



Full of Life.

Crossing

Fully designed and planned pad sites and multi-tenant retail buildings

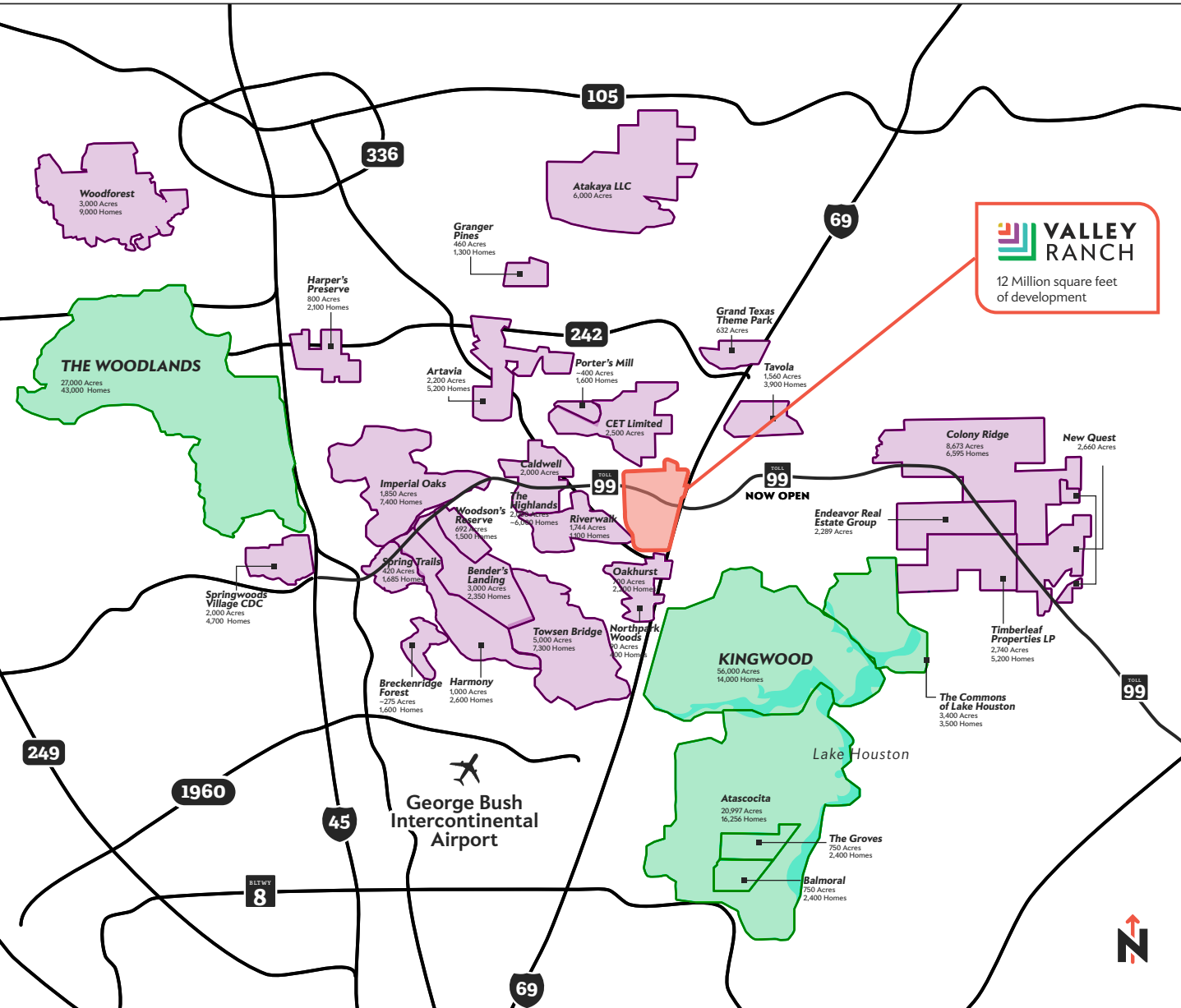


The Epicenter of Houston's Fastest Growing Corridor

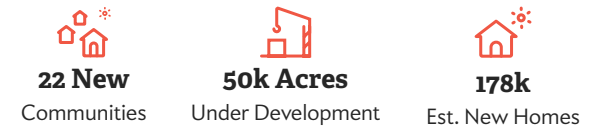


GALVESTON

A MOBILITY INSPIRED POPULATION BOOM



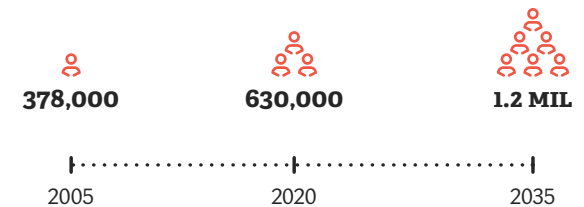
Grand Parkway Expansion Leads to Growth



Montgomery County

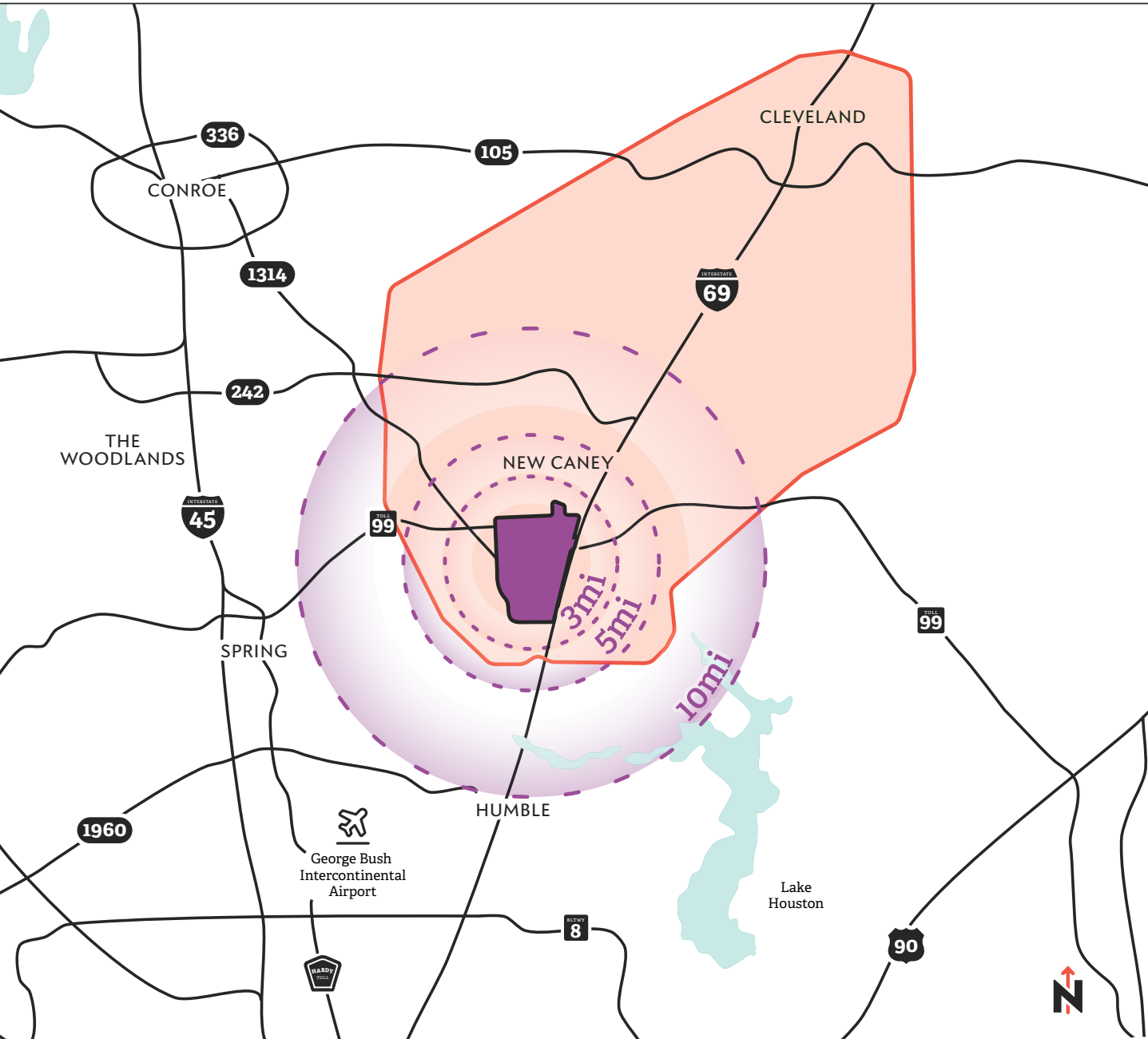
Valley Ranch is located in Montgomery County, the **10th Fastest Growing County** in the **USA***, consistently ranking within the Top 20 for over two decades.

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 DYNAMIC GROWTH CORRIDOR



Regional Demographics

Primary Trade Area

Population	236,757
HH Income	\$77,323
Home Value	\$147,373

3Mi 5Mi 10Mi

Population	28,508	75,123	283,357
HH Income	\$84,953	\$92,489	\$102,696
Households*	3,987	12,781	57,609
College Educated	50.3%	55.7%	65.9%

*Source: Placer.ai
Households that are married-couple family

A LEADING REGIONAL DESTINATION

RANKING INDEX — Category: Shopping Centers

Rank	Name	Visits
1	Meyerland Plaza Houston TX	8.96 Million
2	Valley Ranch Town Center New Caney, TX	7.2 Million
3	Grand Parkway Marketplace I & II Spring, TX	6.99 Million
4	Village Plaza At Bunker Hill Houston, TX	6.97 Million
5	Fairfield Town Center Cypress, TX	6.69 Million
6	Silverlake Village Shopping Center Pearland, TX	6.42 Million
7	Shadow Creek Ranch Pearland, TX	6.32 Million
8	Brazos Town Center Rosenberg, TX	5.62 Million
9	Fairway Plaza Pasadena, TX	5.52 Million
10	Victory Lakes Town Center League City, TX	5.42 Million


MOST VISITED

#2 Open-Air Shopping Center in Houston MSA

With opportunities still remaining, Valley Ranch Town Center **already** ranks among the **top 5 in Houston**.



An aerial photograph of a large-scale development project. A white rectangular outline highlights a central area containing several large, flat-roofed industrial or commercial buildings, parking lots, and some green spaces. To the left of this highlighted area is a residential neighborhood with many houses and a winding road. To the right is a large, organized parking lot or parking structure. In the foreground, a multi-lane highway with several cars is visible. The background shows a vast, flat landscape with scattered trees and distant structures under a sky with soft, pinkish clouds, suggesting a sunset or sunrise.

Valley Ranch
Crossing:

A ±26 Acre
Mixed-Use
Development

AN AWARD-WINNING MASTER-PLANNED COMMUNITY

At the Intersection of Main & Main

Valley Ranch is a 1,400-acre master-planned community at the intersection of I-69 and 99N. At full build out, the mixed-use development is projected to span over 12 million square feet (sf).

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

A TOP HOUSTON-AREA SHOPPING DESTINATION

Mixed-Use Development Including:

- ±2,800 Apartment Units
- ±3.5 Million square feet of Retail and Restaurants
- ±240 Acres of Amenities, Lakes, Trails and Greenspace
- ±180 Acre Medical District



Valley Ranch Town Center

Valley Ranch Commerce District

Valley Ranch Wellness District

Valley Ranch Entertainment District

Valley Ranch Marketplace

Valley Ranch Residential District

PROPERTY HIGHLIGHTS



Several Drive-Thru Opportunities

Padsites Between 1.16 - 4.02 ac

Up to 17,000 sf of Retail or Restaurants

Pylon Signage Available on I-69

Development Ready

Valley Ranch Town Center

Valley Ranch Commerce District

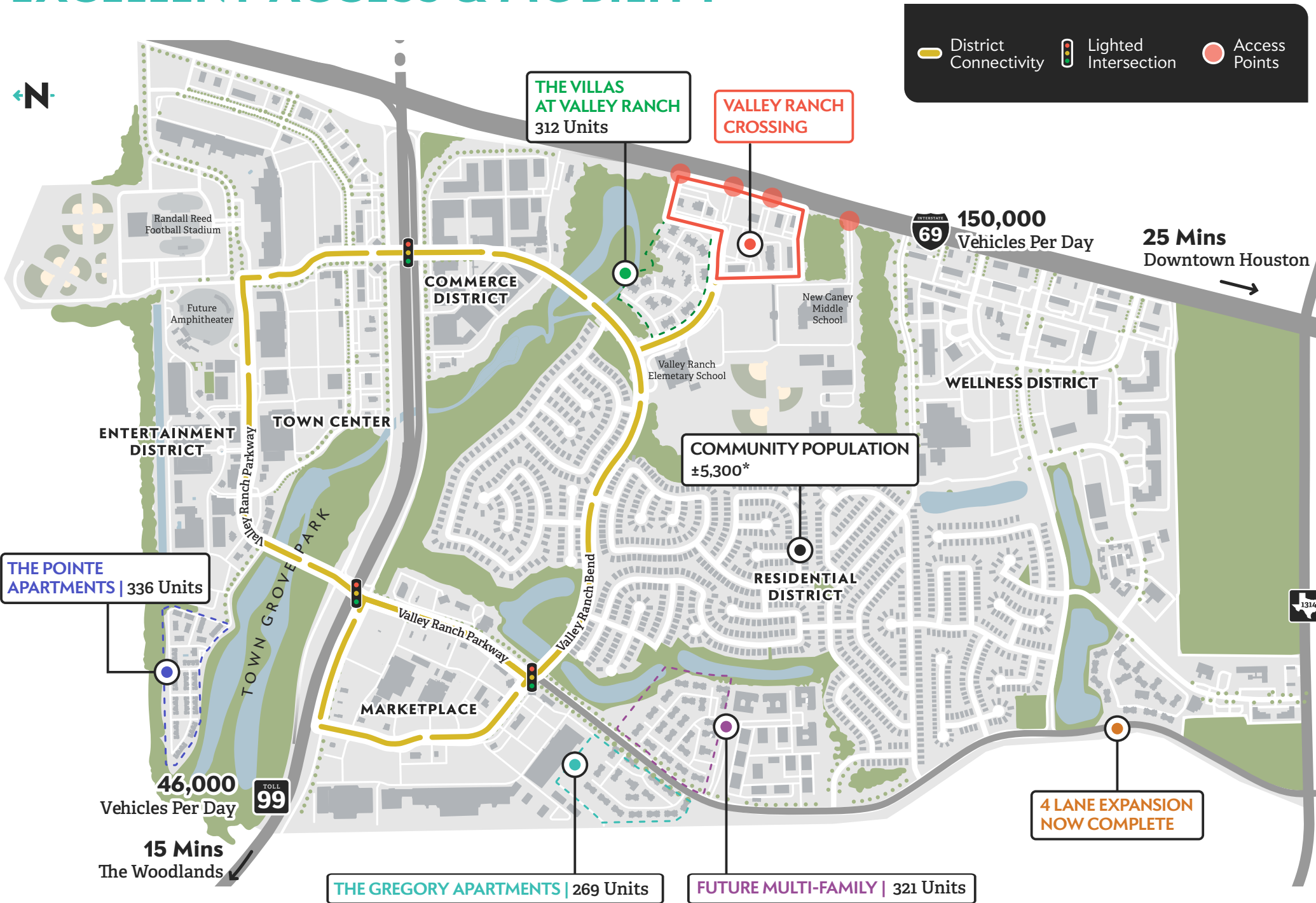
Valley Ranch Wellness District

Valley Ranch Entertainment District

Valley Ranch Marketplace

Valley Ranch Residential District

EXCELLENT ACCESS & MOBILITY



LIMITED OPPORTUNITIES REMAIN



Valley Ranch Crossing

Space	Tenant	Size
1	Neighbors Emergency Center	8,000 sf
2	Discount Tire	7,700 sf
3	Dickeys, Checkers, Shell	8,688 sf
4	Caliber Collision	7,700 sf
5	Available	1.31 ac
6	Valley Ranch Self Storage	100,400 sf
7	Available	9,100 sf
8	Available	2.65 ac
9	Citizens Bank	10,000 sf
10	Available	1.00 ac

Leased
 Available

ABOUT THE SIGNORELLI COMPANY



Enriching Lives & Lifestyles for Decades

Since 1994, The Signorelli Company (TSC) has developed and built the finest places where families can live, work, and play. Headquartered in The Woodlands, TX, with developments across all four quadrants of the Greater Houston area, TSC is one of the fastest growing privately held development companies in the State of Texas.

Our approach includes identifying large parcels of land we believe possess critical elements needed for success:



Medical



Retail



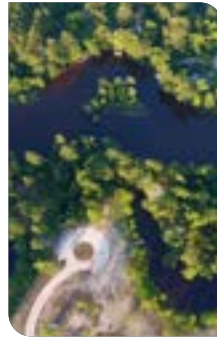
Multi-Family



Single-Family



Land




Recreational

-  **Location / Demographics**
-  **Current & Future Mobility**
-  **Void Analysis**
-  **Community / Business Friendly Environment**
-  **Scale / Long-Term Growth Markets**

GHBA
Building a Greater Houston
2017 Developer of the Year
2021 Best Developer Community

AGGIE 100
2019 - 2021 Aggie100 Company


2020 Top 30 Home Builder in Houston


2020 Best Multi-Family Community in Texas


2018 - 2021 Top 30 Workplace

Inc. 5000
2021 Fastest-Growing Privately-Held Companies in the U.S.

HOUSTON BUSINESS JOURNAL
2019 & 2021 Fast 100 Companies
2019 Top 10 Best Places to Work
2021 Middle Market Top 20
2020 Landmark Award for Top Headquarter Move

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