

# Valley Ranch

FULL OF LIFE | A Signorelli Community

## Valley Ranch

a 1,400 acre Master-Planned Community

I-69/59 North at The Grand Parkway | Montgomery County, Texas

## Retail Opportunities



Master-Planned Communities • Office • Retail • Medical • Multi-family • Residential

\* Images are for representative purposes only

1400 Woodloch Forest Drive | Suite 200 | The Woodlands, Texas 77380 | [www.signorellicompany.com](http://www.signorellicompany.com)



# Valley Ranch

Highway 59 North at The Grand Parkway | Montgomery County, Texas

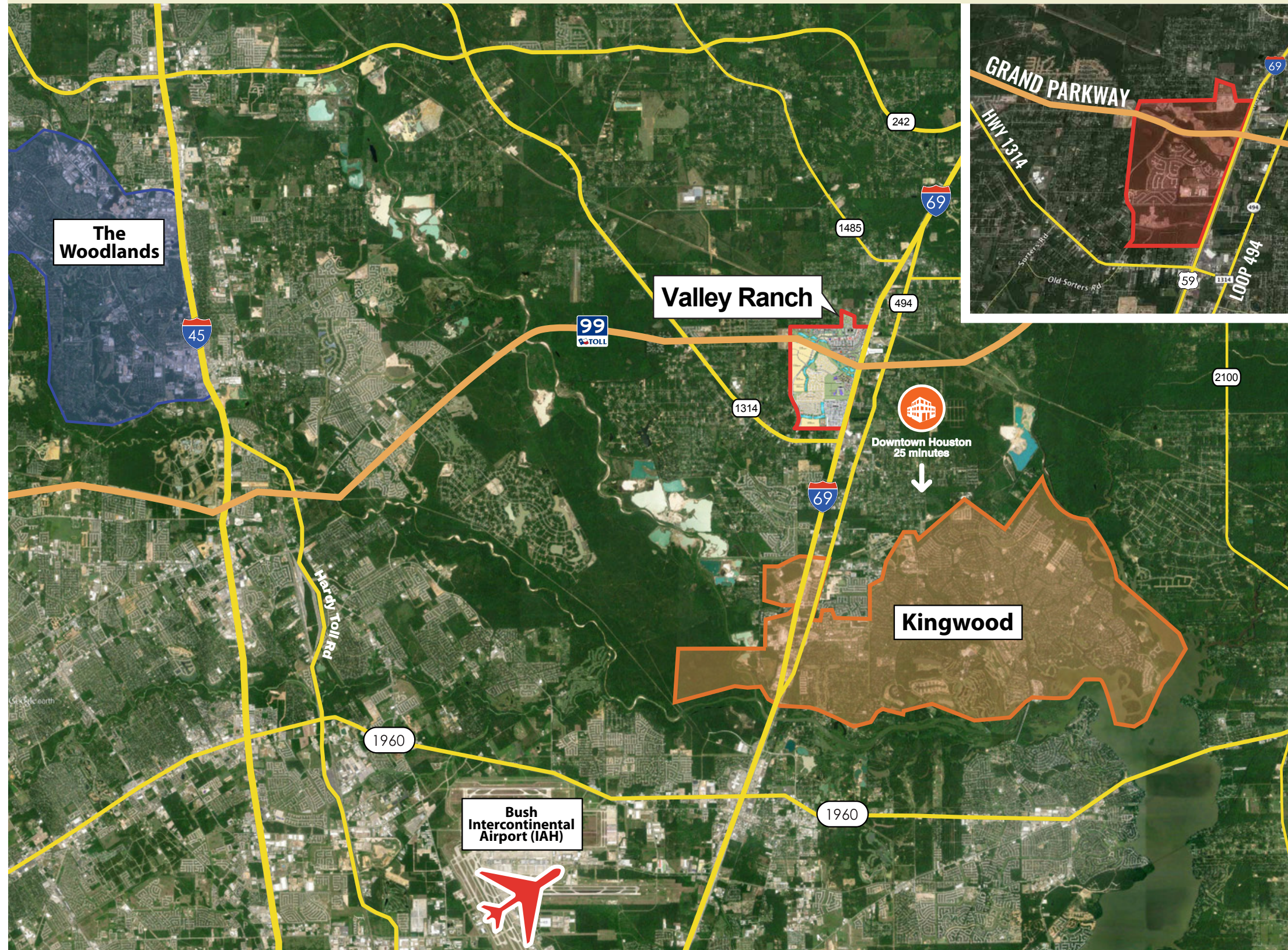
For additional information contact:

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**Kevin Layne**  
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## PROPERTY DESCRIPTION



With over 1,400 acres, come see the benefits of community living just north of Houston near Kingwood, TX. Thoughtfully planned to include 2,500 homes and townhomes and 1,000 multi-family residences, Valley Ranch offers a variety of residences and recreational amenities that appeal to active, fun-loving families like yours looking to settle in Montgomery County!

The new homes for sale in Valley Ranch near Kingwood TX are arranged in a variety of villages that are convenient to New Caney ISD schools, Valley Ranch Recreation Center, and the planned 240-acre Valley Ranch Town Center. Town Center will offer shopping, dining and entertainment close to home. Adjacent to Town Center will be Central Park, a dedicated 135-acre nature preserve and park featuring seven serene lakes and a system of forested trails. Central Park will be a natural focal point for the entire community of Valley Ranch.



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## MASTER PLAN





# Valley Ranch Town Center

Highway 59 North at The Grand Parkway | Montgomery County, Texas

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## HWY 59/I-69 & GRAND PARKWAY INTERSECTION

Opening Fall 2016





# Valley Ranch Town Center

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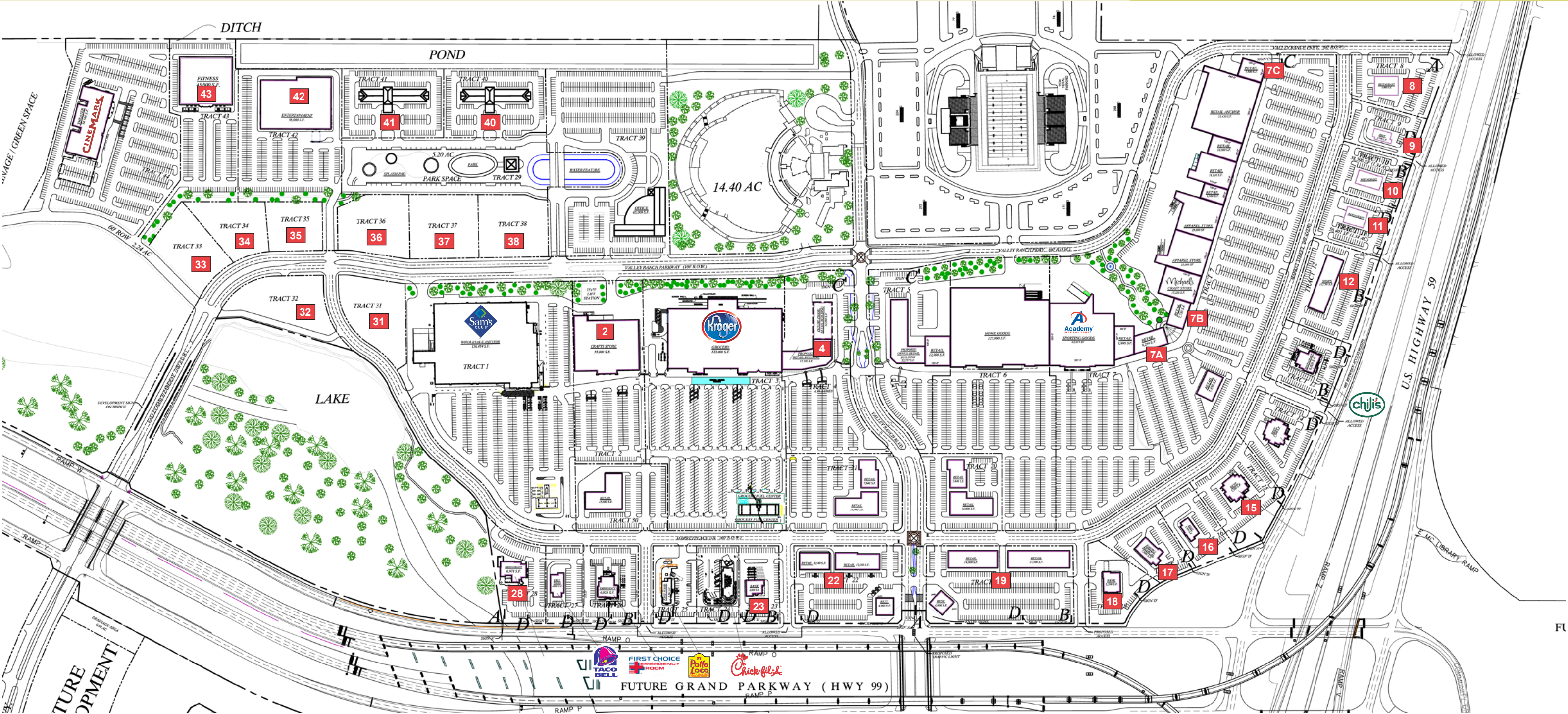
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Available Retail Space & Pad Sites For Lease

## TOWN CENTER SITE PLAN





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## AVAILABLE RETAIL SPACE & PAD SITES FOR LEASE

Tract		Lot Size acres	Space Size sf
2	Jr. Anchor	4.82	
4	Shop Space		1,500 - 2,500
7a	Shop Space		1,500 - 9,500
7b	Shop Space		1,500 - 9,500
7c	Jr. Anchor		7,500
8	Pad Site	1.76	
9	Pad Site	1.19	
10	Pad Site	1.48	
11	Pad Site	1.06	
12	Shop Space		1,500 - 5,000
15	Pad Site	2.11	
16	Pad Site	1.61	
17	Pad Site	1.54	
18	Pad Site	1.39	
19	Shop Space		1,500 - 5,000
22	Shop Space		1,500 - 5,000
23	Pad Site	1.18	
28	Pad Site	1.63	
31	Pad Site	1.63	
32	Pad Site	1.94	
33	Pad Site	0.89	
34	Pad Site	1.09	
35	Pad Site	1.02	

36	Pad Site	1.58
37	Pad Site	1.64
38	Pad Site	1.60
40	Hotel Site	2.58
41	Hotel Site	2.62
42	Entertainment	4.77
43	Fitness User	3.92



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## TOWN CENTER





# Valley Ranch Crossing

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## AERIAL VIEW





# Valley Ranch Crossing

Highway 59 North at The Grand Parkway | Montgomery County, Texas

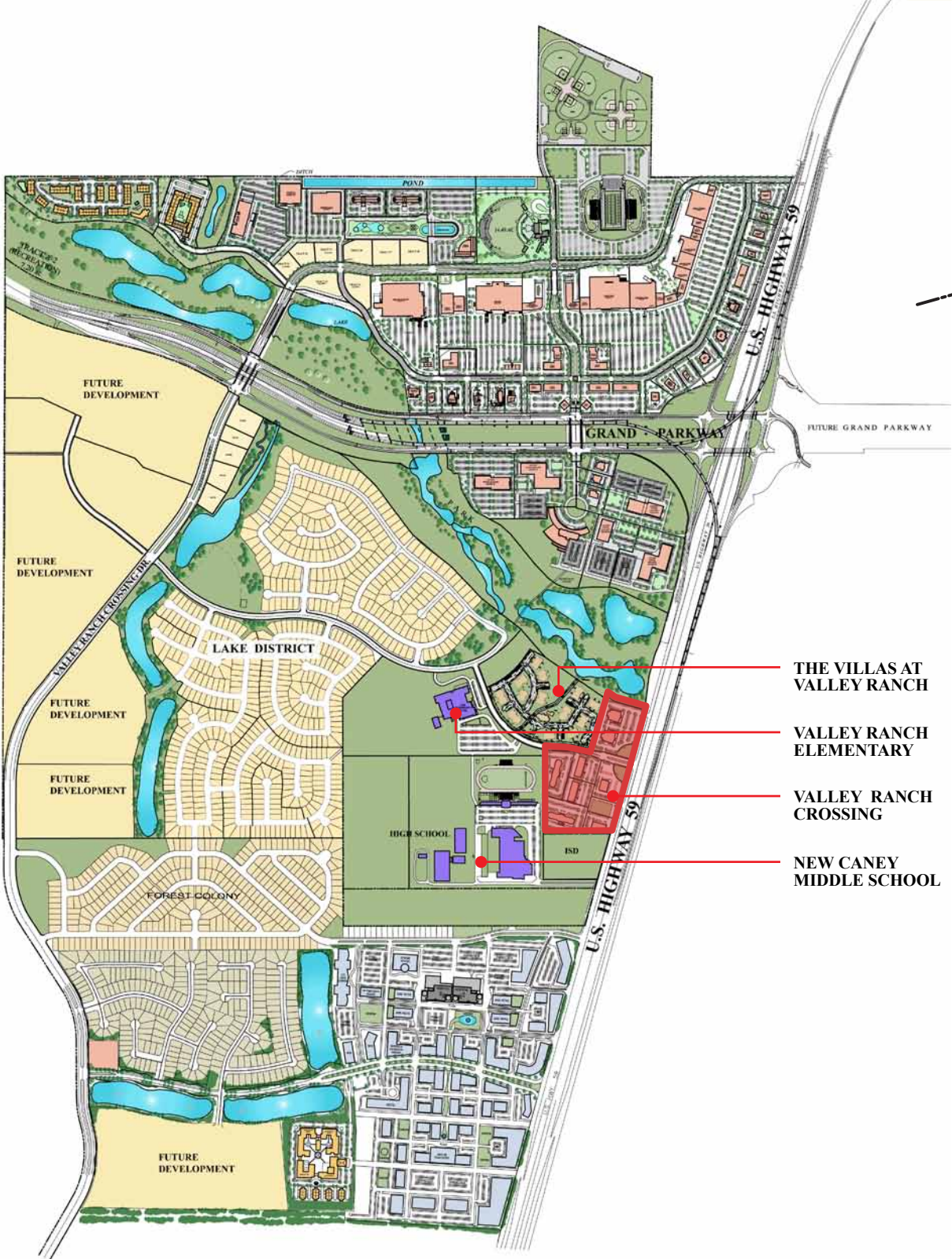
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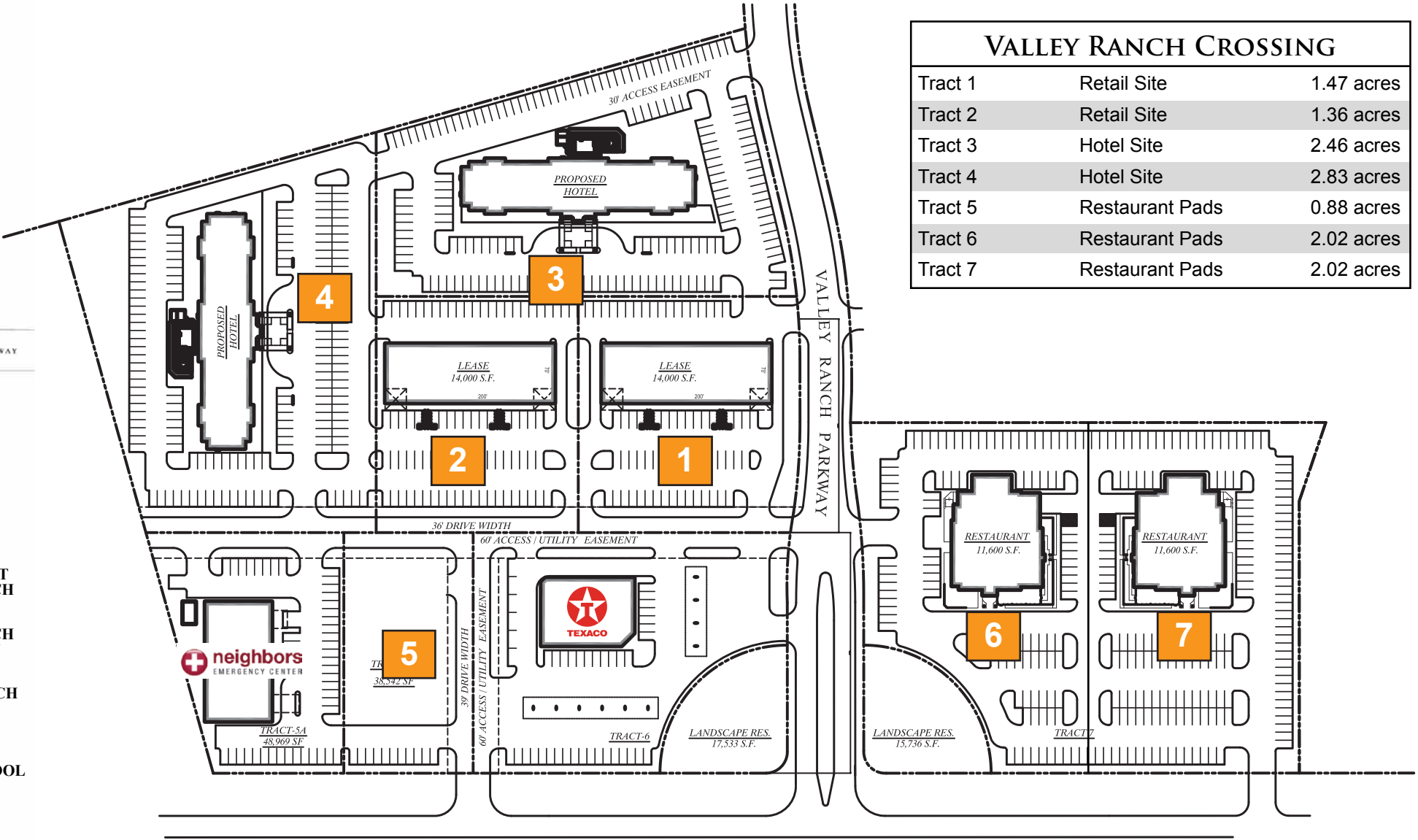
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## AVAILABLE RETAIL & HOSPITALITY SITES FOR SALE OR LEASE

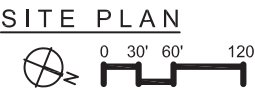


- THE VILLAS AT VALLEY RANCH
- VALLEY RANCH ELEMENTARY
- VALLEY RANCH CROSSING
- NEW CANEY MIDDLE SCHOOL



VALLEY RANCH CROSSING		
Tract 1	Retail Site	1.47 acres
Tract 2	Retail Site	1.36 acres
Tract 3	Hotel Site	2.46 acres
Tract 4	Hotel Site	2.83 acres
Tract 5	Restaurant Pads	0.88 acres
Tract 6	Restaurant Pads	2.02 acres
Tract 7	Restaurant Pads	2.02 acres

U.S. HIGHWAY 59





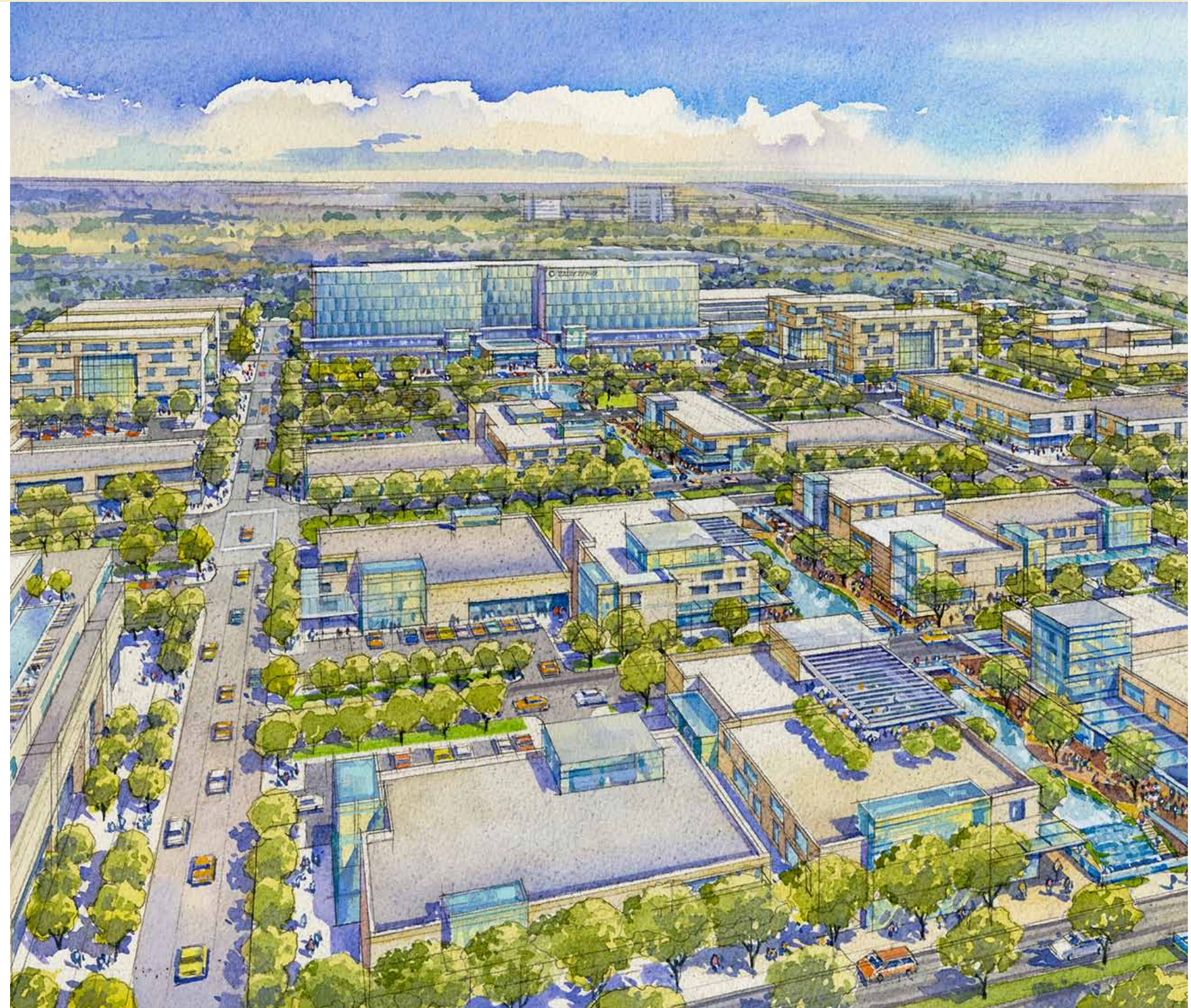
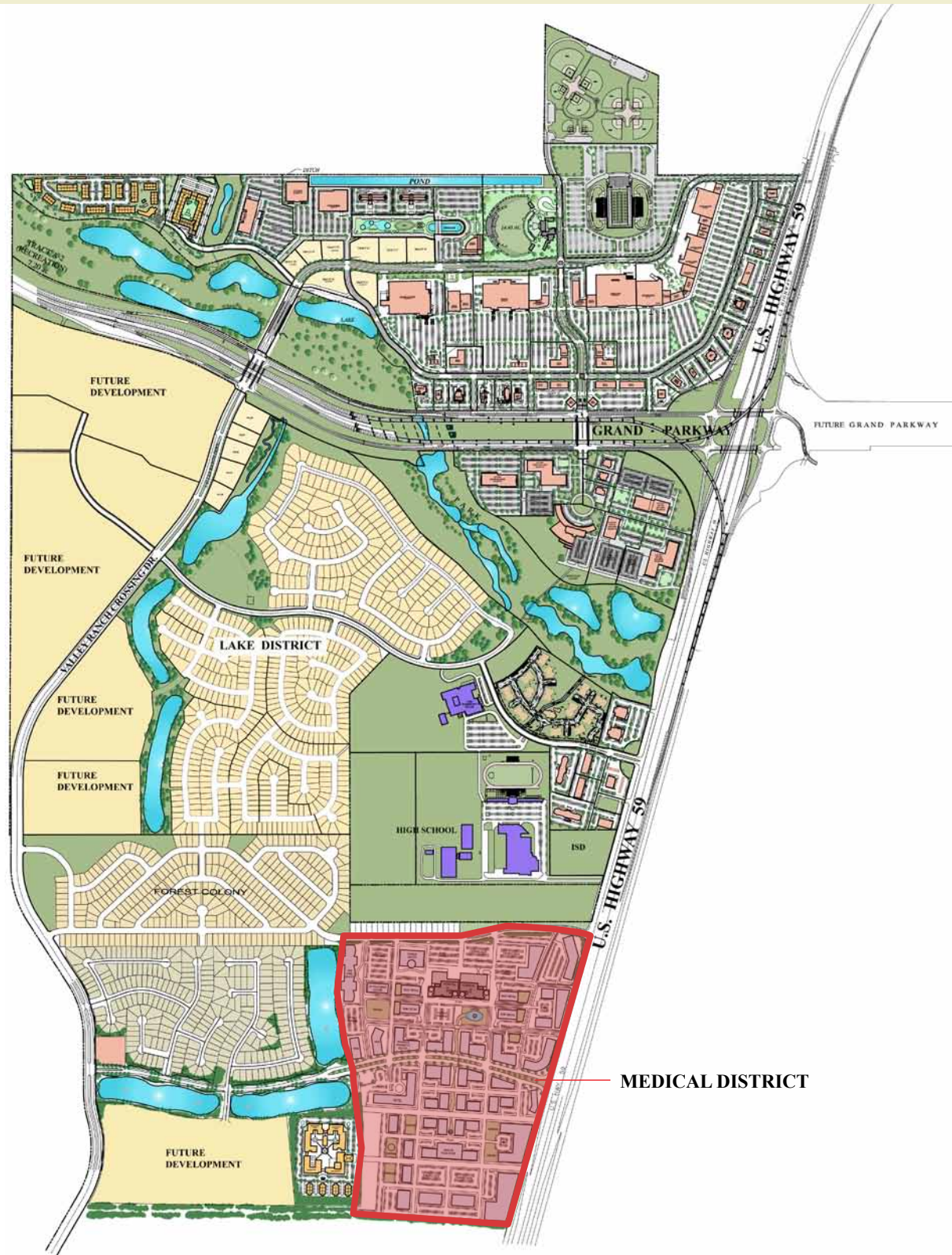
# Valley Ranch Medical District

Highway 59 North at The Grand Parkway | Montgomery County, Texas

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# Valley Ranch Medical District

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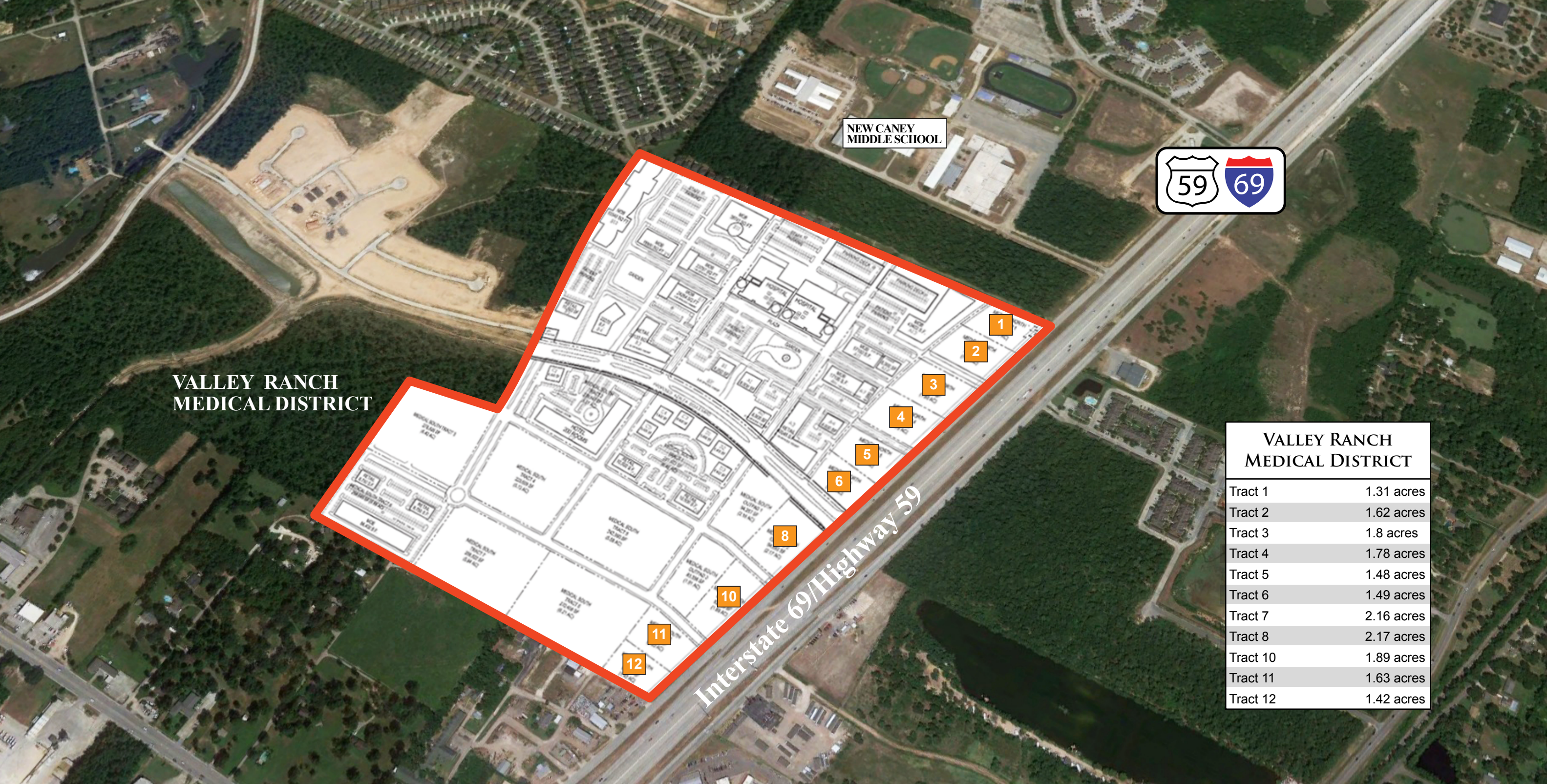
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## AERIAL VIEW



VALLEY RANCH  
MEDICAL DISTRICT

NEW CANEY  
MIDDLE SCHOOL



Interstate 69/Highway 59

VALLEY RANCH MEDICAL DISTRICT	
Tract 1	1.31 acres
Tract 2	1.62 acres
Tract 3	1.8 acres
Tract 4	1.78 acres
Tract 5	1.48 acres
Tract 6	1.49 acres
Tract 7	2.16 acres
Tract 8	2.17 acres
Tract 10	1.89 acres
Tract 11	1.63 acres
Tract 12	1.42 acres



# Valley Ranch West

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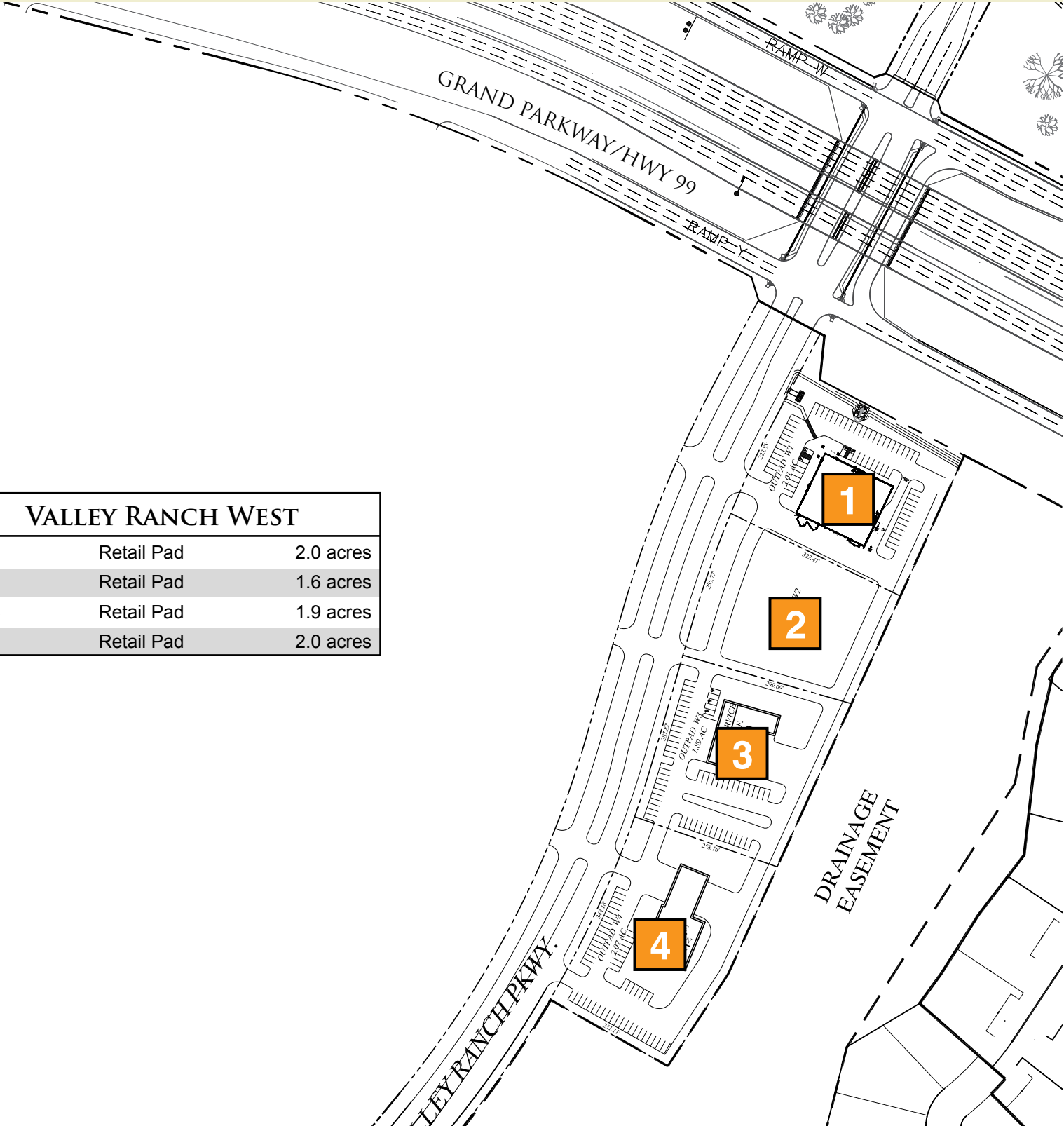
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VALLEY RANCH WEST



VALLEY RANCH WEST		
Tract 1	Retail Pad	2.0 acres
Tract 2	Retail Pad	1.6 acres
Tract 3	Retail Pad	1.9 acres
Tract 4	Retail Pad	2.0 acres





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## SURROUNDING RETAIL

Valley Ranch is ideally situated in the rapidly emerging northeast corridor of Houston, at the newly-created intersection of I-69 (US 59) and the Grand Parkway. The community is within minutes to major work centers and attractions in downtown Houston, The Woodlands and the Kingwood/Humble area.

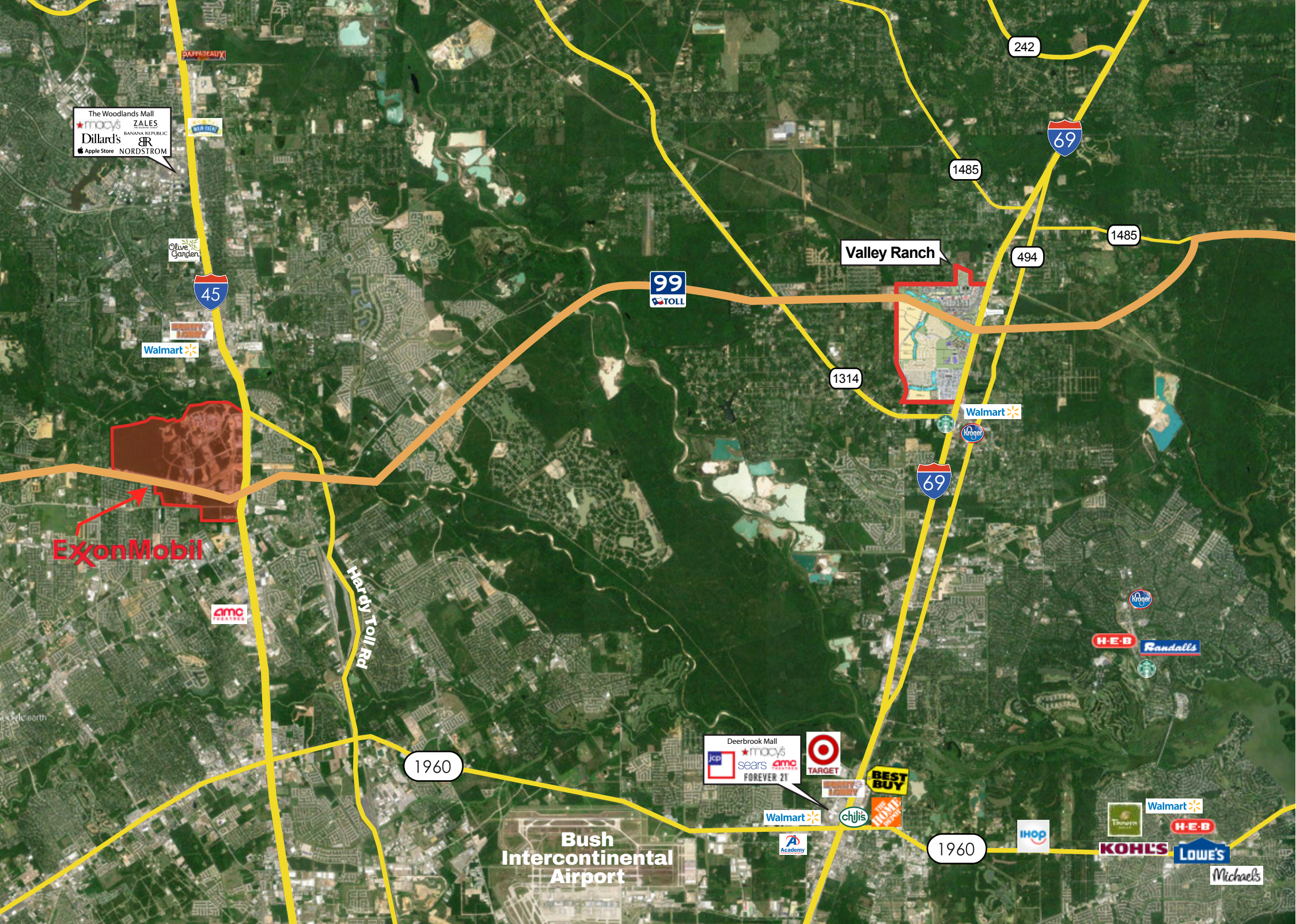
**Deerbrook Mall . . . . . 8 miles**  
Macy's  
JCPenny  
Forever 21  
AMC Theater  
Sears

**Kings Crossing . . . . . 9 miles**  
Kroger  
Randalls  
HEB

**Atascocita Plaza. . . . . 15 miles**  
Walmart  
HEB  
Lowe's  
Kohl's  
Michael's  
Panera Bread

**The Woodlands Mall. . . . . 22 miles**  
Macy's  
Nordstrom  
Dillard's  
Banana Republie  
Apple Store  
Zales

**ExxonMobil Campus . . . . . 24 miles**





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## DEMOGRAPHICS

Population	2000	2010	2013	2018
5 mile radius	48,392	65,408	69,865	79,367
10 mile radius	165,331	235,549	249,840	278,322
15 mile radius	333,411	522,621	563,380	638,310

Income	2013 Median Household Income	2013 Average Household Income	2013 Per Capita Income
5 mile radius	\$67,331	\$78,423	\$29,917
10 mile radius	\$74,682	\$89,361	\$30,733
15 mile radius	\$70,141	\$83,625	\$29,517

Age	Median Age	Median Age Male	Median Age Female
5 mile radius	32.4	31.5	33.1
10 mile radius	31.9	31.0	32.8
15 mile radius	31.1	30.1	31.9

Population	White	Hispanic	Black	Asian	Other
5 mile radius	69.6%	23.2%	3.3%	2.1%	1.9%
10 mile radius	63.3%	22.8%	9.5%	2.2%	2.1%
15 mile radius	53.9%	26.7%	14.7%	2.7%	2.1%

Traffic Counts - Vechiles Per Day	2012
Highway 59 (Interstate 69)	73,000
Grand Parkway (Projected)	47,000 - 69,000

