



MONTGOMERY COUNTY

**A 1,400-Acre Mixed-Use  
Master Planned Community**





SIGNORELLI  
COMPANY

In 1999, the vision to create a vibrant mixed-use community was born when the Signorelli Company acquired the first of 8 parcels of land, creating Valley Ranch.

The Signorelli Company's long-term investment philosophy and patience for quality have enabled the 1,400-acre development to become the HUB of growth for the northeast Houston corridor.

Today, the Valley Ranch success story offers true live, work, play dynamics within a community *Full of Life*.

 VALLEY RANCH

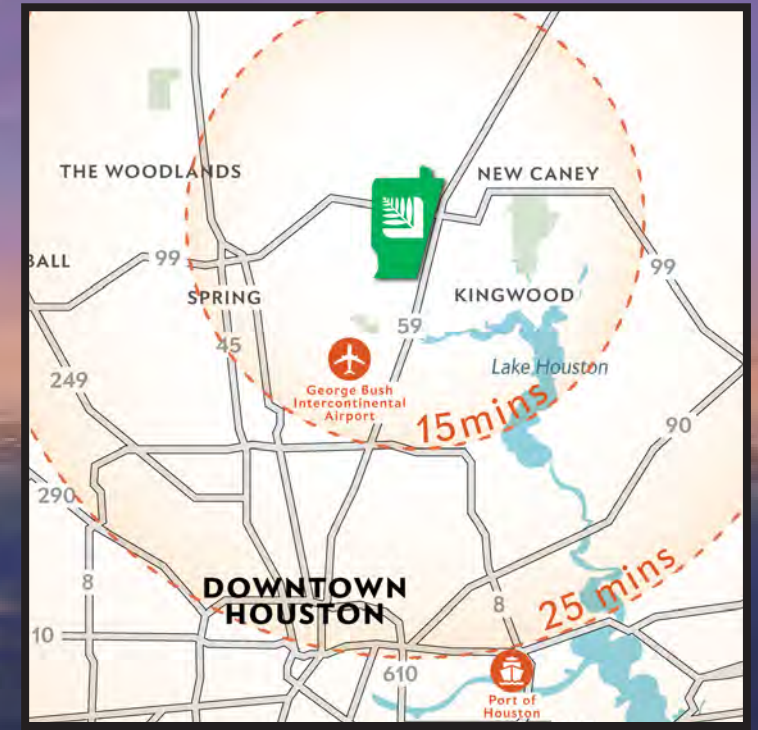


# At the Intersection of Main & Main

**Port of Houston**  
25 mins away

**Downtown**  
25 mins away

**Bush IAH**  
15 mins away



**The Woodlands 15 mins away**

**Grand Parkway Expansion**  
Completion in Spring 2022



-  **VALLEYRANCH**  
Medical District
-  **VALLEYRANCH**  
Entertainment District
-  **VALLEYRANCH**  
Commerce District
-  **VALLEYRANCH**  
Marketplace





FULL  
OF  
LIFE

# The Epicenter of Houston's Fastest Growing Corridor

Valley Ranch is a **1,400 acre** mixed-use, master-planned community



**1 Owner / Developer**  
Quick Decision Making



**18th Fastest Growing County in the U.S.\***  
Montgomery County Consistently Ranked in the Top 20 for Over Two Decades



**240 acres of Enhanced Amenities, Lakes, Trails and Greenspace**

## Over 1 Million Square Feet (SF) Stabilized:

- ┆ Retail
- ┆ Dining
- ┆ Shopping
- ┆ Multi-Family
- ┆ Entertainment
- ┆ Office

## Retail Opportunities Across 6 Dynamic Districts:

- ┆ Entertainment District
- ┆ Marketplace Commerce District
- ┆ Medical District
- ┆ Residential District
- ┆ Town Center

**Residential District Sold Out with Nearly 2,000 Homes**

## 700 Acres Shovel-Ready

- ☑ Utilities
- ☑ Detention
- ☑ Environmental
- ☑ Entitlements
- ☑ Mobility

**Projected 12 million SF of Mixed-Use Development at Full Build Out**





# Valley Ranch Retail Opportunities

## Town Center



1 million SF Grocery/ Anchored Super Regional Retail Center

## Commerce District



Future Office, Hotel, Convention Center and Retail

## Residential District



Neighborhood Retail Available

## Medical District



Future Medical, MOB, Hospitality and Retail Pads Now Available

## Entertainment District



Theatre, Future Retail, Office, Hospitality

## Marketplace



Future 1.5 million SF Mixed-Use Center. Anchor and Jr. Anchor Positions Available



25 mins to Downtown Houston

15 mins to The Woodlands

## 6 Distinct Districts at the Intersection of Main & Main

- ┌ High Visibility
- ┌ High Traffic
  - ┌ I-69: 106,000 Vehicles Per Day (VPD)
  - ┌ 99: 46,000 Vehicles Per Day (VPD)
- ┌ High Growth Corridors
- ┌ Extensive Void of Services
  - Excellent Opportunities to Capture Market Share without Cannibalization

\* Disclaimer: This map of Valley Ranch represents an artist's conception of proposed development as of June 2020. No representation is made that the features depicted will be built, or, if built, will be as depicted. All plans for land uses, improvements and facilities are subject to change without notice and nothing presented on this map shall obligate the owner or any other entity to restrict land uses or to construct or develop improvements or facilities as shown on this map. All drawings are preliminary and subject to change, and are for presentation purposes only. Further, said drawings are scanned images only and are not for computation or construction purposes. These drawings may or may not incorporate information and/or data provided to consultants relative to engineering and drainage, flood plains and environmental issues and should not be relied upon for any purpose. No representations or warranties, expressed or implied, concerning the actual design, location and character of the facilities shown on any maps are intended. Additionally, no warranty is made as to the accuracy of the information contained herein. Plans, maps, materials and specifications are subject to change or modification as deemed necessary by the developer, builder, or as may be required by law. These illustrations are provided as an example only and do not depict actual or promised items of any kind. Any references to commercial/multipurpose land use may include but is not limited to office, retail, single family, multifamily, senior housing, house of worship, specialty, gas station, daycare facility, etc. Map not to scale.



# Where Location & Convenience Intersect



## Area Amenities

### International Flights 15 minutes from Valley Ranch

- ✈ **George Bush Intercontinental Airport**
  - ┆ 15 minutes from Valley Ranch
  - ┆ 112 domestic and 70 international destinations
  - ┆ 40 to 50 million passengers per year
  - ┆ Major hub for United Airlines
- ✈ **William P. Hobby Airport**
  - ┆ 35 minutes from Valley Ranch
  - ┆ 12 million passengers per year
  - ┆ Major hub for Southwest Airlines

### One of North America's Largest Ports\*

- 🚢 **Port of Houston**
  - ┆ 25 minutes from Valley Ranch
  - ┆ Busiest US port, based on foreign tonnage
  - ┆ Handles 70% of all the shipping volume of the Gulf of Mexico

### Local Attractions

- |                                    |                                       |                            |
|------------------------------------|---------------------------------------|----------------------------|
| 01 Lake Houston                    | 05 WG Jones State Forest              | 10 Toyota Center           |
| 02 Sam Houston National Forest     | 06 Jesse Jones Park and Nature Center | 11 Houston Museum District |
| 03 Lake Houston State Park         | 07 Lake Conroe                        | 12 Minute Maid Park        |
| 04 Cynthia Woods Mitchell Pavilion | 08 Grand Texas                        | 13 Sam Houston Race Track  |
|                                    | 09 The Galleria                       |                            |



\* Source: U.S. International Trade Administration



# Experience Valley Ranch

Valley Ranch has become **The Hub** for all major services for the I-69 corridor.

With Over 1 Million SF of mixed-use development already open and thriving in Valley Ranch Town Center (VRTC):

- 19 Restaurants
- 21 shopping options
- 12 Everyday Conveniences and Services
- ±650 Luxury Apartments

Our key civic, entertainment, parks, and public venues create year-round attractions boosting traffic and increasing sales for the entire Valley Ranch tenant mix:

- Cinemark Valley Ranch and XD
- Ed Rinehart Sports Complex
- Randall Reed Stadium
- The Hill at Valley Ranch

## Valley Ranch 4th Fest 2019

Pat Green headlines annual festival attended by 10,000+ at the Site of the Future Outdoor Amphitheater.



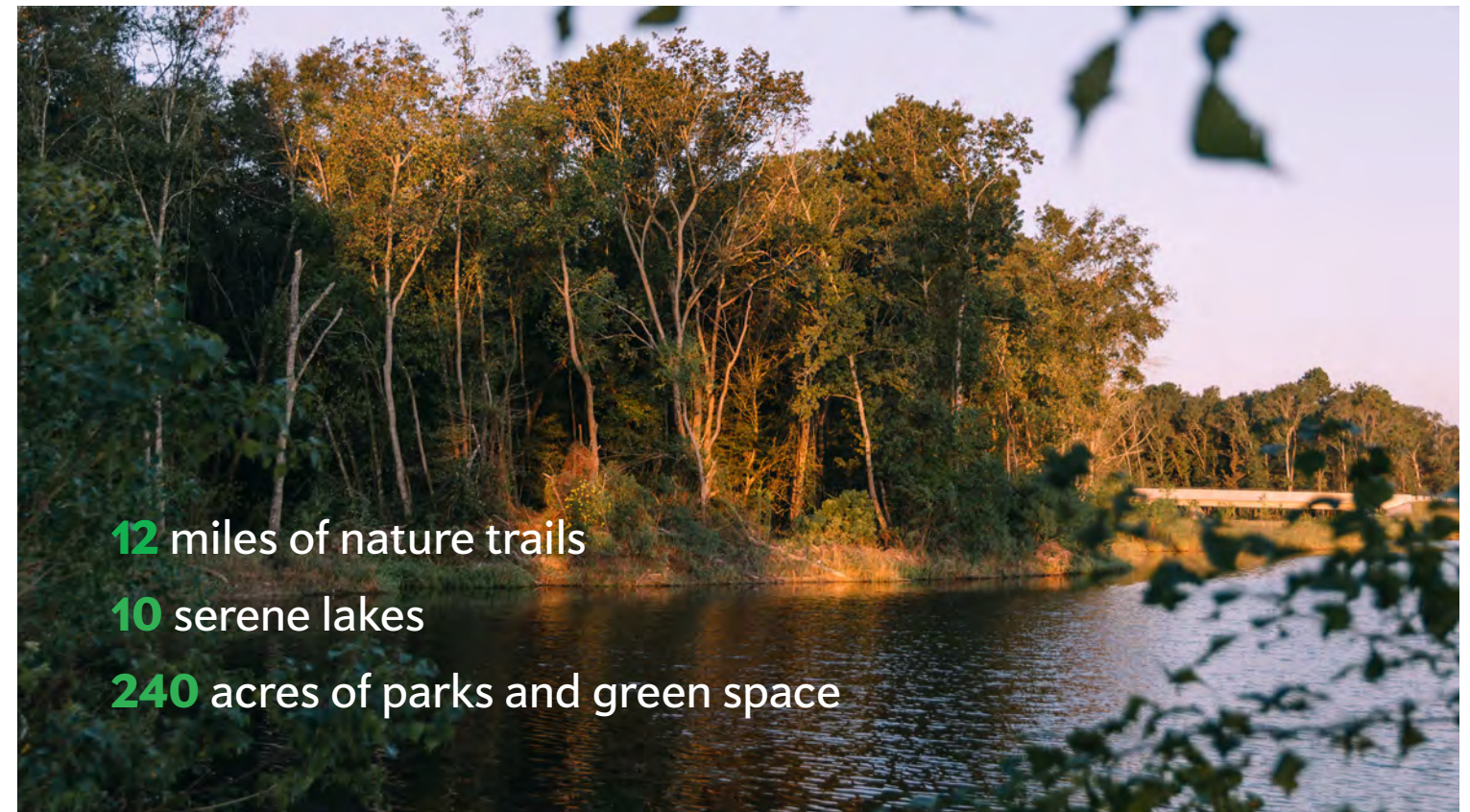
“This location is a top performer among all of our restaurants. Even in the first year of business it exceeded our expectations”

**Jonathan Kim, Chief Operating Officer  
Gringo’s Tex-Mex**



With tenant store sales consistently out performing peer stores, combined traffic counts of 150,000 VPD rapidly expanding, and population growth projected to double over the next 15 years **Valley Ranch Town Center’s unrivaled location** and experiential mixed-use concept ensure long-term relevance and exponential growth opportunities.

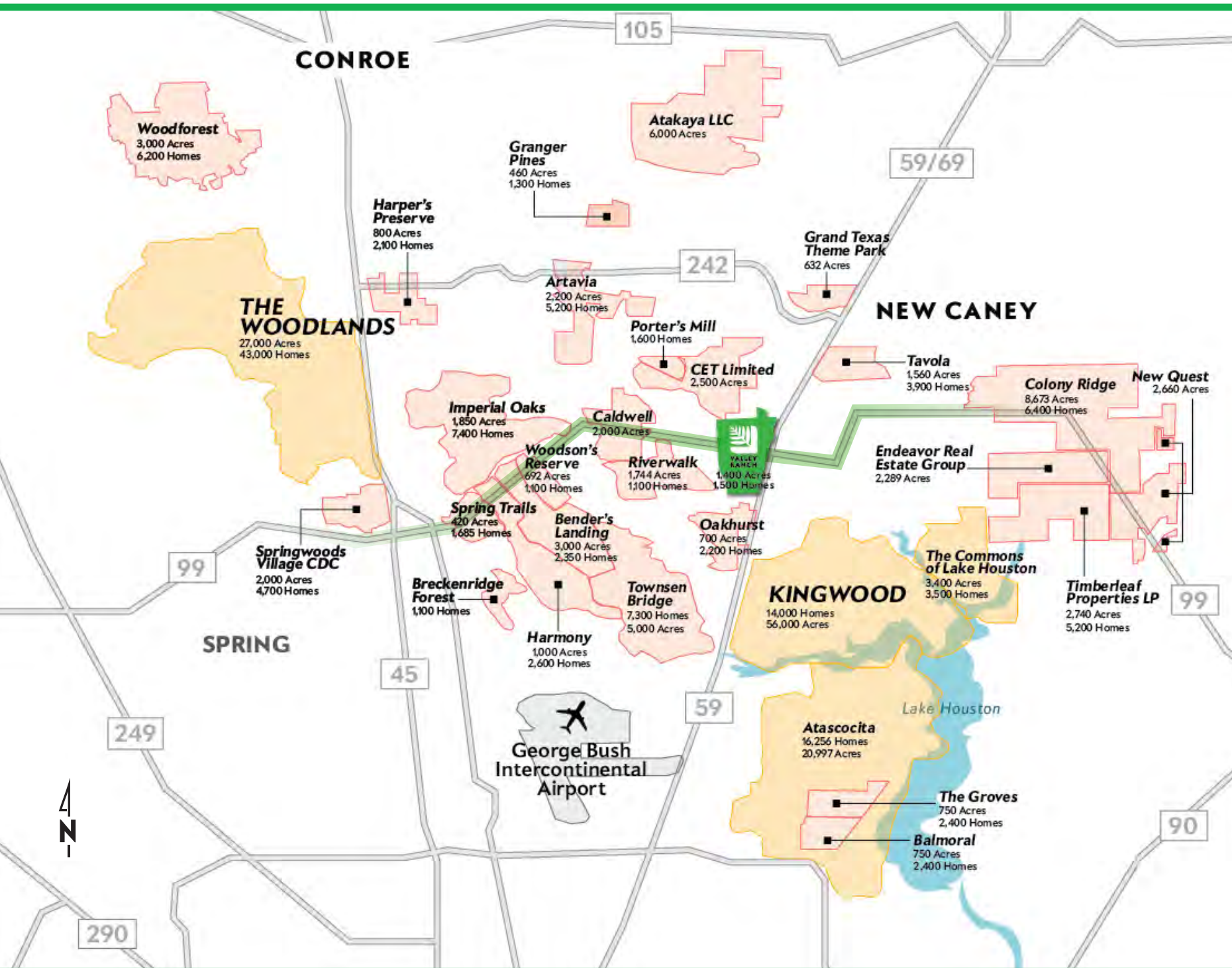
**Valley Ranch is the strongest opportunity for new stores today.. and tomorrow.**



- 12 miles of nature trails
- 10 serene lakes
- 240 acres of parks and green space



# A Mobility Inspired Population Boom



■ Built Out Communities
 ■ Future / Under Development

## Grand Parkway Expansion Leads to Growth



The expansion of the Grand Parkway (99) connecting I-45 to I-69 triggered a wave of new developments between the two interstates. Combined with the sellout of nationally leading master-planned communities, The Woodlands and Kingwood, the corridor is booming with over 22 new communities underway.

## Montgomery County

Valley Ranch is located in Montgomery County, the **18th Fastest Growing County** in the USA\*, consistently ranking within the Top 20 for over two decades.

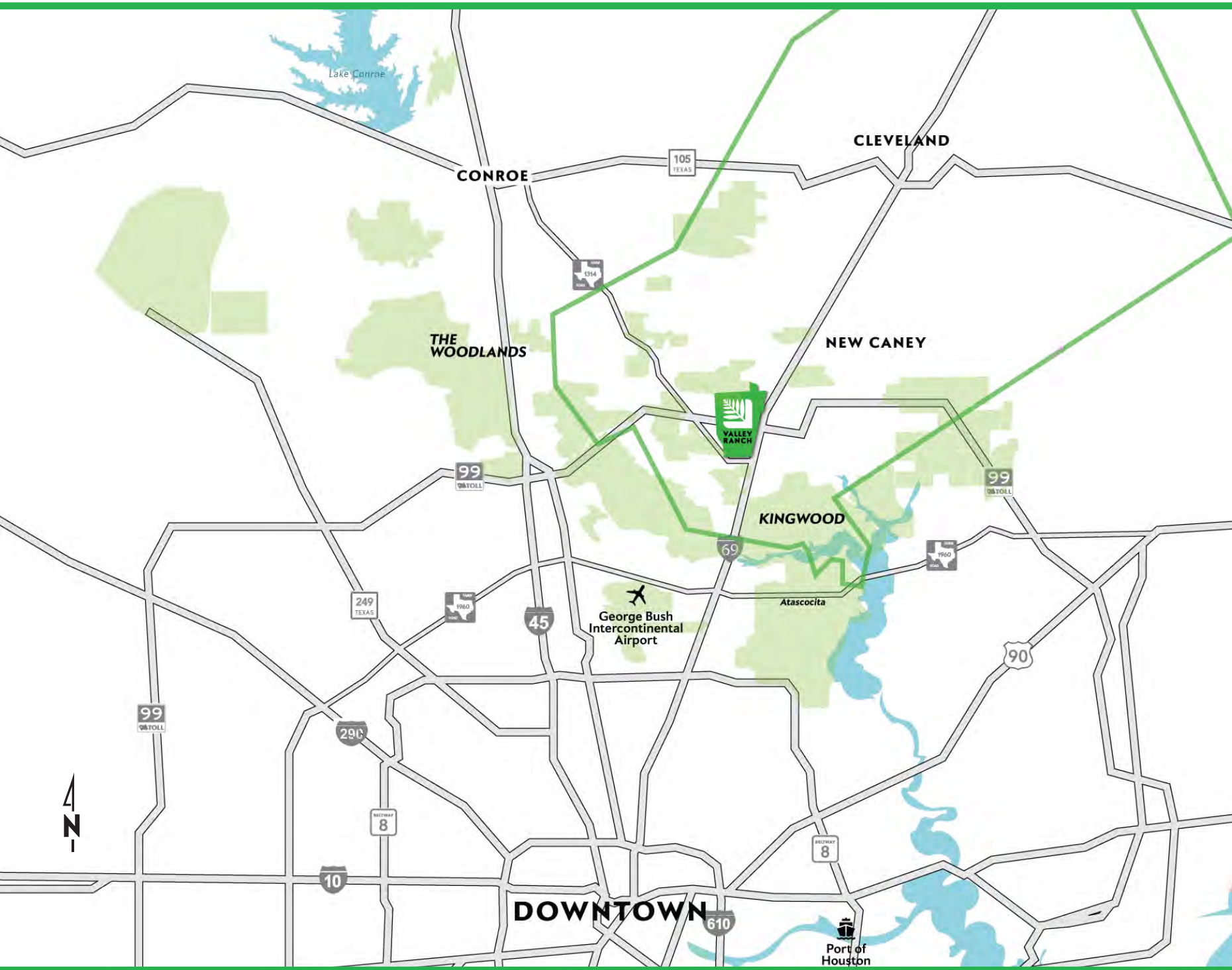
Population is projected to **double in size** from 630,000 residents in 2020 to over **1.2 million** in 2035.



\* Source: Houston-Galveston Area Council



# A Strong Trade Area Full of Opportunity



■ Developments
 □ Regional Trade Area

**Formerly a dry precinct**, the heavily populated corridor was underserved for decades due to the false economic barrier. With over 500,000 people within 15 minutes, and an average household income of \$88,000, the Valley Ranch trade area is supporting record sales and showing high demand.

## Regional Trade Area Demographics\*

The Valley Ranch trade area has evolved into a **dynamic growth corridor** supporting excellent sales today and painting a picture for a very promising tomorrow.


1,304,000  
 Current Population


67,640  
 Estimated Households

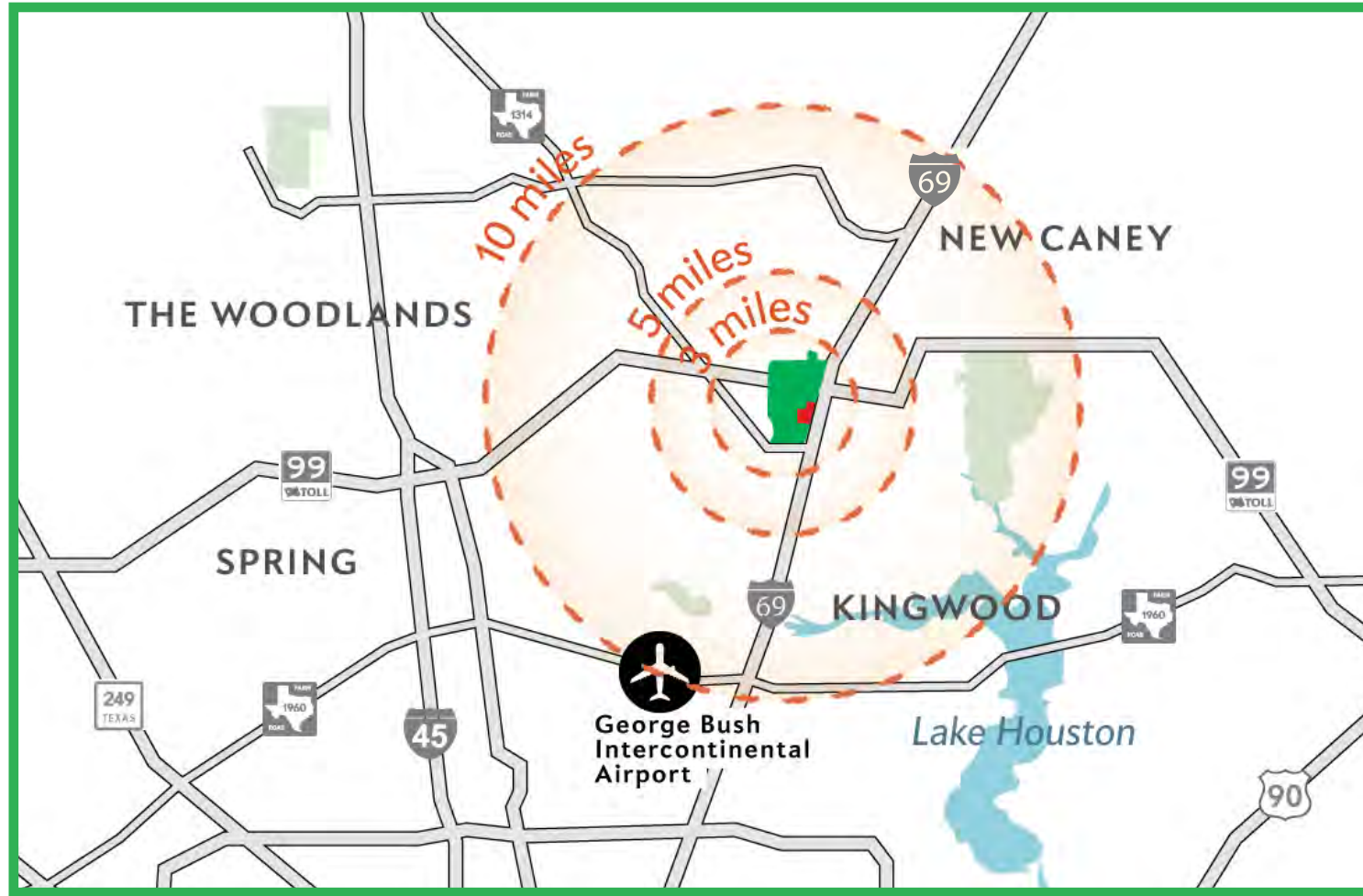

\$88,375  
 Average Household Income



\* Source: Houston-Galveston Area Council



# Demographics



## Population

**28,508**

3-mile radius

**75,123**

5-mile radius

**283,357**

10-mile radius

## Household Income

**\$84,953**

3-mile radius

**\$92,489**

5-mile radius

**\$102,696**

10-mile radius





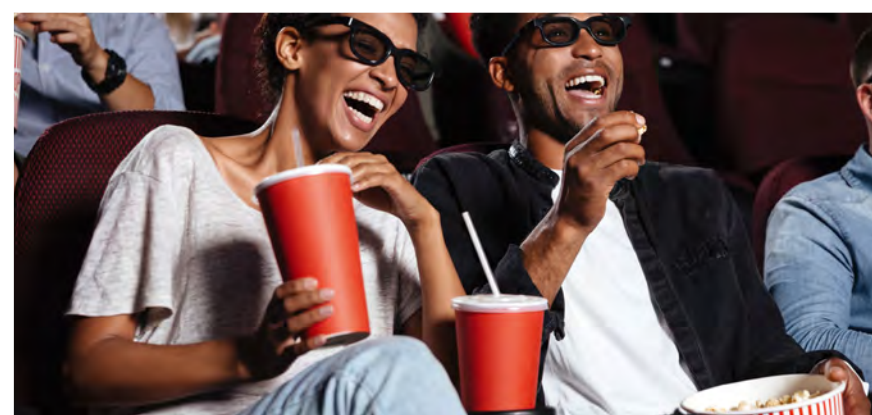
# VALLEY RANCH

Entertainment District

FULL  
OF  
LIFE





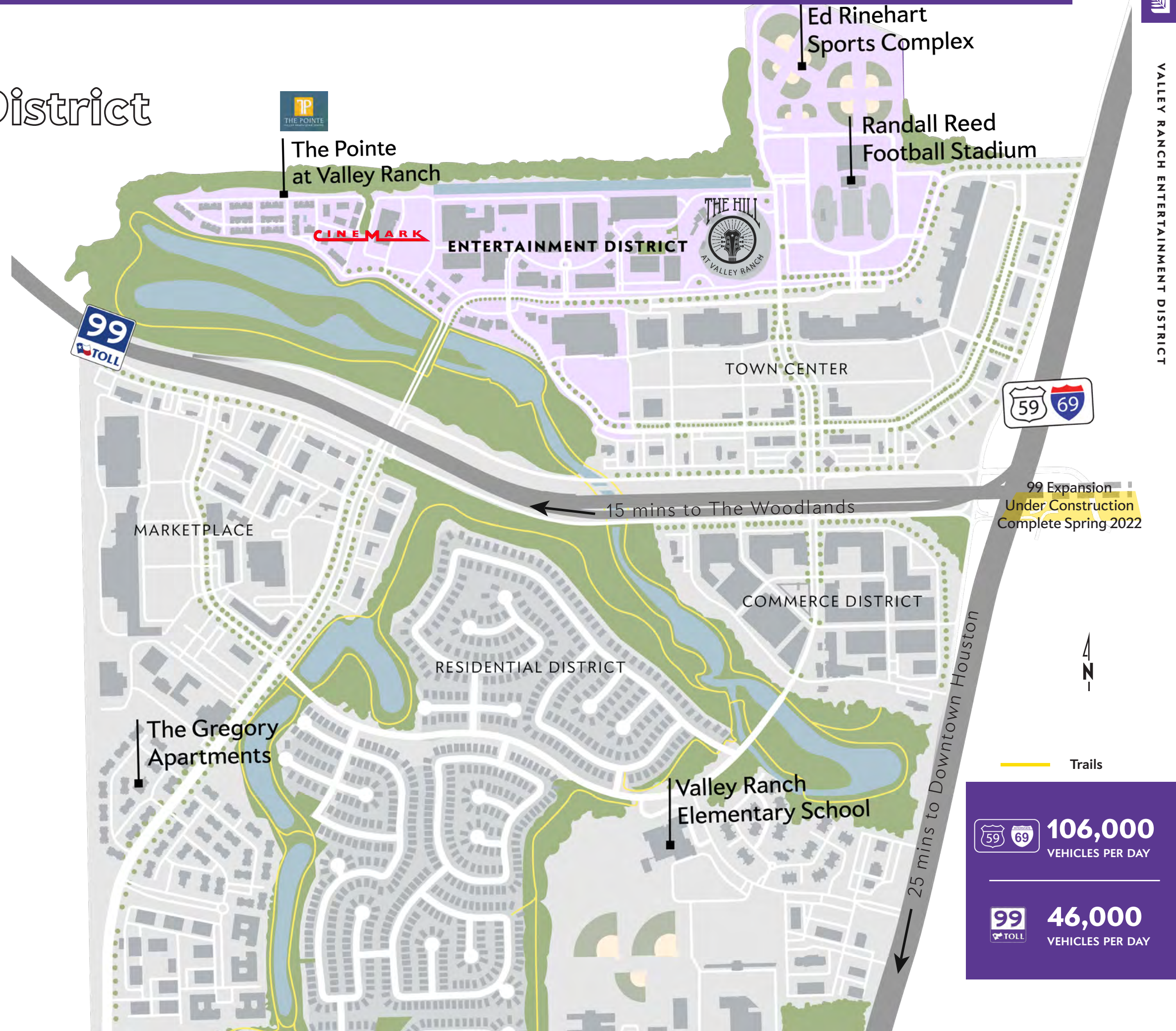


**60 acres of Retail, Dining, Hospitality, and Entertainment**



# Valley Ranch Entertainment District

- └ A master-planned mixed-use environment anchored by:
  - Best-in-Class Entertainment
  - Class-A Office
  - Multi-Family
  - Retail & Dining
  - Health & Fitness
  - Hotel & Conference Center
  
- └ Adjacent to over **850,000 SF** of retail and restaurants at Valley Ranch Town Center
  
- └ Bordered by **Town Grove Park** offering over **240 acres** of green space, miles of trails and serene lakes that provide a unique quality of life to the residents and tenants of the Entertainment District
  
- └ Regional entertainment and civic destinations, including multiple sports complexes, a planned world class amphitheater and 240 acres of lakes and parks add to the project's competitive advantage.



	<b>106,000</b> VEHICLES PER DAY
	<b>46,000</b> VEHICLES PER DAY

VALLEY RANCH ENTERTAINMENT DISTRICT





# VALLEY RANCH

Town Center

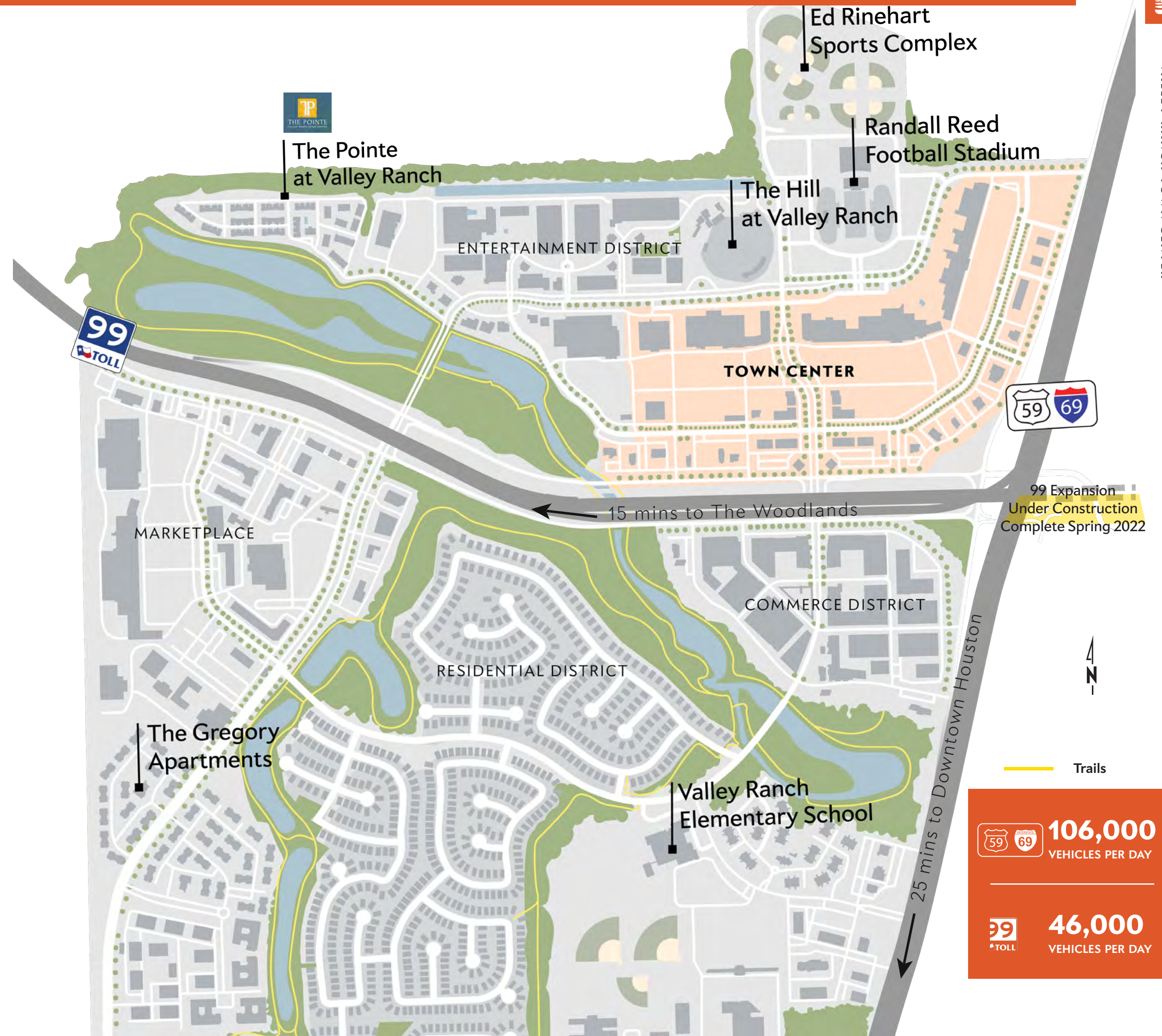


**1 Million SF of Existing Mixed-Use Development**



# Valley Ranch Town Center

- └ A 240-acre super-regional retail center and the preeminent mixed-use development in Northeast Houston
- └ Direct access to Grand Parkway (99) and I- 69/ US-59
- └ Over 850,000 SF and 55 existing retail, grocery, restaurant, and entertainment destinations, anchored by Kroger, Cinemark, Academy, TJ Maxx, and Hobby Lobby
- └ Limited spaces remain for pad sites - shop spaces and anchor opportunities

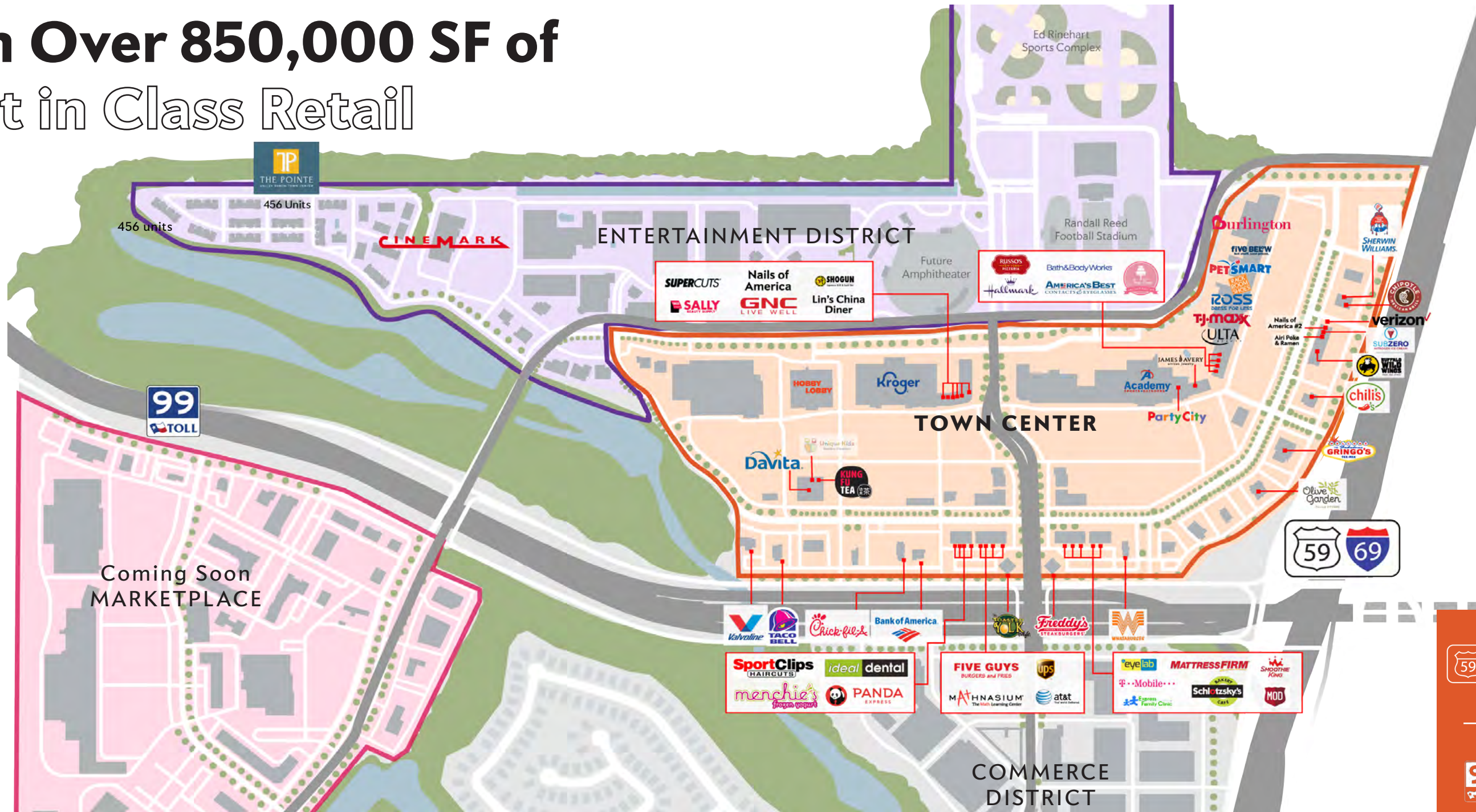


**106,000**  
VEHICLES PER DAY


**46,000**  
VEHICLES PER DAY




# Join Over 850,000 SF of Best in Class Retail



VALLEY RANCH TOWN CENTER


**106,000**  
 VEHICLES PER DAY

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**46,000**  
 VEHICLES PER DAY

## Tenant Roster

Academy Sports + Outdoors	Buffalo Wild Wings	Five Below	Kroger Marketplace	Nails of America	Regions Bank	SportClips	Ulta
Airi Poke & Ramen	Burlington	Five Guys	Kung Fu Tea	Nails of America #2	Ross Dress for Less	Sub Zero ice cream	Unique Kids Pediatric Dentistry
America's Best Contacts & Eyeglasses	Chick-fil-a	Freddy's Steakhburgers	Lin's China Diner	NCISD	Russo's New York Pizzeria	Supercuts	UPS
AT&T	Chili's Bar & Grill	GNC	Mathnasium	Olive Garden	Sally Beauty	Taco Bell	Verizon
Bank of America	Chipotle	Gringo's Tex-Mex	Mattress Firm	Panda Express	Schlotsky's	TJ Maxx	Whataburger
Bath & Body Works	Cinemark	Hobby Lobby	Menchies	Party City	Sherwin-Williams	T-Mobile	Valvoline Oil Change
	DaVita	Ideal Dental	MOD Pizza	PetSmart	Shogun Japanese Grill	Tune Up Manly Salon	Yummy Tummy
	Express Family Clinic	James Avery	MyEyeLab	Rack Room Shoes	Smoothie King	Toasted Yolk Cafe	







**Anchor & Jr. Anchor**

Tract	Space Size
1	55,000 SF
2	136,000 SF
3	12,000 - 65,000 SF
4	11,500 SF

**Shop Space**

Tract	Space Size	Tract	Space Size
1	1,400 SF	7	5,506 SF
2	1,790 SF	8	1,400 - 7,000 SF
3	1,400 - 15,800 SF	9	1,400 - 7,000 SF
4	815 SF	10	1,050 SF
5	5,010 SF	11	2,120 SF
6	8,013 SF	12	1,260 - 3,560 SF

**Pad Site**

Tract	Pad Size	Tract	Pad Size
1	1.47 AC	10	1.54 AC
2	1.54 AC	11	1.61 AC
3	1.38 AC	12	1.34 AC
4	1.94 AC	13	1.19 AC
5	1.63 AC	14	1.76 AC
6	0.75 AC		
7	1.60 AC		
8	1.26 AC		
9	1.39 AC		



# Last VRTC Anchor Opportunity

Join:

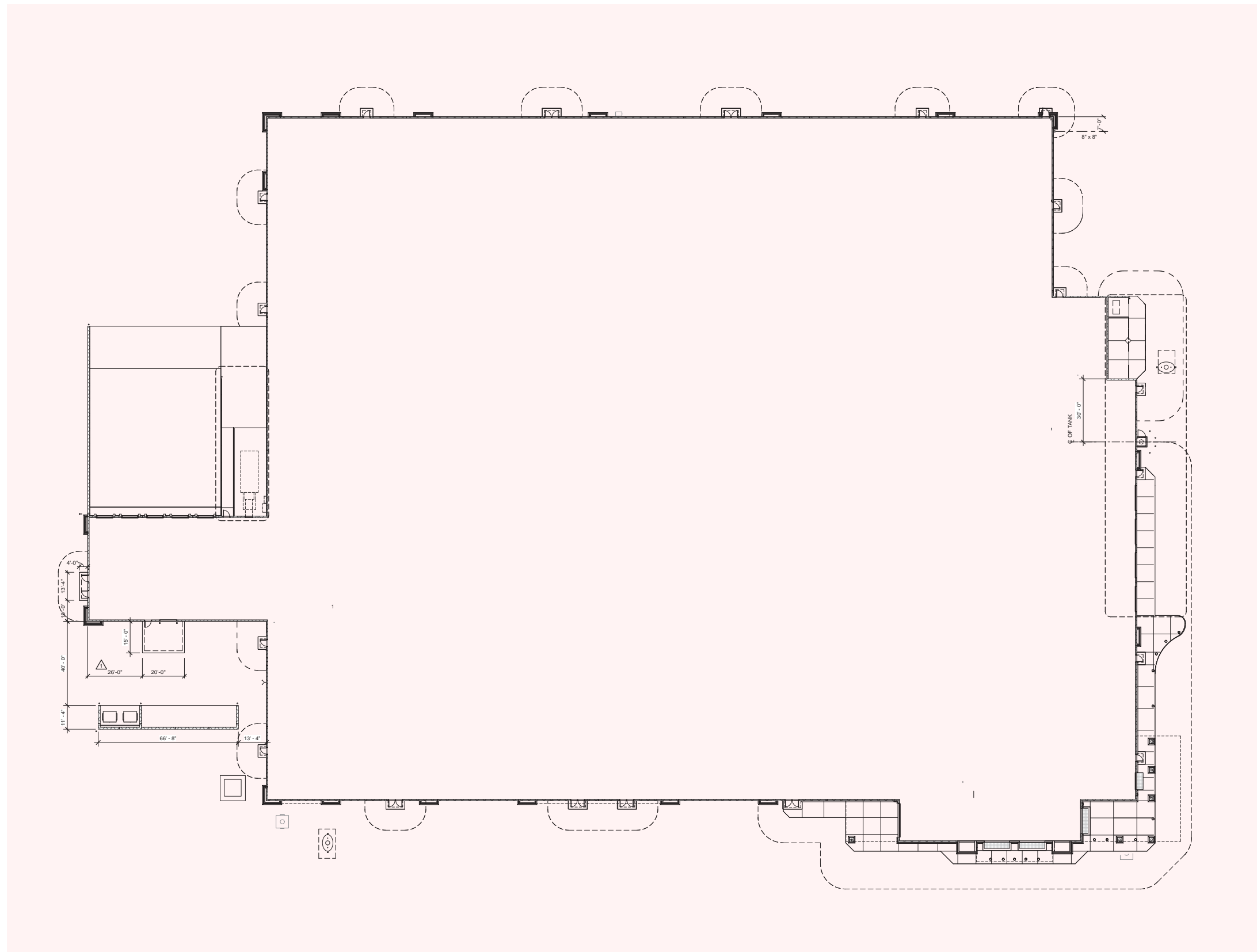


- ┌ 136,000-SF Box Available (Dividable)
- ┌ Highly visible intersection at two major highways: I-69 / US-59 and The Grand Parkway (99)
- ┌ New Construction—built in 2017 with brand new mechanical systems
- ┌ At the heart of VRTC with over 1.5 million sq ft of retail and mixed-use at completion
- ┌ Completion of Section H & I of Grand Parkway from I-69 to I-10 East in Q1—2022





# VRTC Anchor Floor Plan



- ┌ **Building Size**  
+/- 136,000 SF
- ┌ **Ceiling Height**  
Up to 24'5" at the  
bottom of the bar joist
- ┌ **Column Spacing**  
Up to 58"
- ┌ **HVAC**  
26 Total Units  
(over 240 Tons)
- ┌ **Electrical**  
3,000 AMP. 277/480 V, 3  
Phase Service
- ┌ **# of Parking Spots**  
+/- 550



# Valley Ranch Boardwalk

21,000 SF of waterfront dining and entertainment available  
at the front door of the Entertainment District





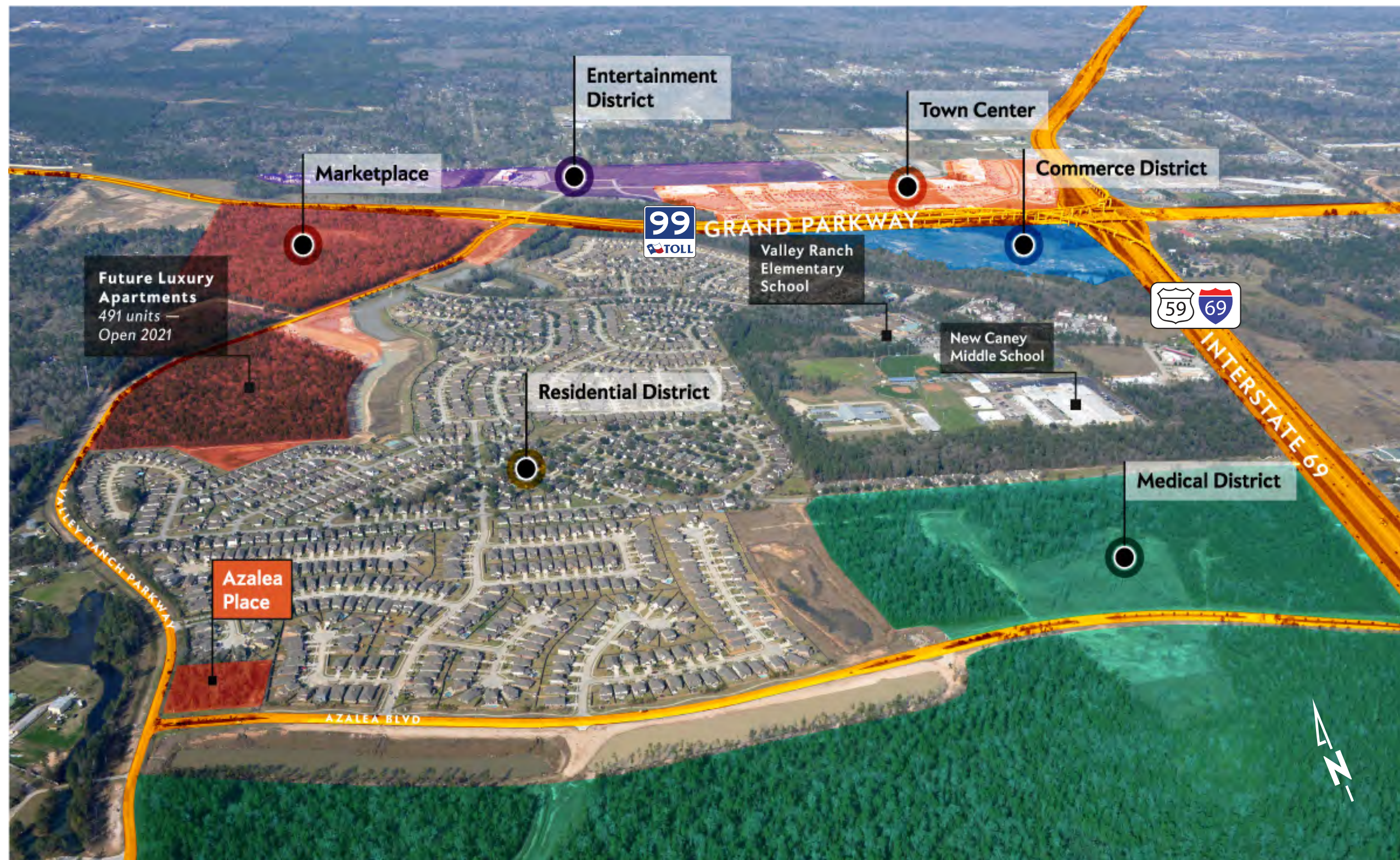








# Azalea Place

2.0-Acre Pad Site—Shovel Ready




**106,000**  
 VEHICLES PER DAY

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**46,000**  
 VEHICLES PER DAY

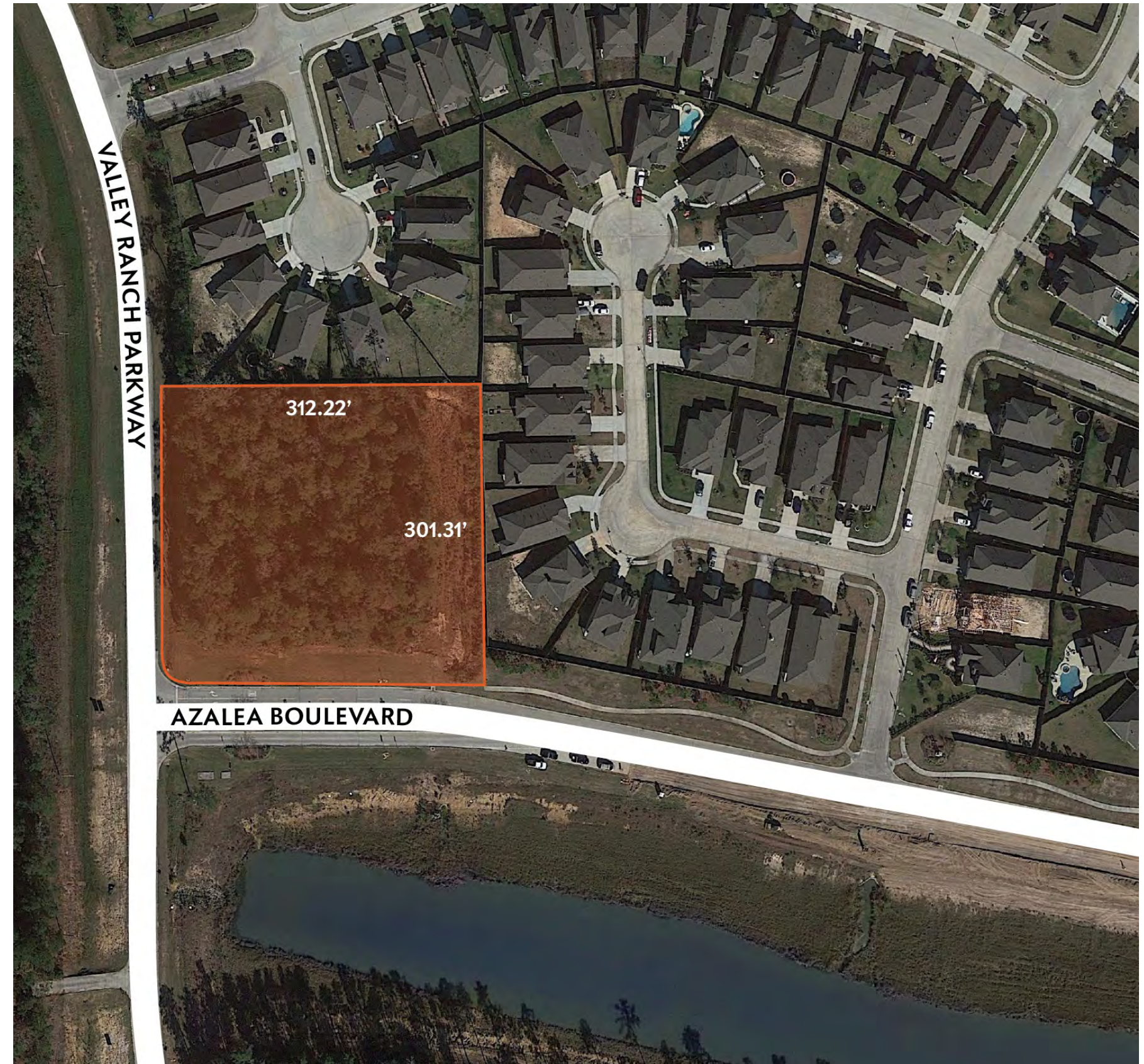


# Azalea Place Site Map

2.0-Acre Pad Site at Hard Corner

## Convenient Location

- └ Located at the heart of the growing Valley Ranch Master Planned Community
- └ Situated on the hard corner of Azalea Blvd and Valley Ranch Parkway expansion to 4-lanes commences in 2020
- └ Ideal site for c-store, medical, or neighborhood retail center
- └ Immediate access to existing  $\pm 2,000$  single-family homes in Valley Ranch, The Villas-312 unit luxury apartment community, and new  $\pm 500$ -unit multi-family developments within walking distance





# Valley Ranch Crossing—At the Heart of Connectivity

Fully Designed and Planned Pad Sites and Multi-Tenant Retail Buildings



Est. Completion  
June 2021

**106,000**  
VEHICLES PER DAY

**46,000**  
VEHICLES PER DAY

Apartments & Homes	
1	312 Units
2	320 Units
3	220 Units
4	336 Units
5	±2,000 Homes

Pad Sites			
Tract	Retail	Tract	Pad Size
1	8,060 SF	3	1.31 AC
2	10,085 SF	4	1.43 AC
		5	1.43 AC
		6	1.17 AC



# Valley Ranch Crossing

## Convenient Location

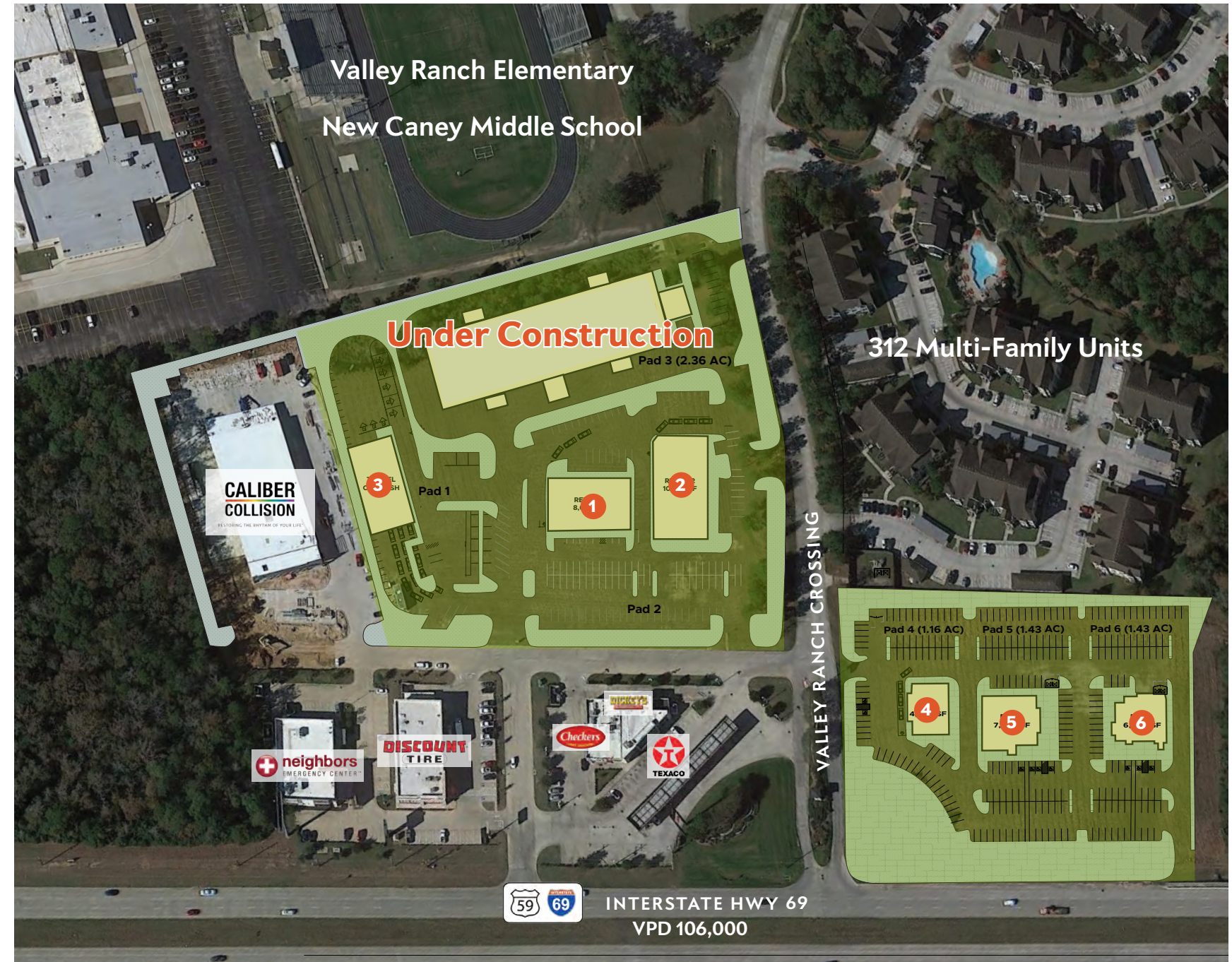
- Located at the main entrance of the Valley Ranch Master Planned Community consisting of ±2,000 single-family homes and over 1,200 multi-family units (648 units stabilized and 616 units under construction)
- High visibility and immediate access to I-69 near the Grand Parkway (99) with 105k average daily traffic count
- Site sits in front of New Caney Middle School and Valley Ranch Elementary with 1,600 students and 150 employees
- Nearby shopping, dining and entertainment at Valley Ranch Town Center
- Valley Ranch Blvd connecting the site to Valley Ranch Town Center with an estimated completion date of June 2021

## Property Highlights

- Up to 17,400 SF of Retail or Restaurant
- Several Drive-Thru Opportunities
- Padsites 1.16-4.02 AC
- Pylon Signage Available on I-69
- Development Ready

## Pre-Leasing Retail Space & Pad Sites Available

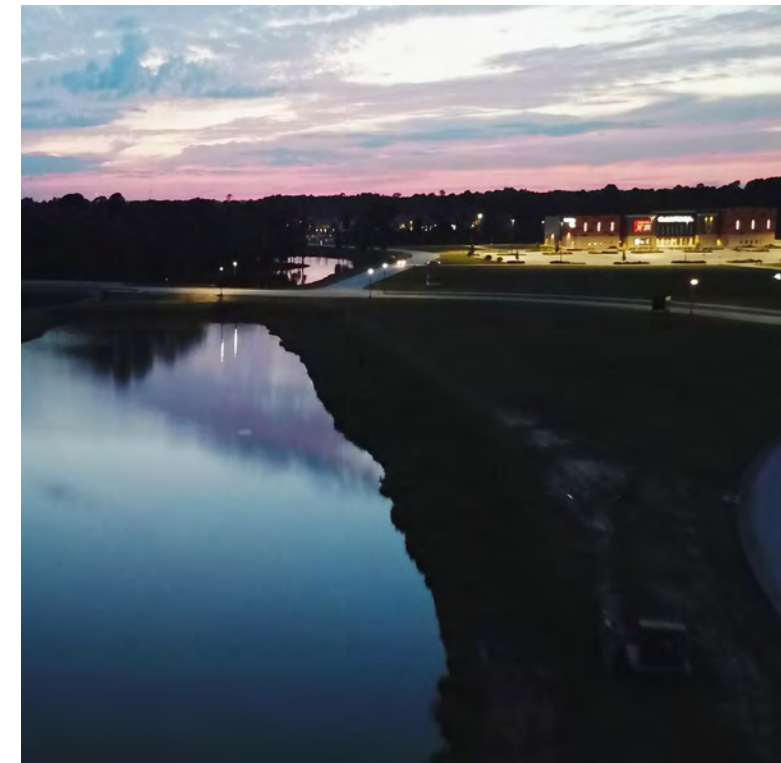
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 **VALLEYRANCH**  
Marketplace

FULL  
OF  
LIFE



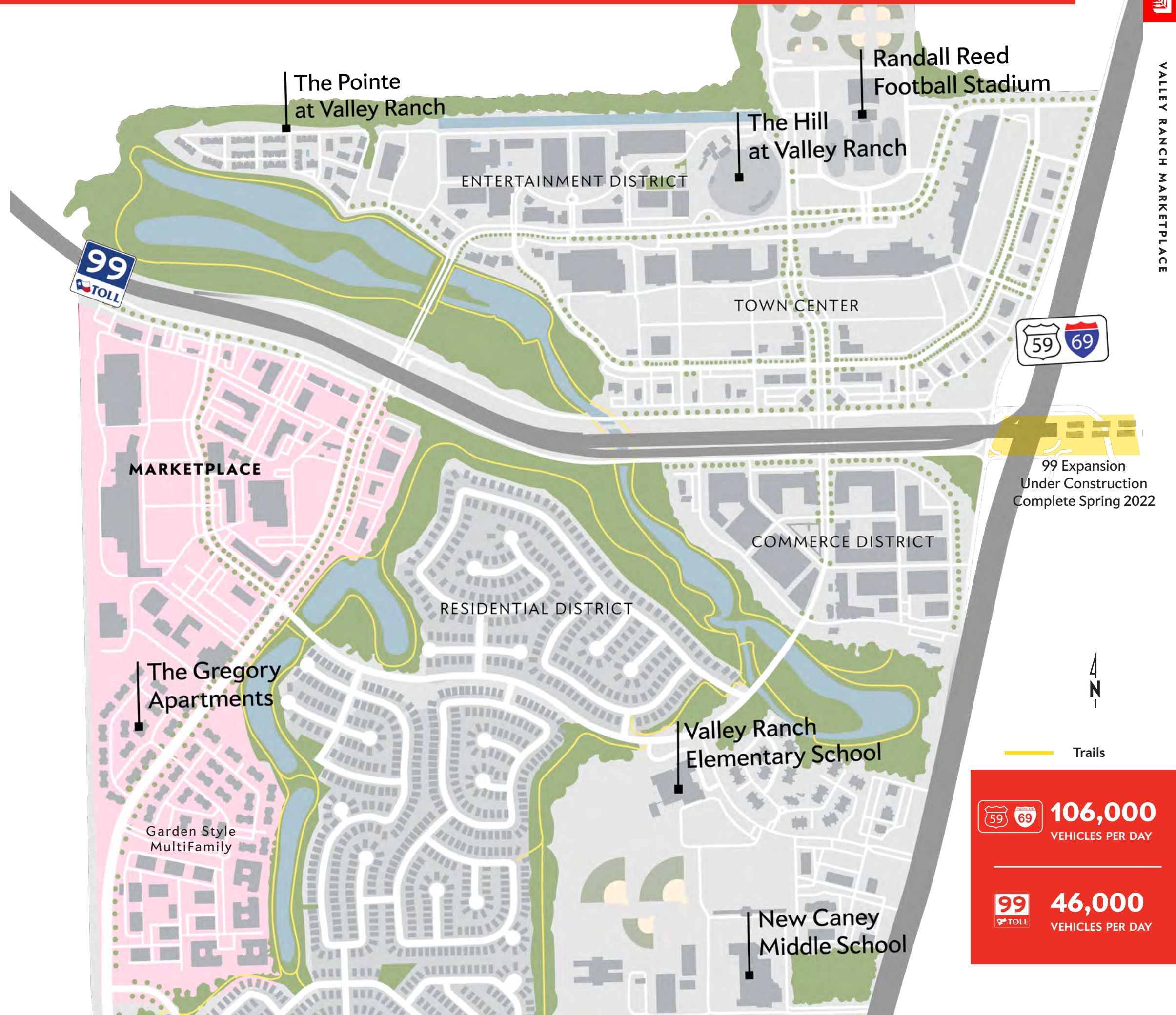
**160 Acres | 1.5 Million SF Mixed-Used Development**  
**Anchor & Jr. Anchor Opportunities Available**



# Valley Ranch Marketplace

## Now Pre-Leasing :

- ┆ With over 160 acres at Grand Parkway and Valley Ranch Boulevard, the Marketplace extension is a critical piece of connectivity for Valley Ranch
- ┆ Valley Ranch Parkway Under Construction. The North/South drive is being widened into a full 4 -lane thoroughfaire connected to FM 1314
- ┆ High visibility and signage opportunities
- ┆ Excellent accesbity to the Grand Parkway via 2 curb cuts
- ┆ Immediate connectivity to I-69, Commerce District and Entertainment District
- ┆ Signaled intersection with traffic lights
- ┆ 269-unit Luxury Multi-Family under construction
- ┆ 321-unit Garden style Multi-Family under construction
- ┆ Adjacent to the Residential Distirct with ±2,000 single family homes built out
- ┆ Valley Ranch Bend / Grand Parkway connector estimated completion June 2021



Trails



**106,000**  
VEHICLES PER DAY



**46,000**  
VEHICLES PER DAY



# Valley Ranch Marketplace Site Plan







# VALLEYRANCH Medical District



FULL  
OF  
LIFE



**±100 acres with Healthcare-Anchored Retail Opportunities**



# FM 1314 - 9.75 ACRES

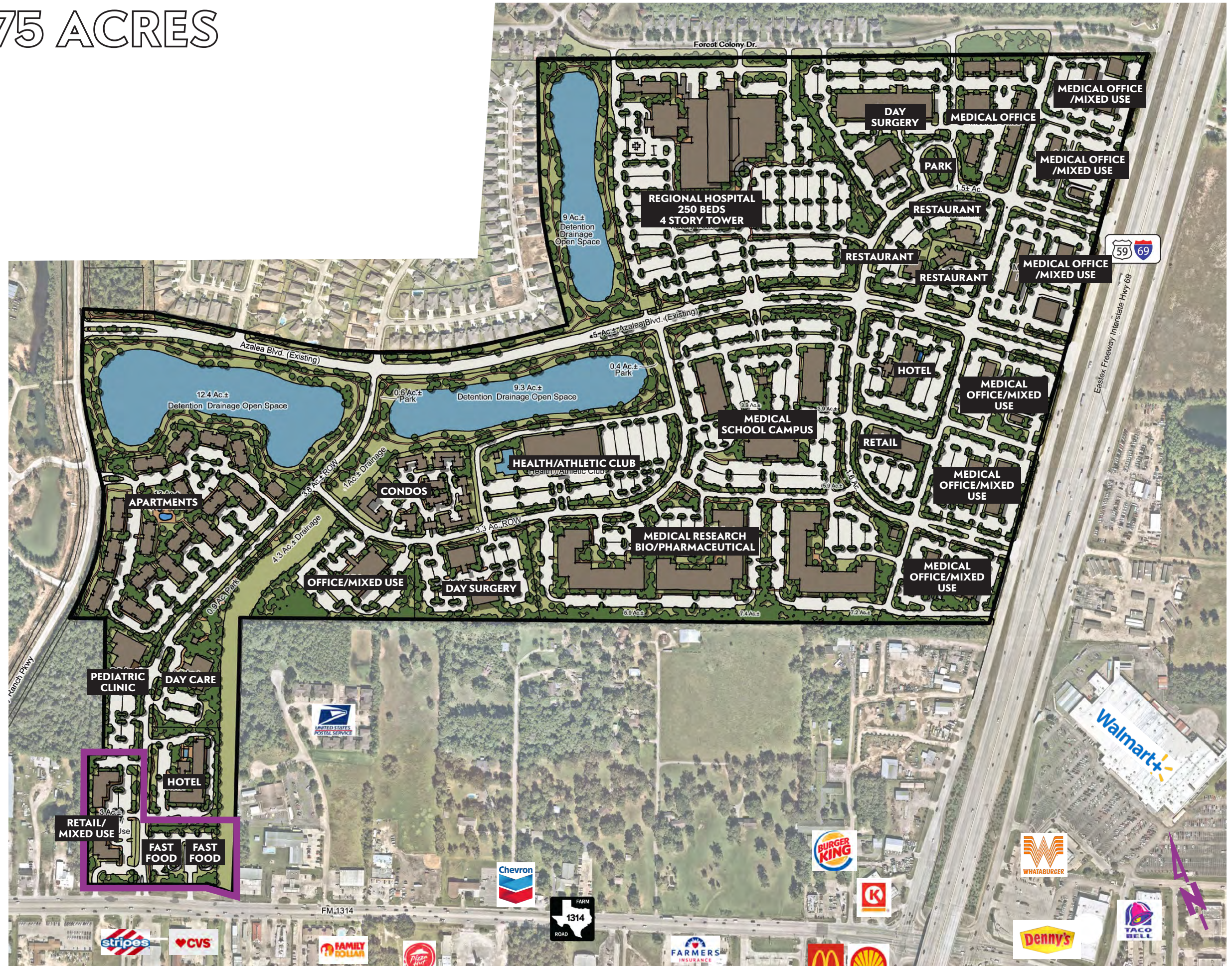
PORTER, TX



Interstate 69  
**106,000**  
VEHICLES PER DAY



FM 1314  
**40,000**  
VEHICLES PER DAY



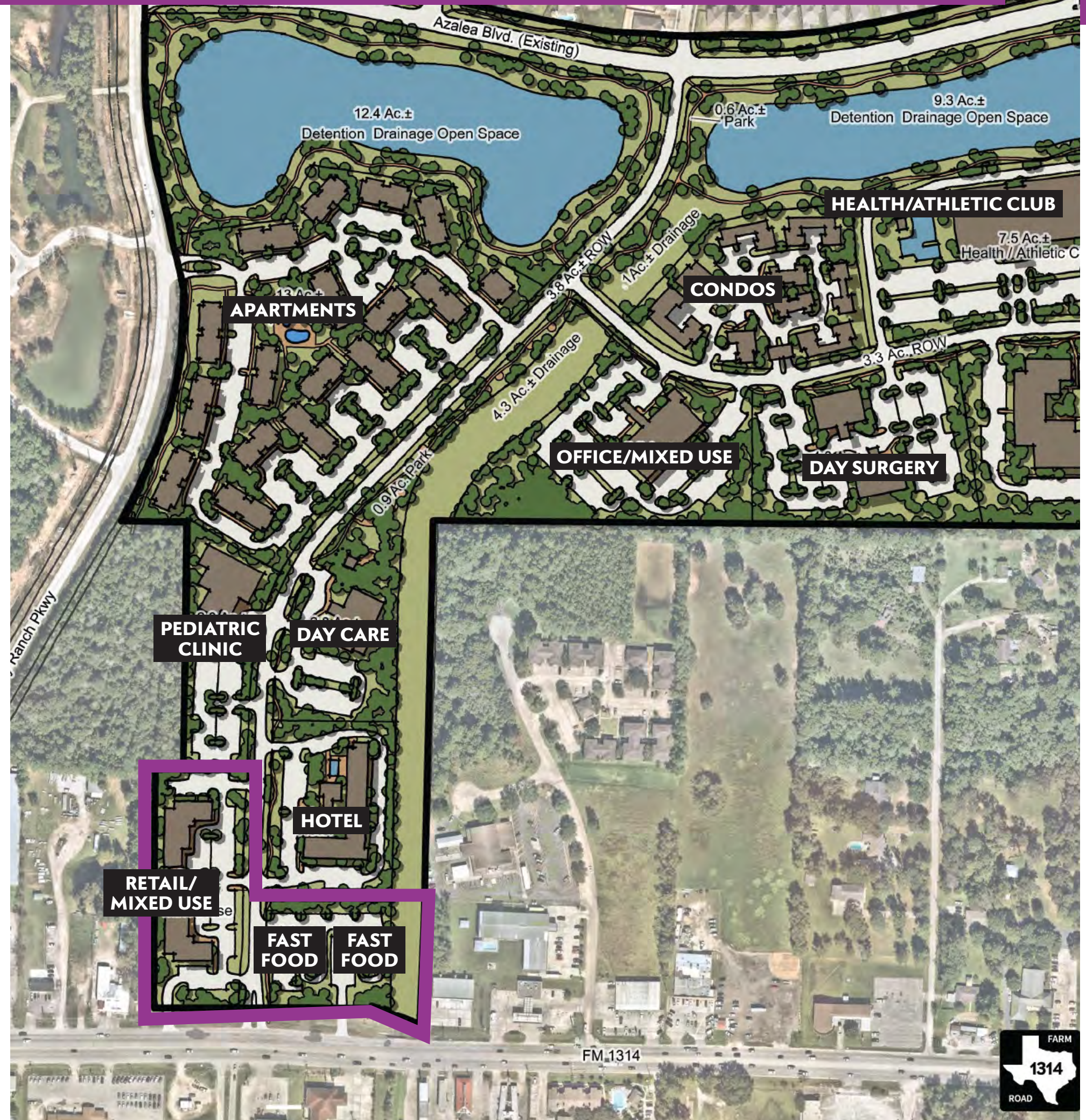


# FM 1314 - 9.75 ACRES

PORTER, TX

## Convenient Location

- Site is located within Valley Ranch Master Planned Community, 1/2 mile west of I-69 on FM 1314
- Over 670' of frontage on FM 1314, which carries over **40K cars daily**
- Situated at the main entrance of the future ±100-acre Valley Ranch Medical District, making it ideal for medical, office and retail
- Valley Ranch Medical District is a healthcare-focused development at Northeast Houston's Fastest growing and highest demand intersection
- Strategically designed with 2,800 feet of frontage on I-69 providing ideal access and visibility to over **106K cars daily**.

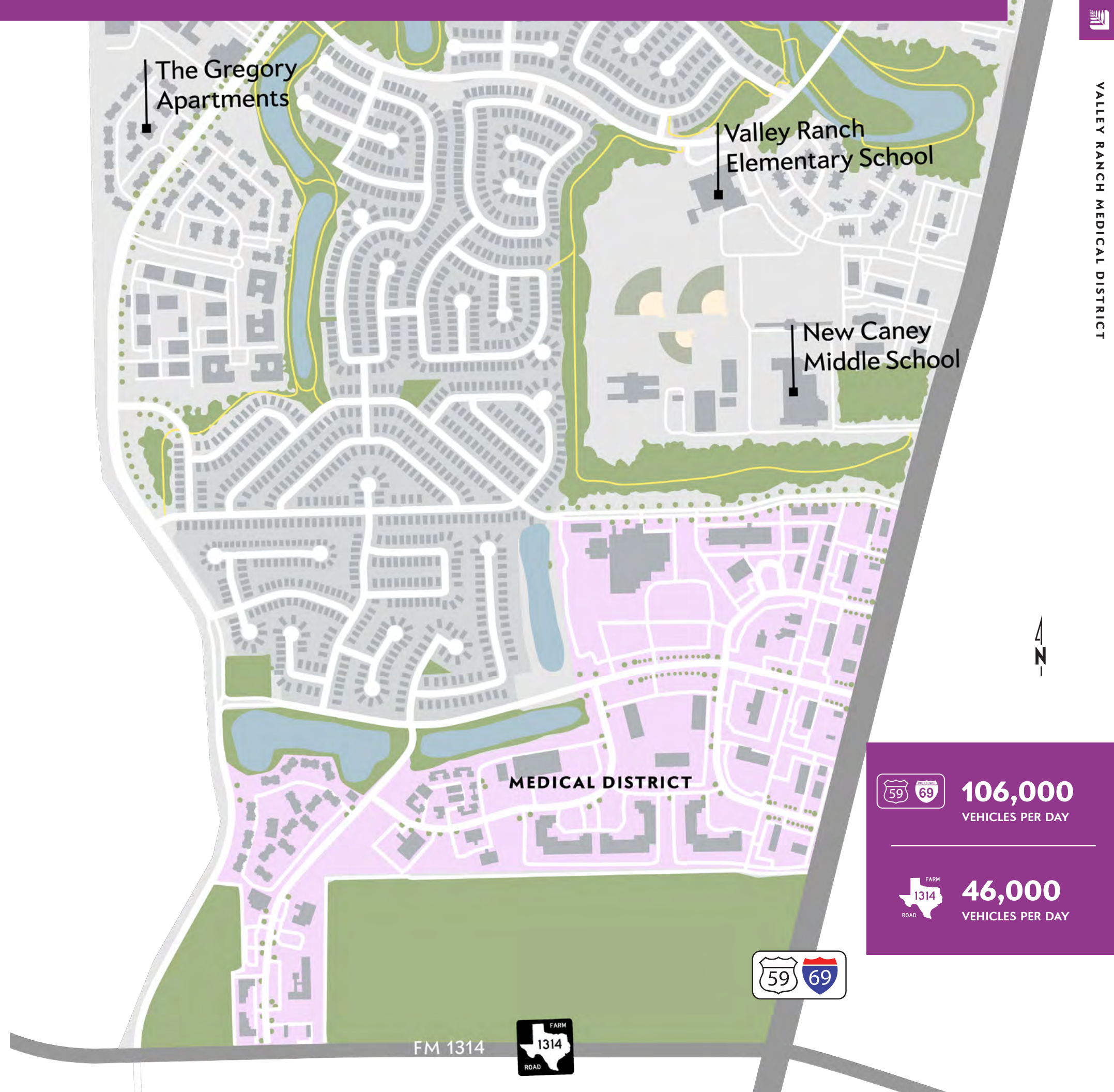




# Valley Ranch Medical District

Redefining Healthcare and Wellness

- ±100 acres of healthcare-centric development providing an immediate flagship opportunity for health care and life science facilities.
- Future partnership with best-in-class class healthcare system creating opportunity for academic research and collaboration within multiple disciplines.
- Integrating world-class healthcare and advanced technologies to offer a unique environment where the next generation of healthcare can be realized.
- Pedestrian friendly amenities including acres of trails, lakes, and common area park will all set the tone for the district and are an extension to the already wonderful amenities at Valley Ranch.

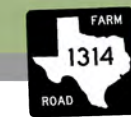


59 69 **106,000**  
VEHICLES PER DAY

FARM  
1314 **46,000**  
ROAD  
VEHICLES PER DAY



FM 1314





# The Signorelli Company



Since 1994, The Signorelli Company has developed and built the finest places where families can live, work, and play. With developments in Texas and Oklahoma, TSC is one of the largest privately held development companies in the State of Texas.



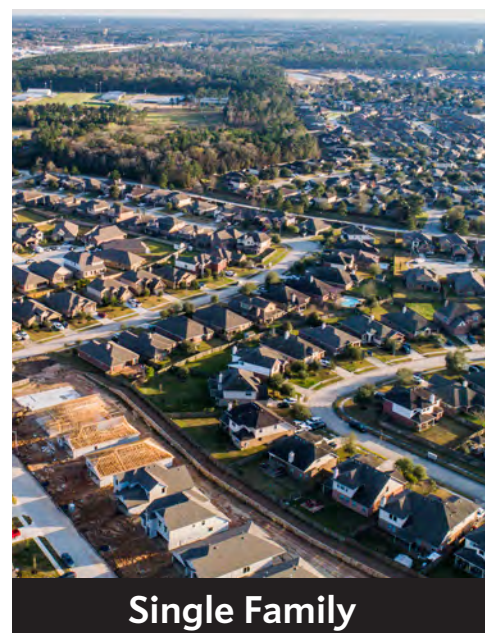
Commercial



Retail



Multi-Family



Single Family



Land



Recreational

## Proven Track Record of Success

- ┌ A vertically-integrated real estate development firm founded by **Danny Signorelli** in 1994
- ┌ Headquartered in **The Woodlands, Texas**
- ┌ Completed over **\$1 Billion** in development
- ┌ Established track record with over **12,000 acres** of development
- ┌ Created over **500 acres** of parks, trails, lakes and public areas to the benefit of our communities
- ┌ Generated over **2,500 jobs**, including over **1,750 sustainable jobs** in retail, multi-family, and mixed-use developments to date
- ┌ Helped provide places to live for over **10,000 families** throughout the Greater Houston area

## Celebrated and Recognized as One of Houston's Top Mixed-Use, Master-Planned Development Companies



2020 Landmark Award for Headquarter Move

2018 - 2019 Landmark Awards for Houston's **Top Projects** Finalist

2019 **Fast 100** Companies

2019 **Top 10** Best Places to Work



2017 **Developer of the Year**



2018-2020 **Top 50** Workplace

metrostudy

2019 **Top 30 Home Builder** in Houston



2019-2020 **Aggie100** Company



2020 **Best Multi-Family Community** in Texas





# VALLEYRANCH

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# FM 1314 - 9.75 ACRES

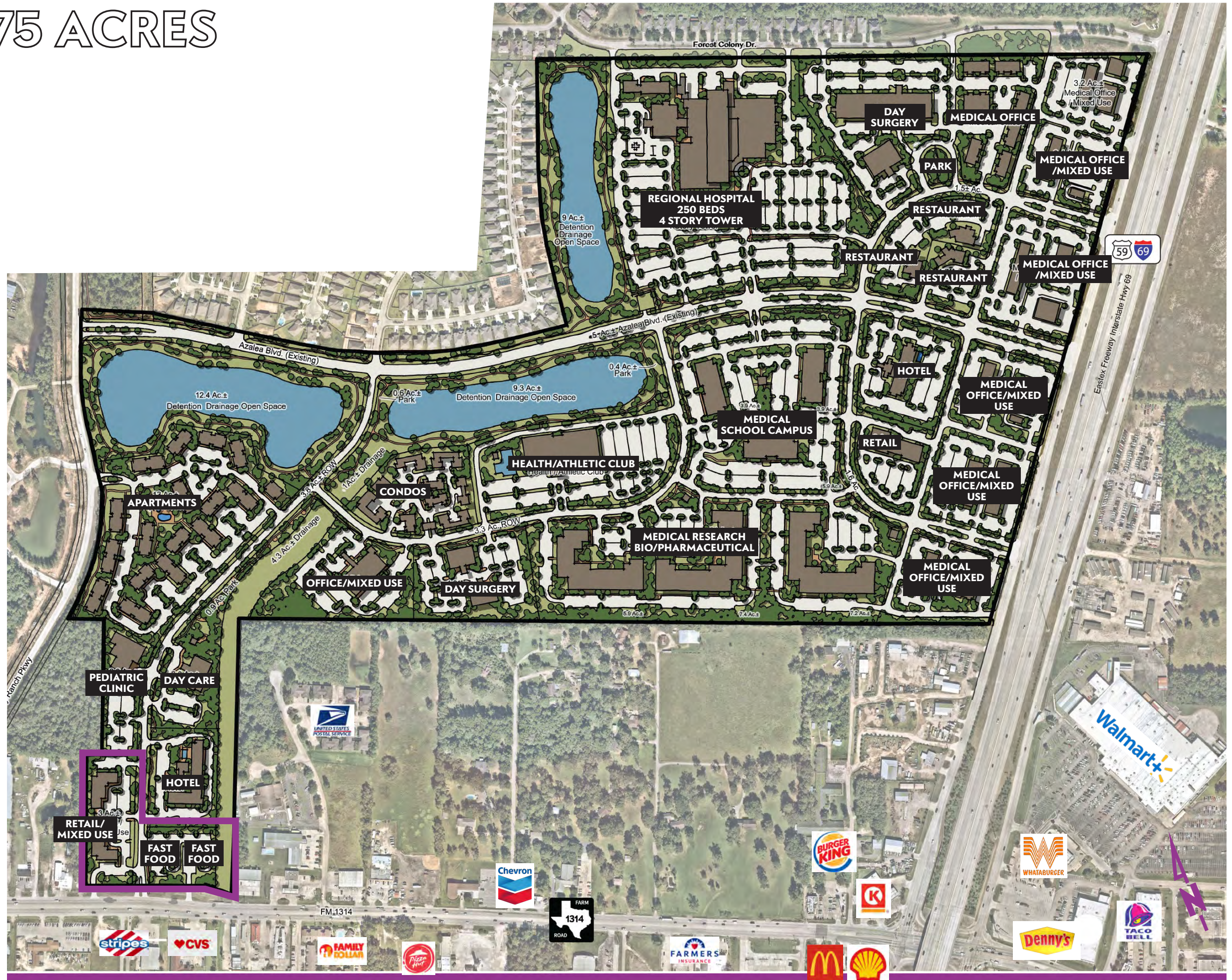
PORTER, TX



**138,000**  
VEHICLES PER DAY



**40,000**  
VEHICLES PER DAY





## FOR MORE INFORMATION:

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Vice President

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