

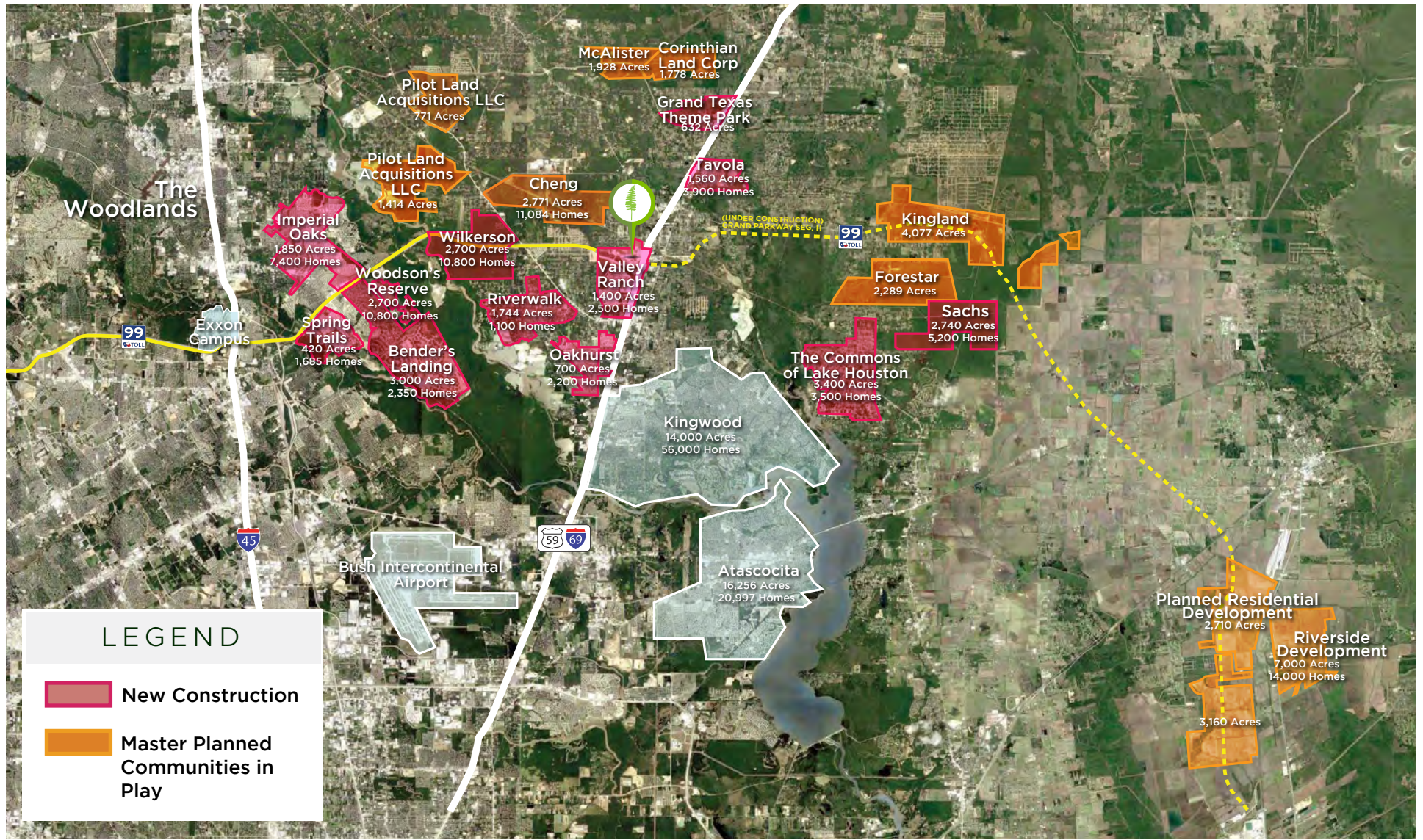


Valley Ranch Town Center

INTERSTATE 69 & GRAND PARKWAY (99) | Montgomery County, Texas

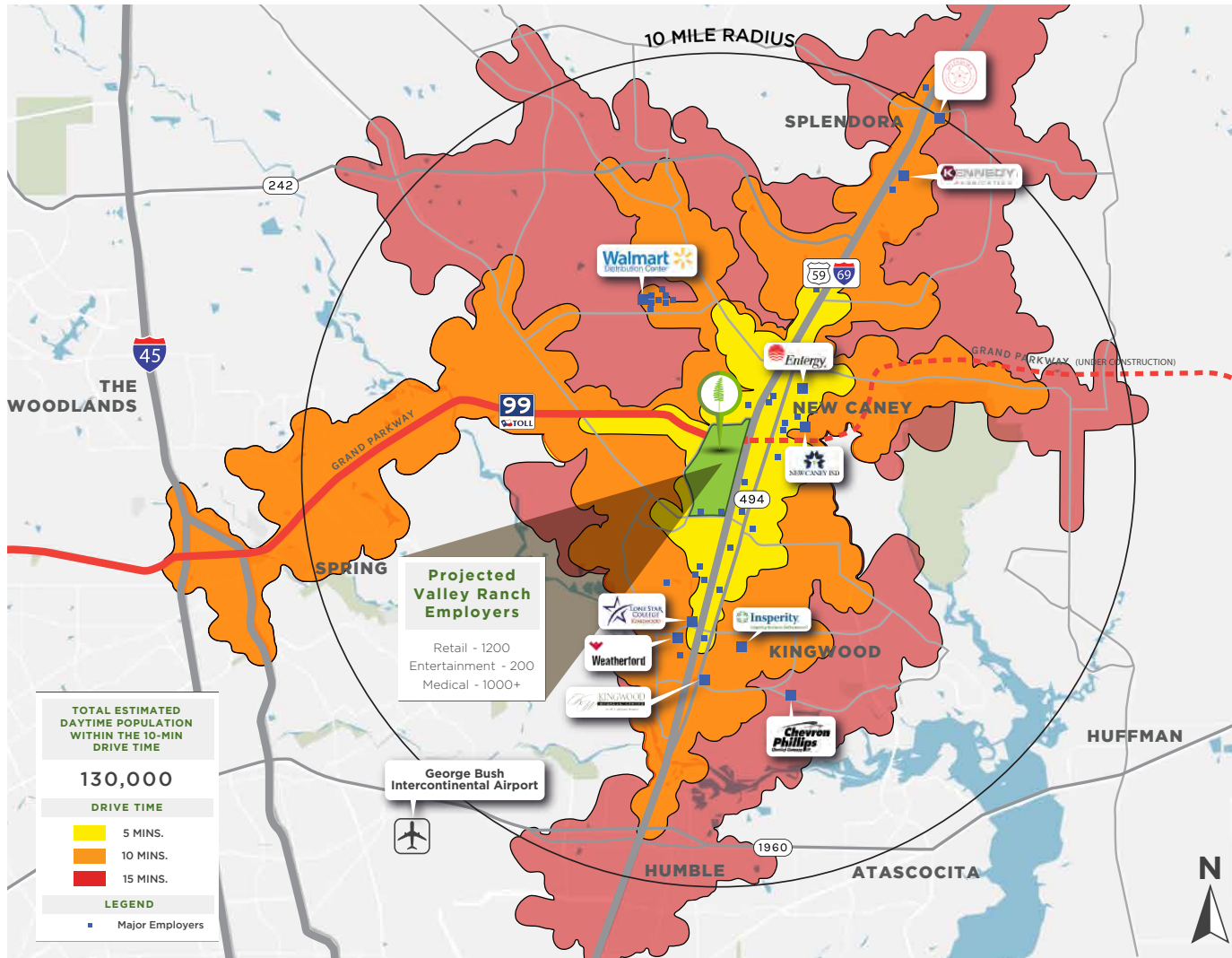
SURROUNDING DEVELOPMENTS

Valley Ranch Town Center, New Caney, TX



DAYTIME POPULATION SUMMARY

Valley Ranch Town Center, New Caney, TX



Demographic Source: ESRI's U.S. Updated Demographic (2016/2021) Data

AT THE CENTER OF IT ALL

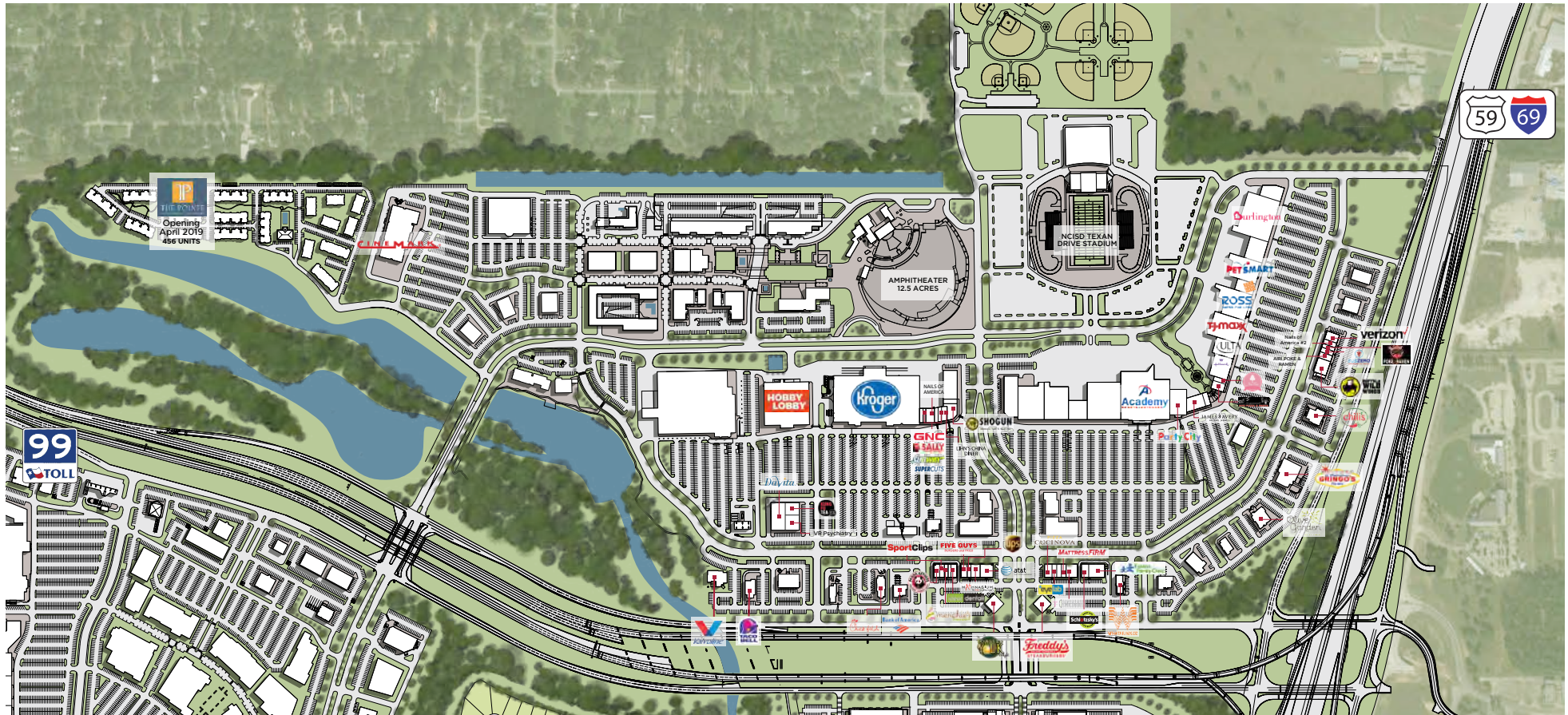
Valley Ranch Town Center is located at the rapidly growing corridor at Interstate 69 and the recently constructed Grand Parkway, making it easily accessible to some of the region's most prominent employers such as Chevron Phillips, Entergy, Walmart Distribution Center, Weatherford International, as well as:

Insperty: 2,200 employees
Splendora ISD: 1,000 employees
New Caney ISD: 2,500 employees
Kingwood Medical Center: 1,200 employees
Lone Star College Kingwood: 12,057 Students

Located in the 7th fastest growing county in the nation, Montgomery County, Valley Ranch Town Center is located at the epicenter growth in Northeast Houston. With regional entertainment and civic destinations, including multiple sports complexes, a planned world-class amphitheater and 100 acres of public lakes and parks, Valley Ranch Town Center provides a truly unique shopping and dining experience to the residents and nearby employees alike.

VALLEY RANCH TOWN CENTER

Valley Ranch Town Center, New Caney, TX

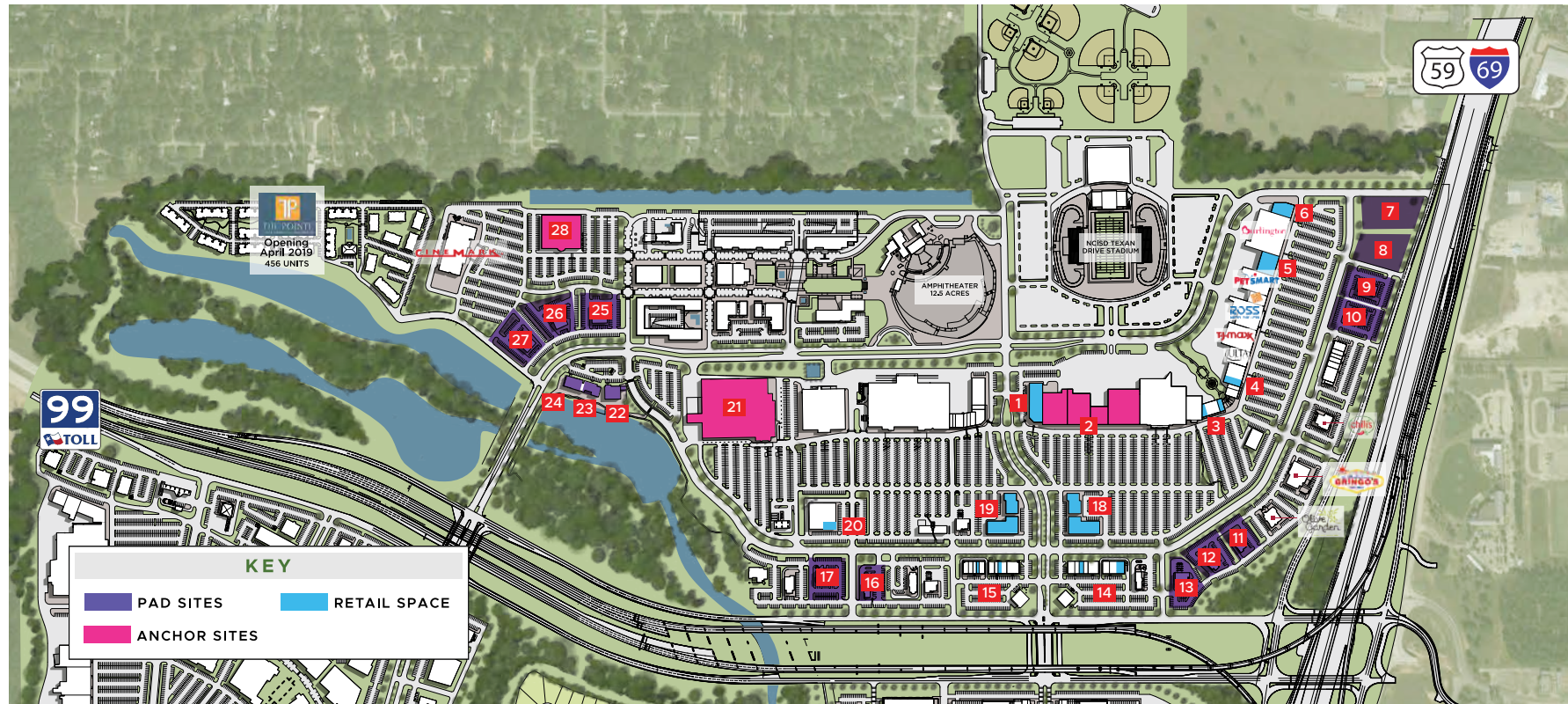


TENANT ROSTER

- | | | | | | |
|------------------------------|---------------------------|-------------------------|----------------------------|-------------------------|--------------------------|
| 1. Academy Sports + Outdoors | 9. Chili's Bar + Grill | 18. Mattress Firm | 27. Pizza Cucinova | 36. Subway | 45. UPS |
| 2. Airi Poke & Ramen | 10. Family Express Clinic | 19. Menchie's | 28. Rack Room Shoes | 37. Sub Zero ice cream | 46. Verizon |
| 3. AT&T | 11. Five Guys | 20. Nails of America | 29. Regions Bank | 38. Supercuts | 47. Whataburger |
| 4. Bank of America | 12. GNC | 21. Nails of America #2 | 30. RC's NYC Pizza & Pasta | 39. Taco Bell | 48. Valvoline Oil Change |
| 5. Buffalo Wild Wings | 13. Gringo's | 22. NCISD | 31. Ross Dress for Less | 40. TJ Maxx | 49. Yummy Tummy |
| 6. Burlington | 14. Hobby Lobby | 23. Olive Garden | 32. Sally Beauty | 41. T-Mobile | |
| 7. Chick-fil-a | 15. Ideal Dental | 24. Panda Express | 33. Schlotzsky's | 42. Tune Up Manly Salon | |
| 8. Cinemark Theatre | 16. Kroger Marketplace | 25. Party City | 34. Shogun Japanese Grill | 43. Toasted Yolk Cafe | |
| | 17. Lin's China Diner | 26. PetSmart | 35. SportClips | 44. Ulta | |

AVAILABLE PAD SITES, RETAIL & ANCHOR

Valley Ranch Town Center, New Caney, TX



TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
1 Shop Space		1,400 - 4,900
2 Jr. Anchor		12,000 - 65,000
3 Jr. Anchor		1,100 - 5,010
4 Jr. Anchor		3,000 - 7,000
5 Jr. Anchor(s)		3,500 - 11,500
6 Shop Space		8,013
7 Pad Site	1.76	
8 Pad Site	1.19	
9 Pad Site	1.48	
10 Pad Site	1.06	

TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
11 Pad Site	1.61	
12 Pad Site	1.54	
13 Pad Site	1.39	
14 Shop Space		1,400 - 3,500
15 Shop Space		1,050 - 3,450
16 Pad Site	1.26	
17 Pad Site	1.60	
18 Pad Site	1.63	
19 Shop Space		1,400 - 7,000
20 Shop Space		1,400 - 7,000

TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
21 Shop Space		136,000
22 Pad Site	0.89	
23 Pad Site	1.09	
24 Pad Site	1.02	
25 Pad Site	1.47	
26 Pad Site	1.53	
27 Pad Site	1.40	
28 Pad Site		55,000

VALLEY RANCH MASTERPLAN

1400-acre land plan



JUST MINUTES AWAY

Valley Ranch Town Center, New Caney, TX

KINGWOOD
(5 minutes)

DOWNTOWN
HOUSTON
28 MILES
(25 minutes)

GEORGE BUSH
INTERCONTINENTAL AIRPORT
14 MILES
(10 minutes)

THE WOODLANDS
(12 minutes)

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For more information, contact:

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