SIGNORELLI COMPANY

VALLEYRANCH

Full of Life

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

RETAIL LEASING

HOUSTON, TX

MONTGOMERY COUNTY

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***.

VALLEYRANCH

At the Intersection of Main & Main

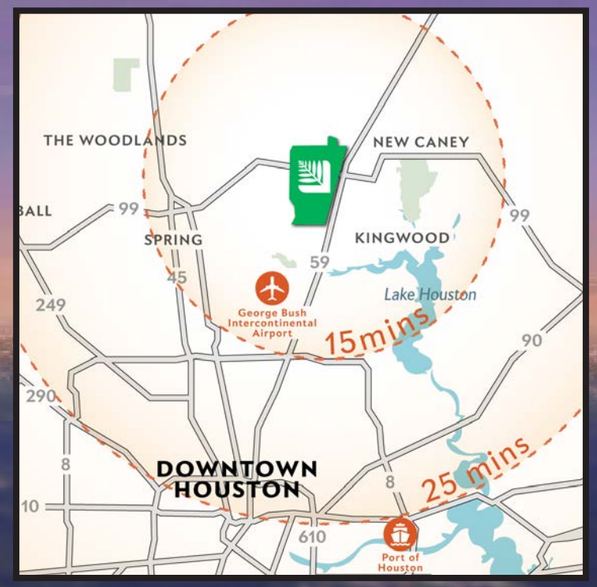
Port of Houston
25 mins away

Downtown
25 mins away

Bush IAH
15 mins away

Grand Parkway Expansion
Completion in Spring 2022

The Woodlands *15 mins away*



VALLEYRANCH Medical District

VALLEYRANCH Entertainment District

VALLEYRANCH Commerce District

VALLEYRANCH Marketplace

VALLEYRANCH Crossing

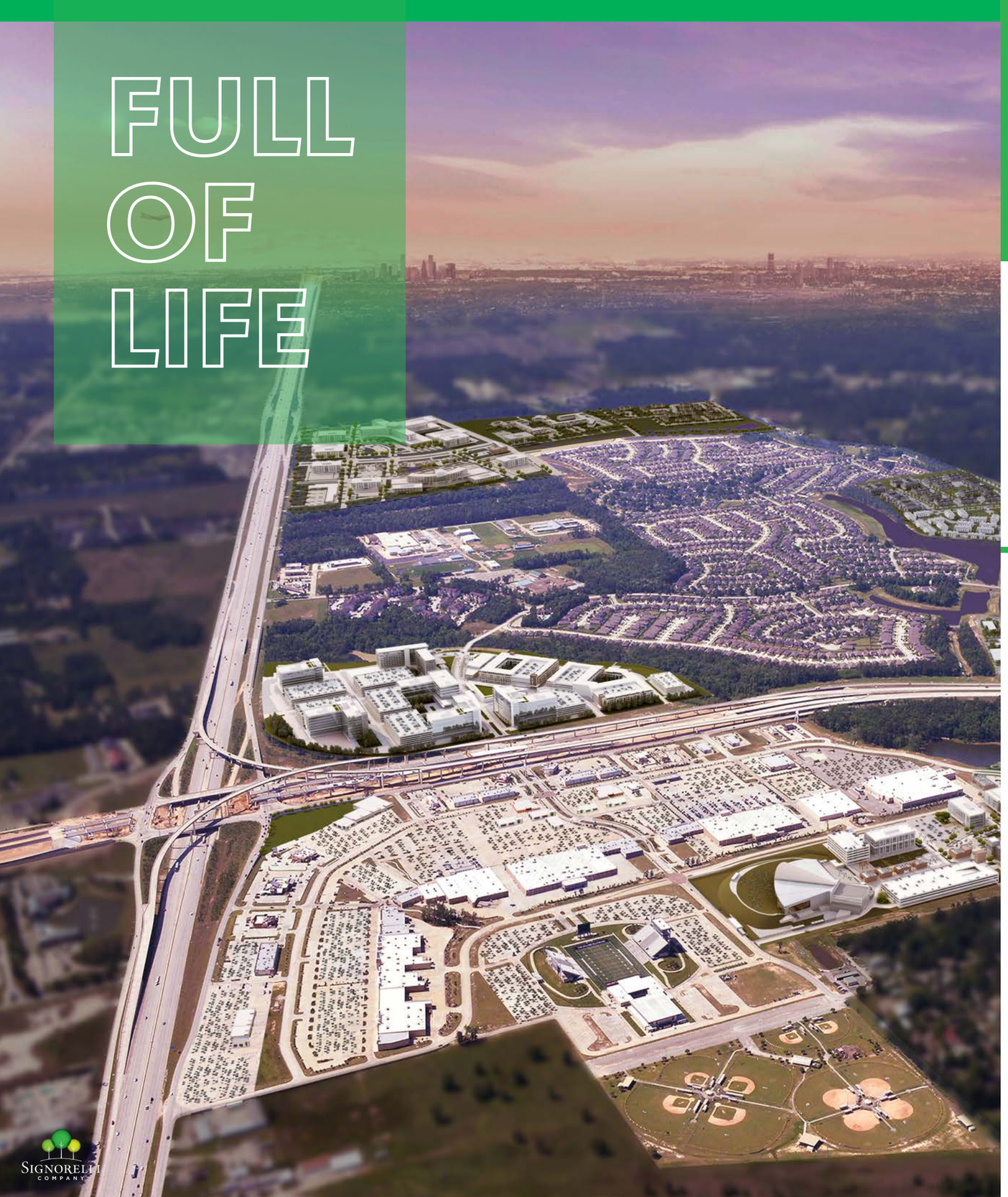
59 69

99 TOLL

N

SIGNORELLI COMPANY

VALLEY RANCH



The Epicenter of Houston's Fastest Growing Corridor

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

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

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

700 Acres Shovel-Ready

- [x] Utilities
- [x] Detention
- [x] Environmental
- [x] Entitlements
- [x] Mobility

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

VALLEY RANCH

Valley Ranch Retail Opportunities

VALLEY RANCH

Town Center

1 million SF Grocery/ Anchored Super Regional Retail Center

Commerce District

Future Office, Hotel, Convention Center and Retail

Crossing

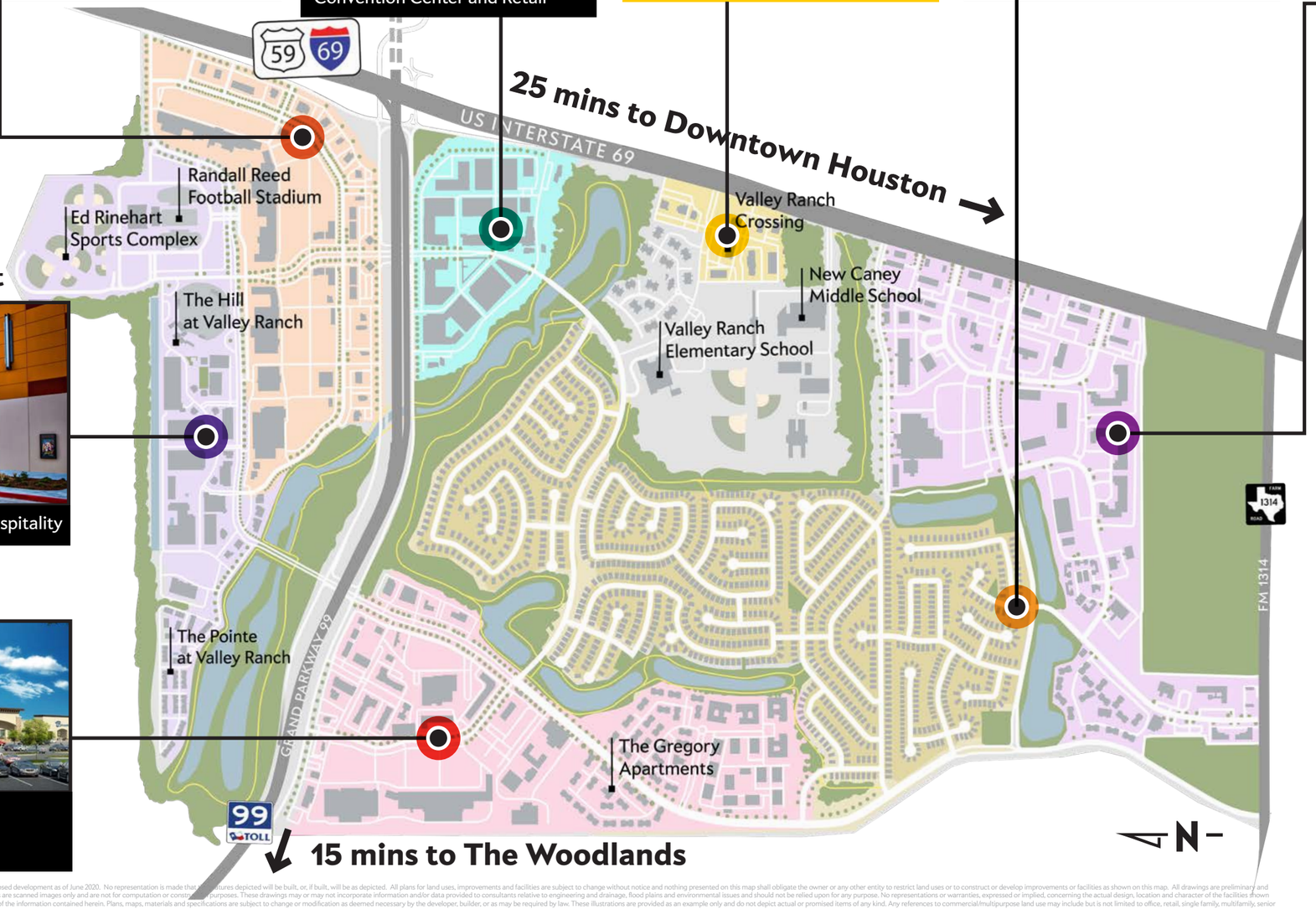
Neighborhood Retail Available

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

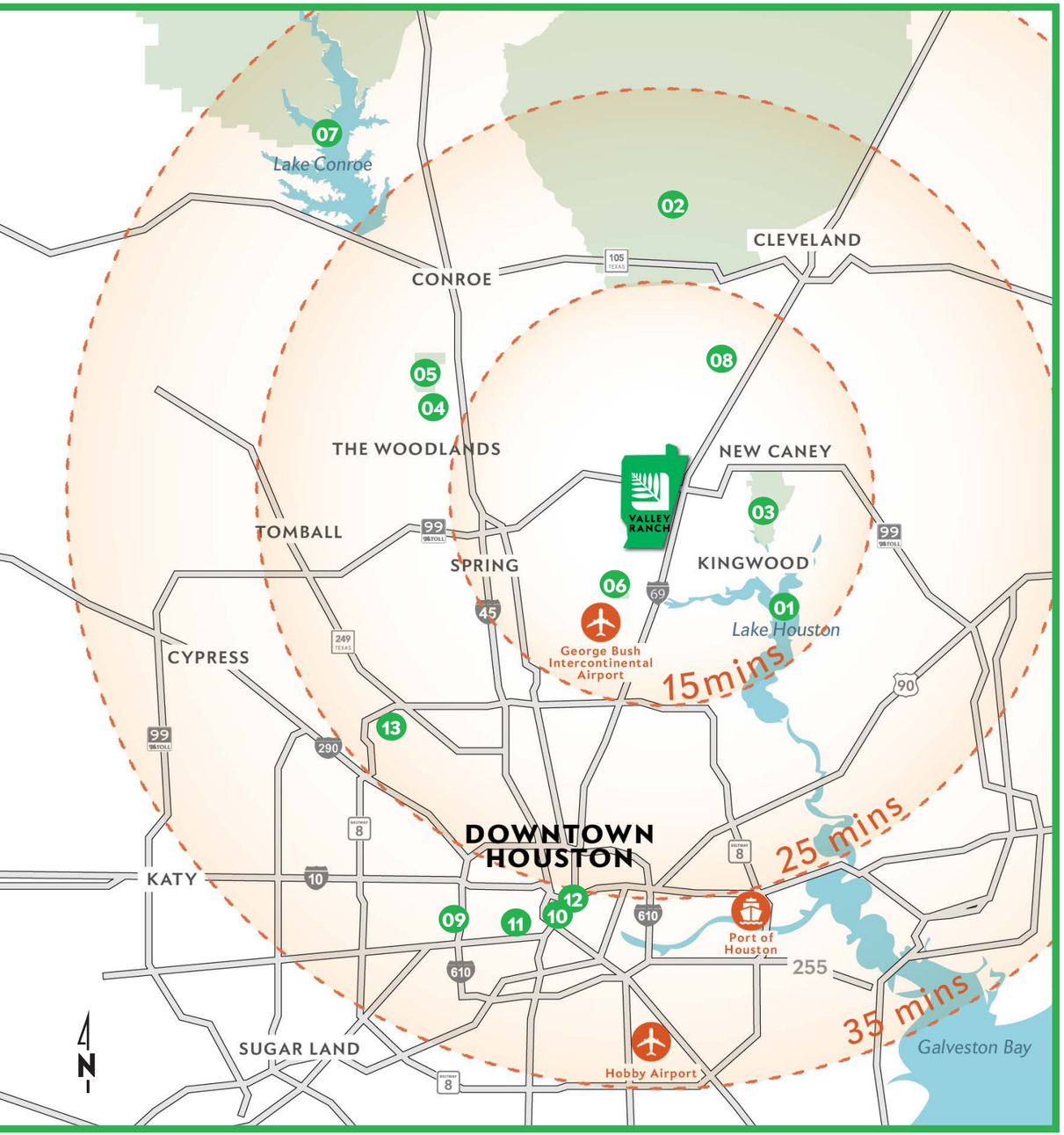
Valley Ranch Crossing is surrounded by **6 Distinct Districts** at the Intersection of Main & Main

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

SIGNORELLI COMPANY

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

* Source: U.S. International Trade Administration

SIGNORELLI COMPANY

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:

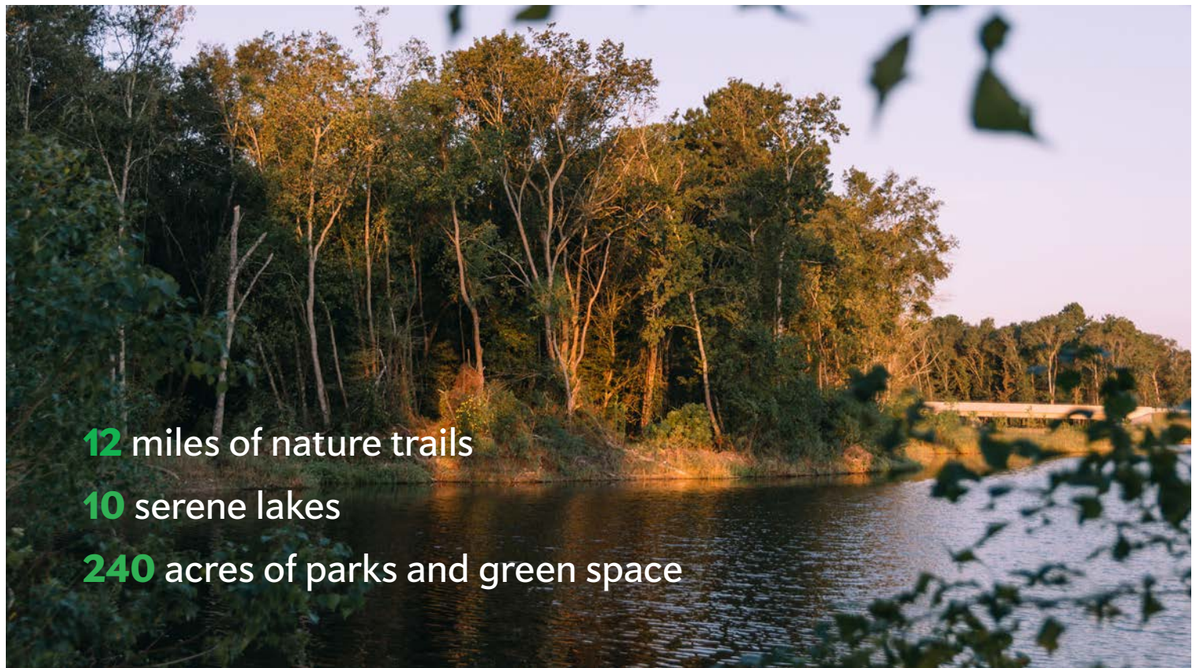
- **Cinemark Valley Ranch and XD**
- **Ed Rinehart Sports Complex**
- **Randall Reed Stadium**
- **The Hill at Valley Ranch**

Valley Ranch 4th Fest 2019
Pat Green headlines annual festival attended by 10,000+ at the Site of the Future Outoor Amphitheater.

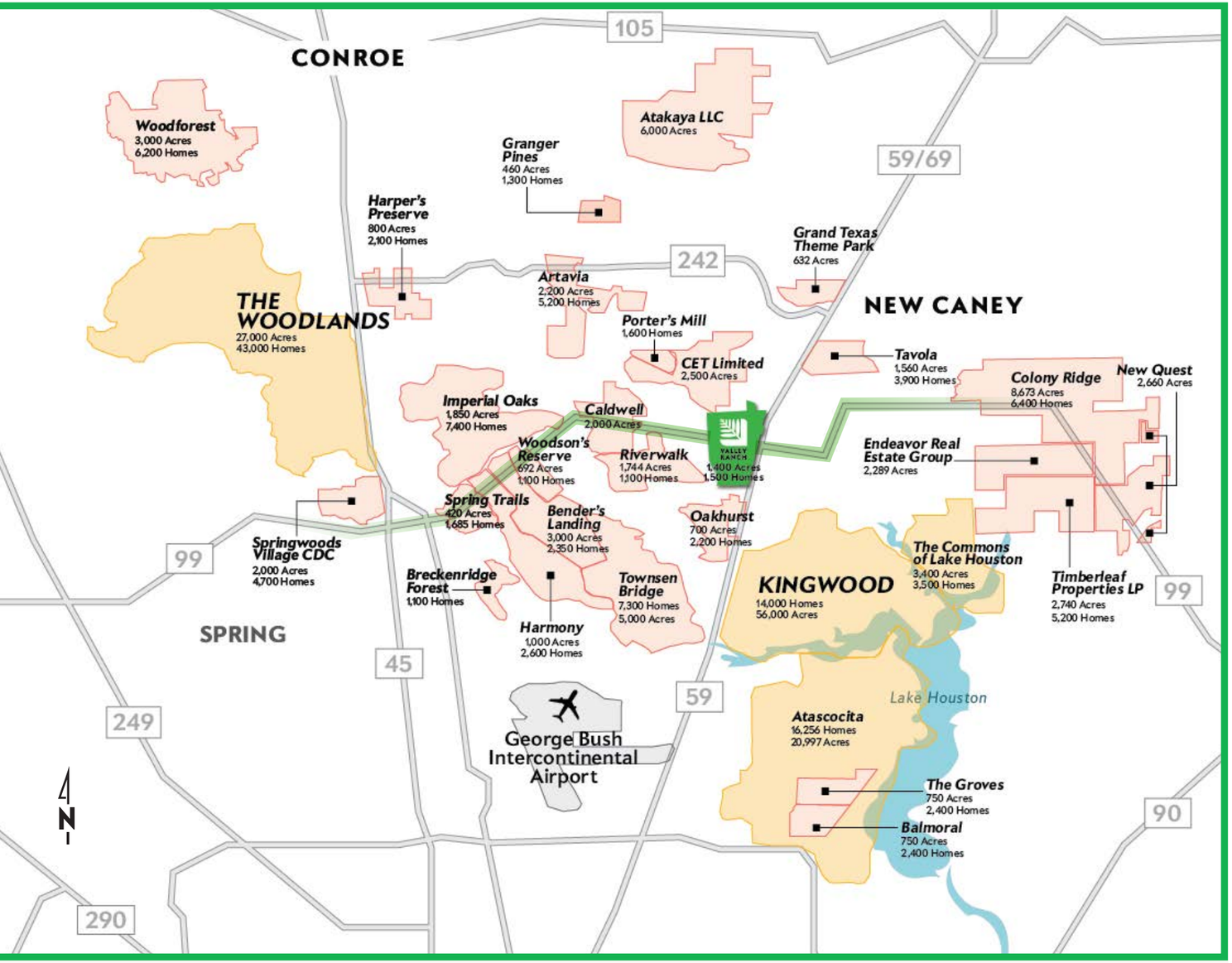
> *"This location is a top performer among all of our restaurants. Even in the first year of business it exceeded our expectations"*
>
> **Jonathan Kim, Chief Operating Officer**
> **Gringo's Tex-Mex**

With tenant store sales consistently out preforming 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 experiencial mixed-use concept ensure long-term relevance and exponential growth opportunities.

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



A Mobility Inspired
Population Boom



Built Out Communities Future / Under Development

Grand Parkway Expansion Leads to Growth

22 new communities

50k acres under development

178k est. new homes

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.

2005
378,000

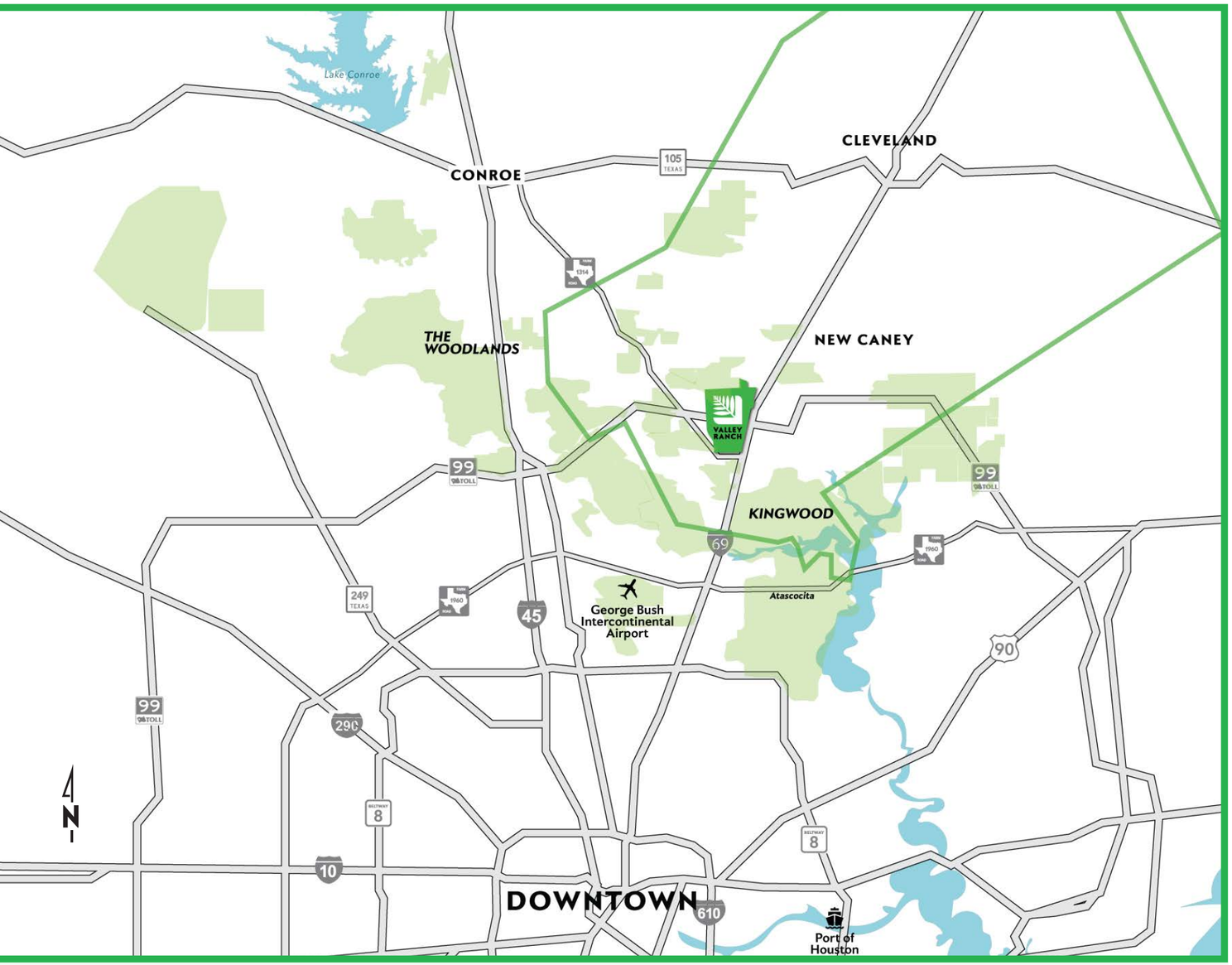
2020
630,000

2035
1.2 million

* Source: Houston-Galveston Area Council

SIGNORELLI COMPANY

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

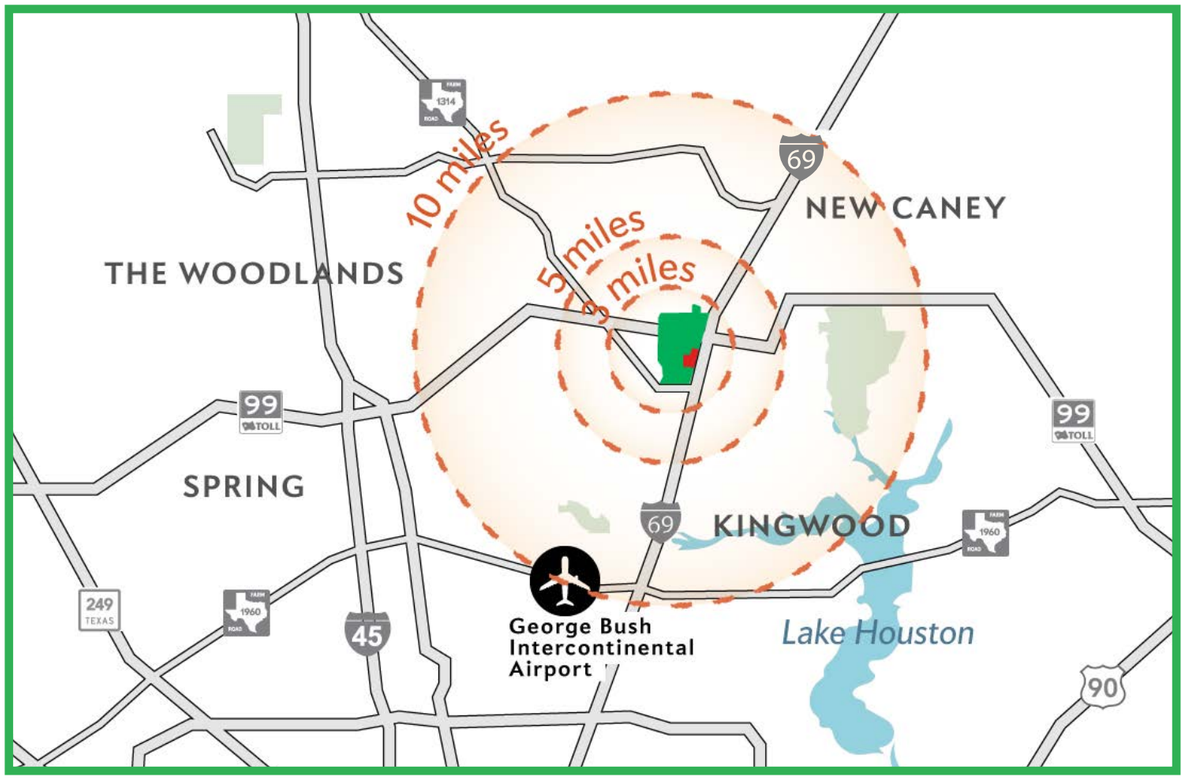
$88,375
Average Household Income

2010		1,035,000
2020		1,304,000
2025		1,462,000
2030		1,600,000

* Source: Houston-Galveston Area Council

SIGNORELLI COMPANY

Demographics



Population

3-mile radius	5-mile radius	10-mile radius
28,508	75,123	283,357

Household Income

3-mile radius	5-mile radius	10-mile radius
$84,953	$92,489	$102,696

Valley Ranch Crossing—At the Heart of Connectivity

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

Interstate 69
106,000
VEHICLES PER DAY

Grand Parkway
46,000
VEHICLES PER DAY

Apartments & Homes

1	312 Units
2	320 Units
3	270 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

SIGNORELLI COMPANY

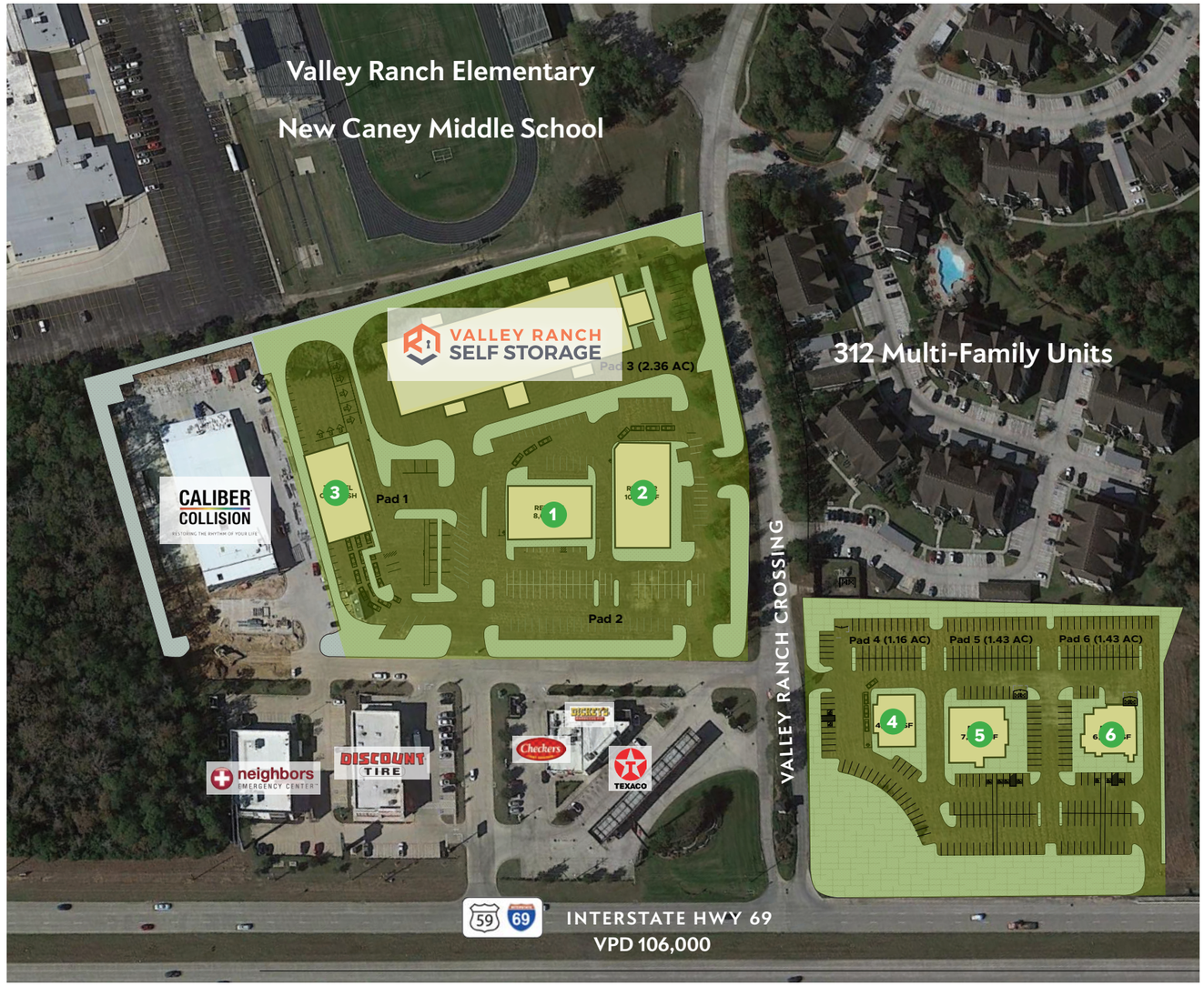
Valley Ranch Crossing

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

Tract	Retail	Tract	Pad Size
1	8,060 SF	3	1.31 AC
2	10,085 SF	4	1.16 AC
		5	1.43 AC
		6	1.43 AC

SIGNORELLI COMPANY

The **Signorelli** Company

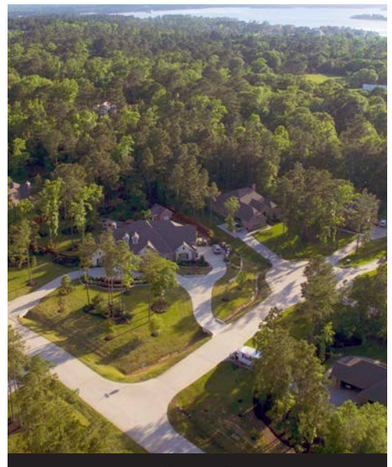
Since 1994, The Signorelli Company has developed and built the finest places where families can live, work, and play. With developments in Texas and Oklahoma, TSC is one of the largest privately held development companies in the state of Texas.

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

HOUSTON BUSINESS JOURNAL

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

GHBA GREATER HOUSTON BUILDERS ASSOCIATION

2017 **Developer of the Year**

HOUSTON CHRONICLE

2018-2020 **Top 50** Workplace

metrostudy

2019 **Top 30 Home Builder** in Houston

TEXAS A&M UNIVERSITY

2019-2020 **Aggie100** Company

Texas Association of Builders Star Awards

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

* Disclaimer: All the information contained herein is subject to change. 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. All images and renderings are an artists' interpretation of the development. Maps not to scale.

FOR MORE INFORMATION:

Jay Young
Vice President
jyoung@signorellicompany.com
713.452.1721

Brody Farris
Vice President
bfarris@signorellicompany.com
713.452.1740

SIGNORELLI HQ:

1401 Woodlands Parkway
The Woodlands, TX 77380
713.452.1700

www.signorellicompany.com

SIGNORELLI COMPANY

EQUAL HOUSING OPPORTUNITY