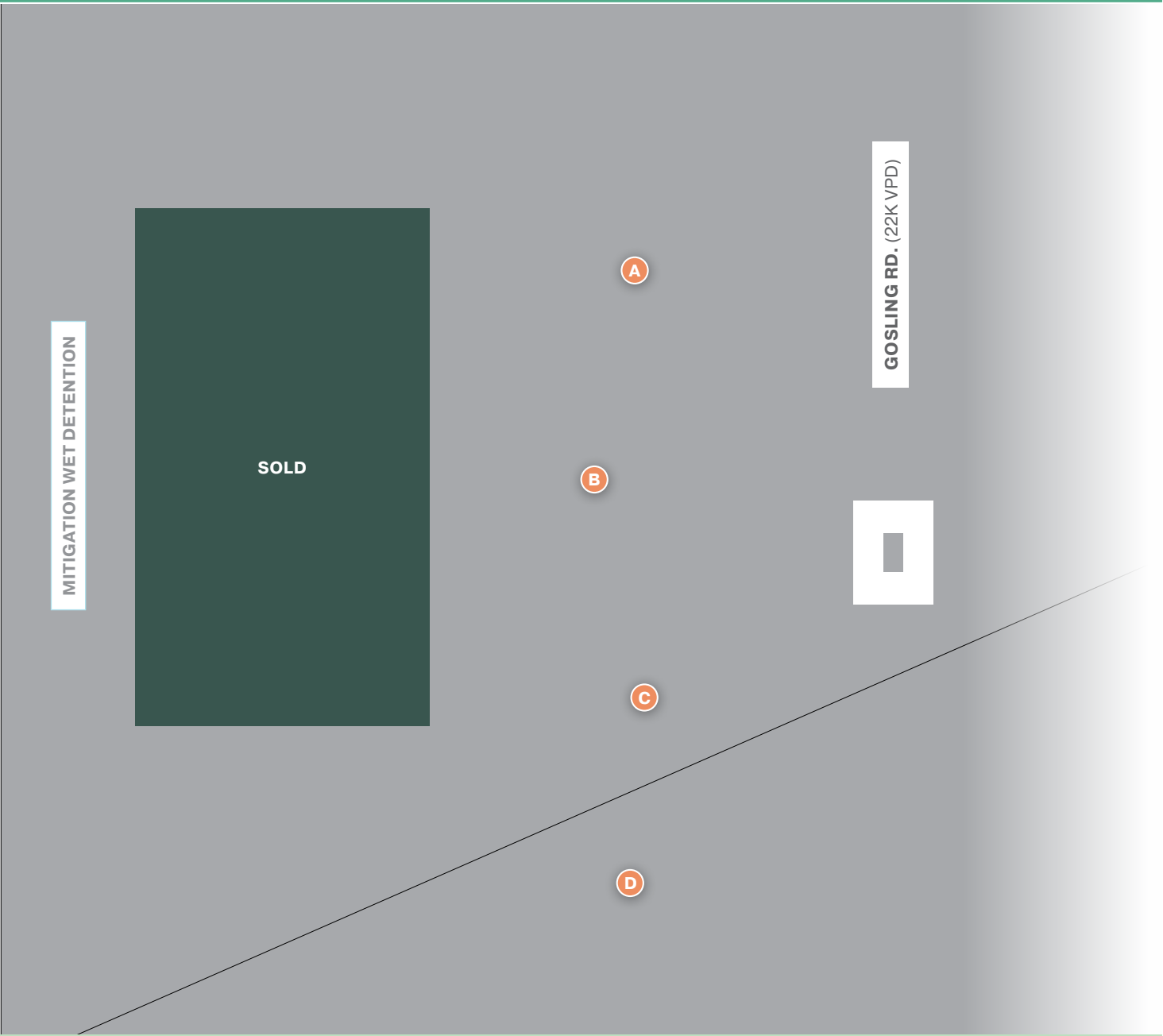
MASTER-PLANNED DESTINATION

Gosling Oaks is a carefully planned mixed-use development where retail, dining, and community are integrated within a cohesive, walkable environment. Each component is designed to work together, creating a unified experience anchored by preserved natural elements and a clear sense of place.

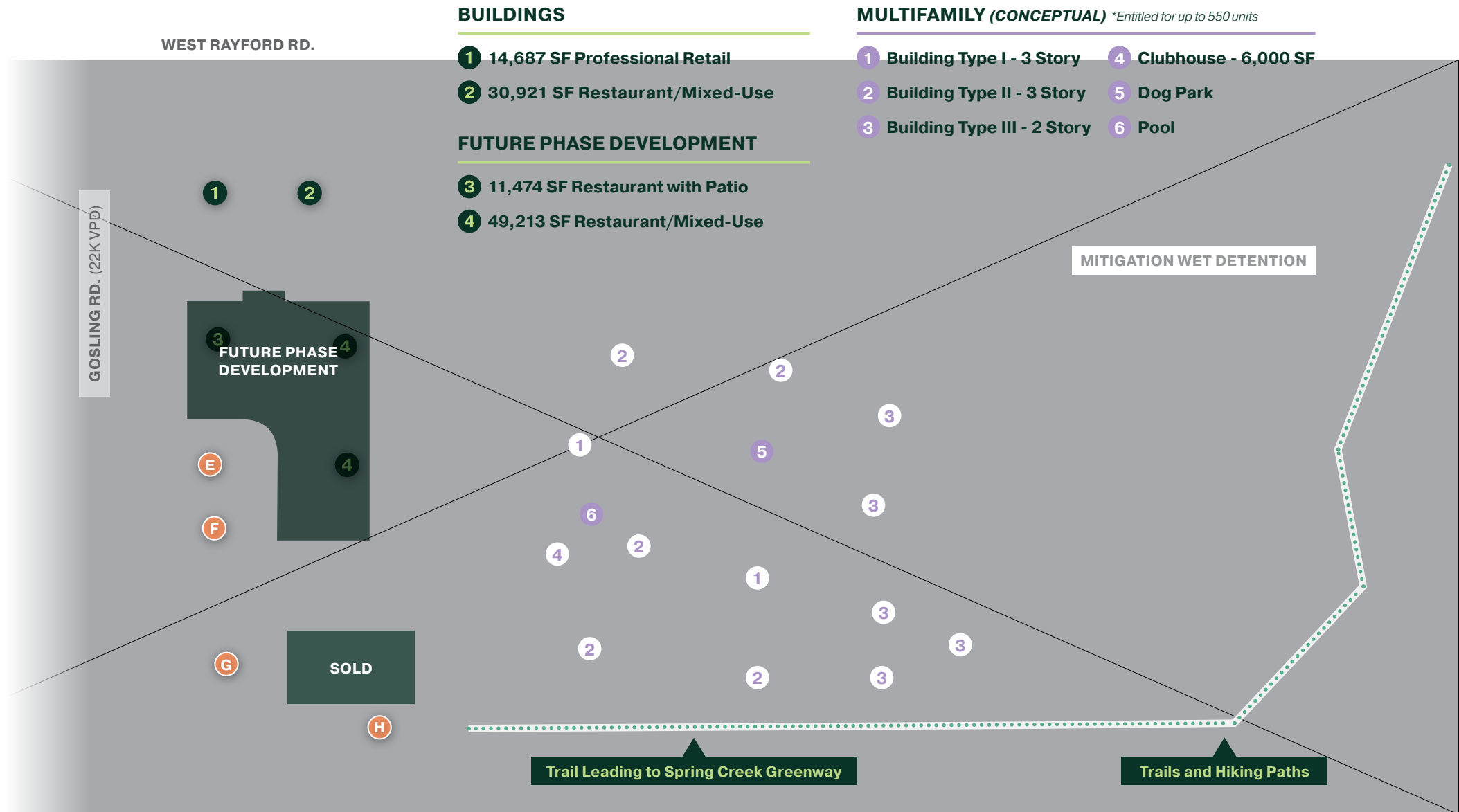
The site plan reflects a structured approach, balancing visibility, access, and long-term functionality. Positioned at the southern entrance to The Woodlands, Gosling Oaks is designed to serve as a meaningful addition to the surrounding community and a destination shaped by its setting and purpose.

PAD SITES

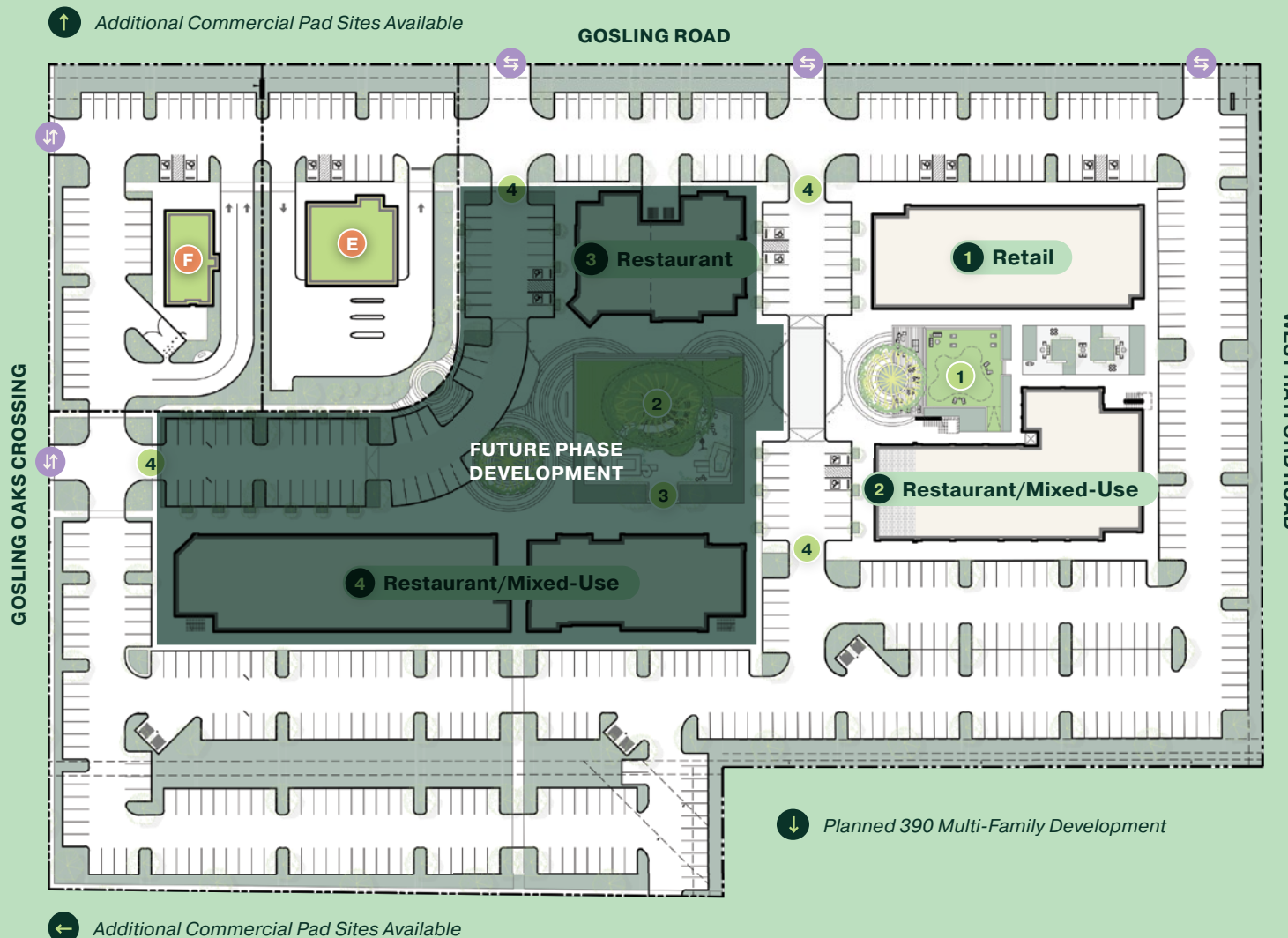
- | | |
|------------------|------------------|
| A 0.72 AC | E 0.80 AC |
| B 0.92 AC | F 0.90 AC |
| C 0.87 AC | G 1.80 AC |
| D 0.85 AC | H 0.90 AC |



Full Development Site Plan | Now Leasing





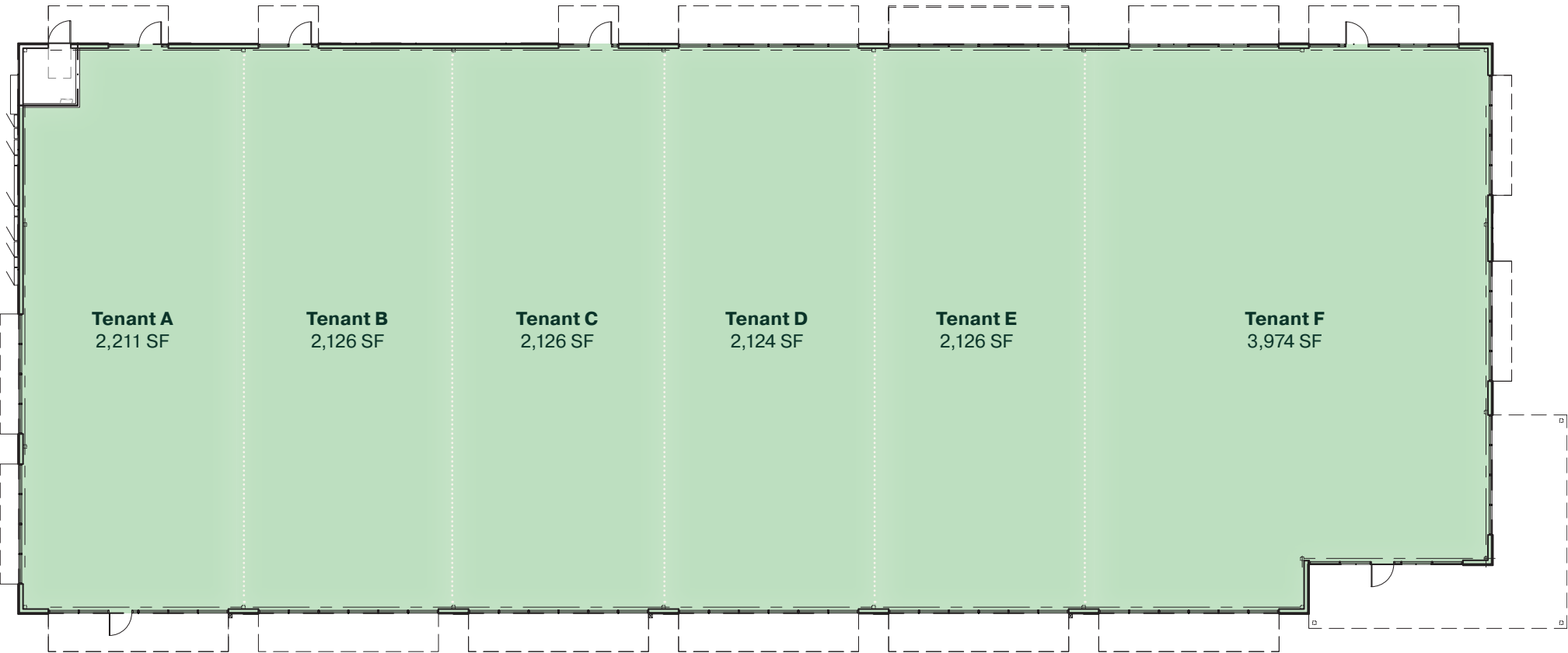


BUILDING OVERVIEW

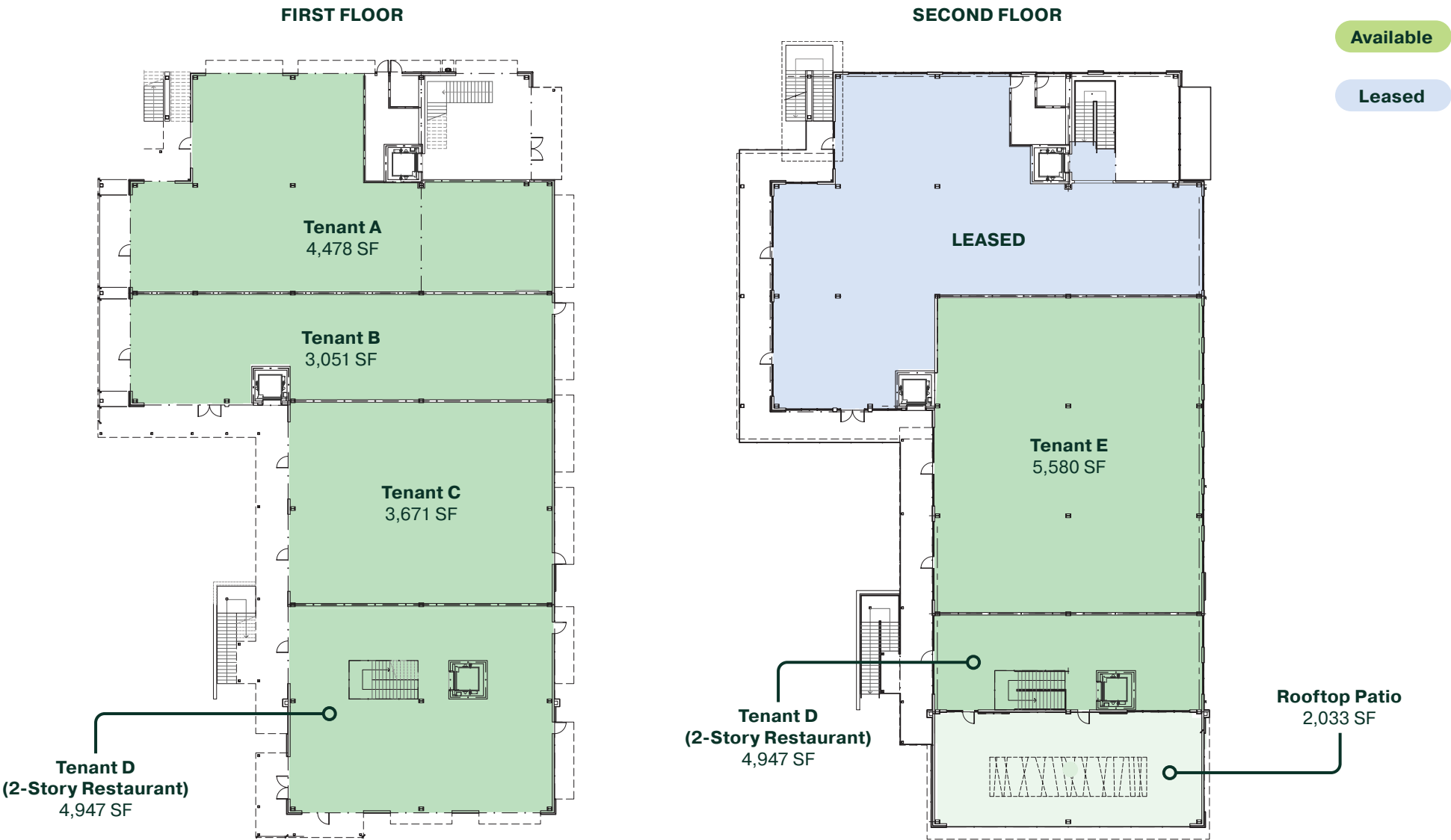
- 1 14,687 SF Professional Retail**
Gosling Rd fronted retail backs up to the Gosling Green event lawn, with professional putting green & stage.
 - 2 30,921 SF Restaurant/Mixed-Use**
Restaurant space with patio overlooking Gosling Green & Urban Streetscape. Building includes co-working and divides development 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.
- E 0.8 AC Pad Site**
(4K Bank Shown)
- F 0.9 AC Pad Site**
(2.4K SF QSR Shown)

Development Attractions

- 1 Gosling Green**
Putting green and small stage for informal gatherings and events beneath a preserved heritage oak.
- 2 Canopy Square**
A central courtyard with a children's playground built around a large heritage oak.
- 3 Biergarten Grove**
4,000 SF patio surrounding our prized relocated heritage oak creates a European style market square.
- 4 Urban Streetscape**
Centralized street designed to be easily blocked & transformed into a carefully curated outdoor market.



Available Leased





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

SELECTION OF SIGNATURE NEWMAN DEVELOPMENTS

TOMBALL CORNER

120K+ SF

Mixed-use commercial destination coming soon to the Tomball area, designed to serve the surrounding community and growing business corridor.



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. An activated retail center, focused on captivating architecture and a strong tenant mix.





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



THE END OF THE BORING RETAIL CENTER.



NEWMAN

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