



VALLEY RANCH TOWN CENTER

Valley Ranch

Full of Life



A 1,400-acre master planned community at the epicenter of Northeast Houston’s fastest growing corridor.

A carefully planned mixed-use development with dynamic live, work, shop and play experiences.

A walkable, energetic and interconnected community **Full of Life.**



1,400+ ACRE

12 million

SQ FT Mixed-Use Development

1.6M SQ FT **Retail**

2M SQ FT **Office**

512 BEDS **Medical**

2,000 UNITS **Multi-Family**

1,000 KEYS **Hospitality**

685,000 SQ FT **Entertainment**

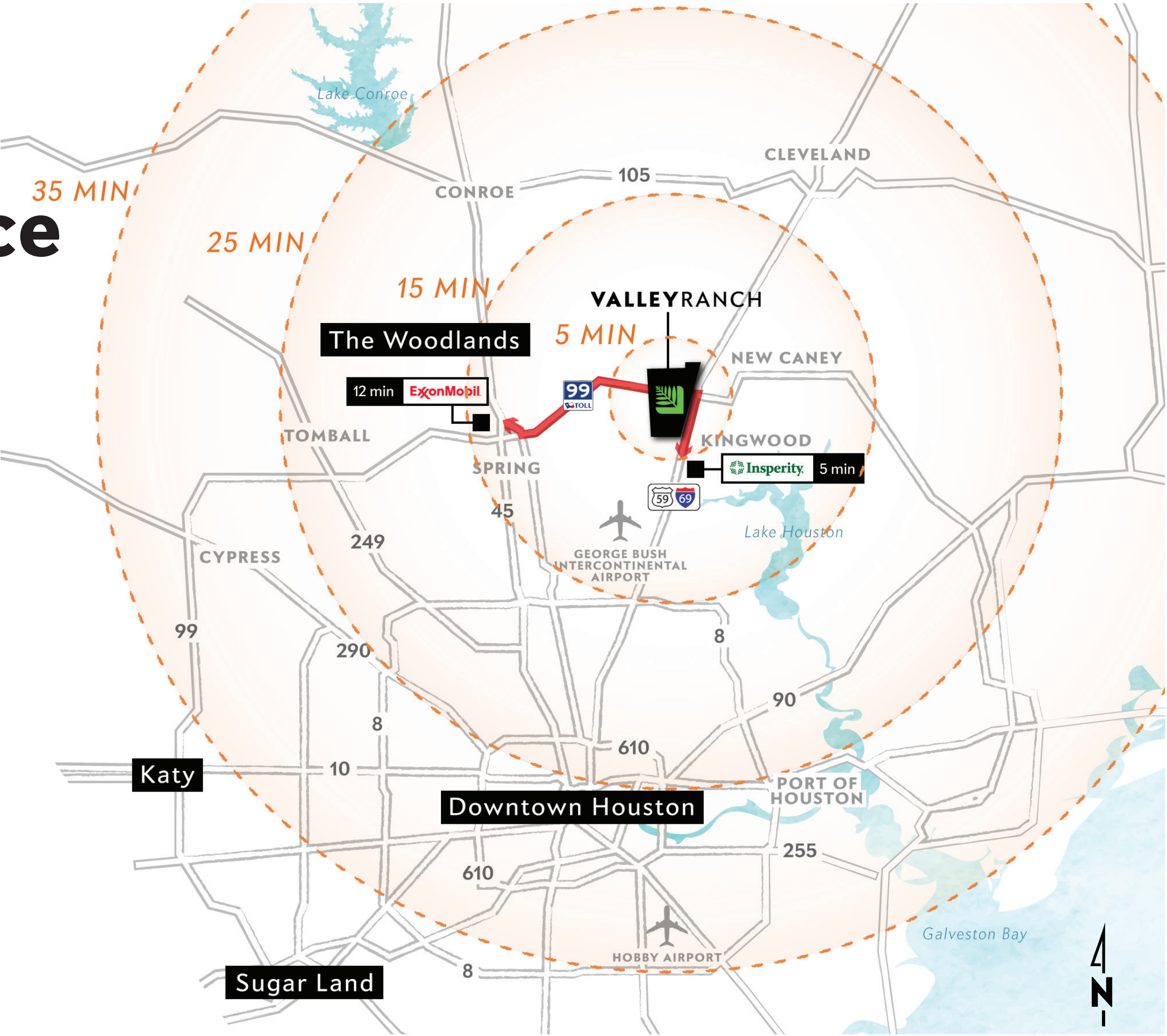
Where Location & Convenience Intersect

Area Demographics*

	2023 Est. Population	Avg. HH Income
5 min	11,889	\$72,668
15 min	80,447	\$84,455
25 min	521,670	\$81,681
35 min	2.8M	\$65,759

Corporate Employers

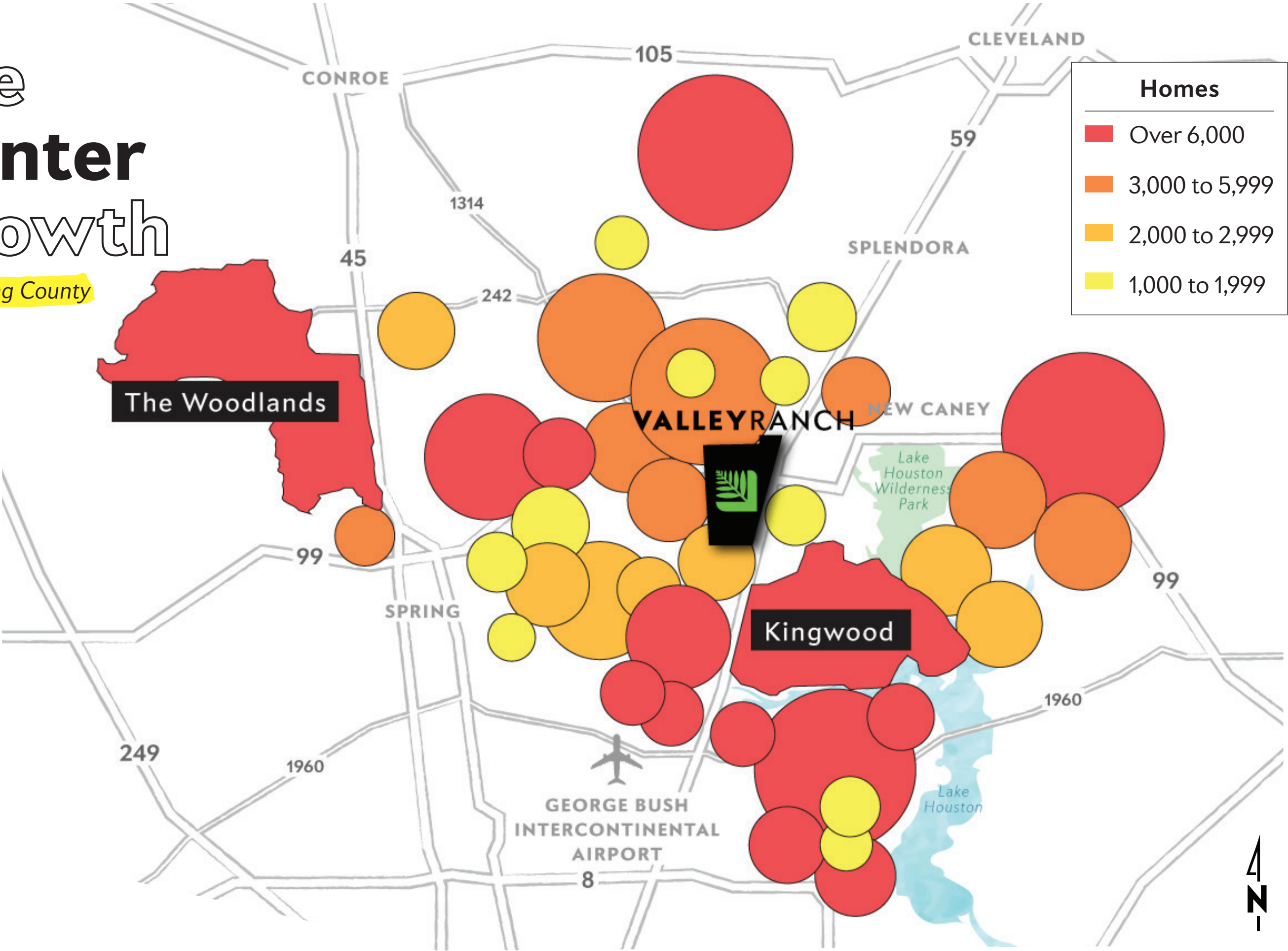
	Employees
Insperty	2,200
ExxonMobil	13,000
Splendora ISD	1,000
Kingwood Medical Center	1,200
New Caney ISD	2,500
Lone Star College Kingwood	12,100
George Bush Intercontinental Airport	170,000



*Source: Synergos Technologies, Inc.

At the Epicenter of Growth

18th **Fastest Growing County** in the Nation



Fully Developed

62k ACRES
244k HOMES

Future Development *

43k ACRES
166k HOMES

*Future Development includes both Under Development and Projected Future Development

Just Minutes Away

Average Daily Traffic



105,000

CARS

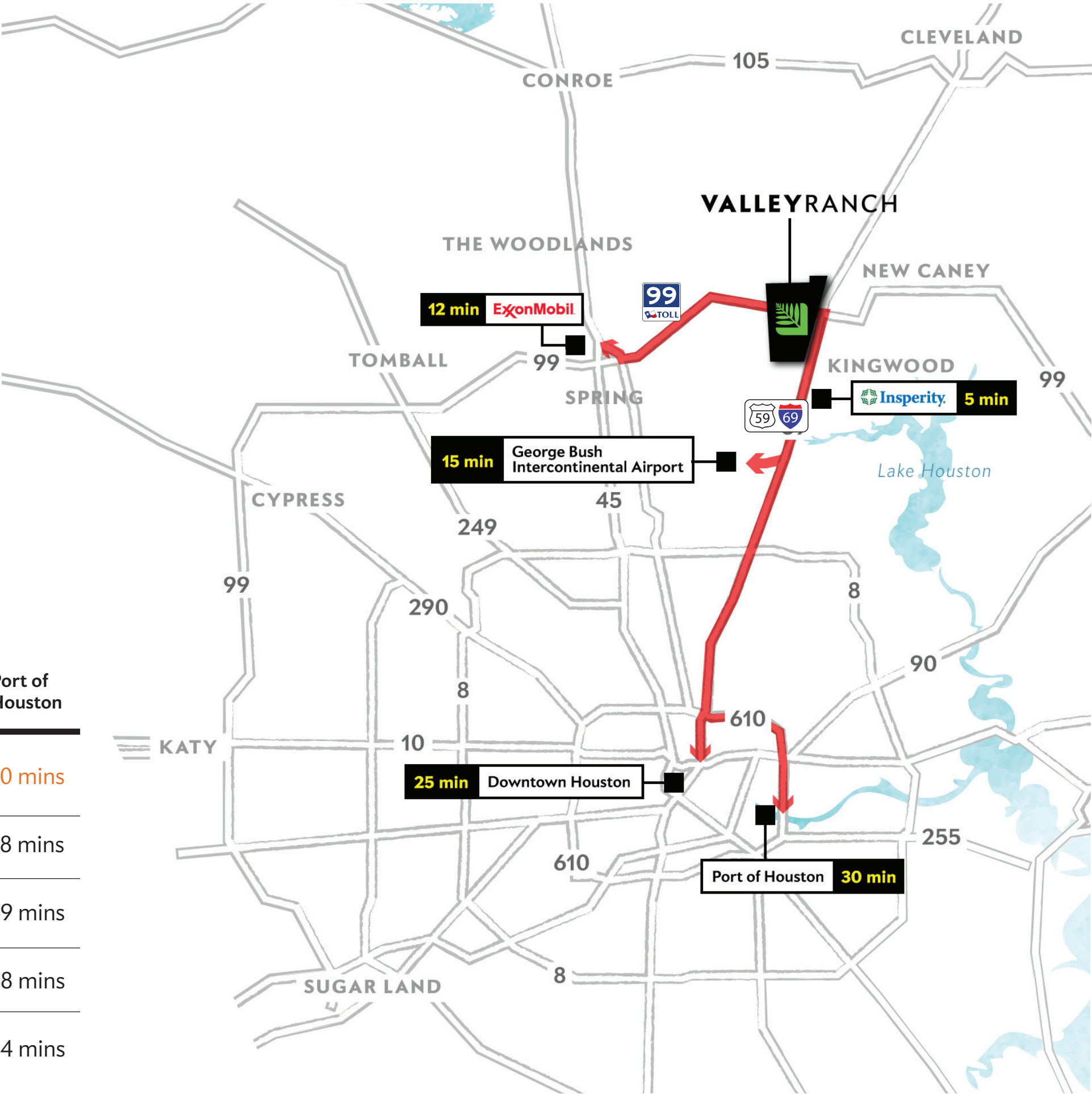


46,000

CARS

Minutes Away

	Downtown Houston	ExxonMobil	George Bush Intercontinental Airport	Port of Houston
Valley Ranch	25 mins	12 mins	15 mins	30 mins
The Woodlands	41 mins	9 mins	22 mins	38 mins
Katy	47 mins	1 hr 11 mins	56 mins	49 mins
Cypress	59 mins	57 mins	40 mins	48 mins
Sugar Land	38 mins	1 hr 9 mins	55 mins	44 mins



Experience Valley Ranch



1,400+ ACRES
Master-Planned Community



1,500+ HOMES
Residential



750+ UNITS
Multi-Family



120 ACRES
Trails + Green Space



850,000+ SQ FT
Retail + Entertainment

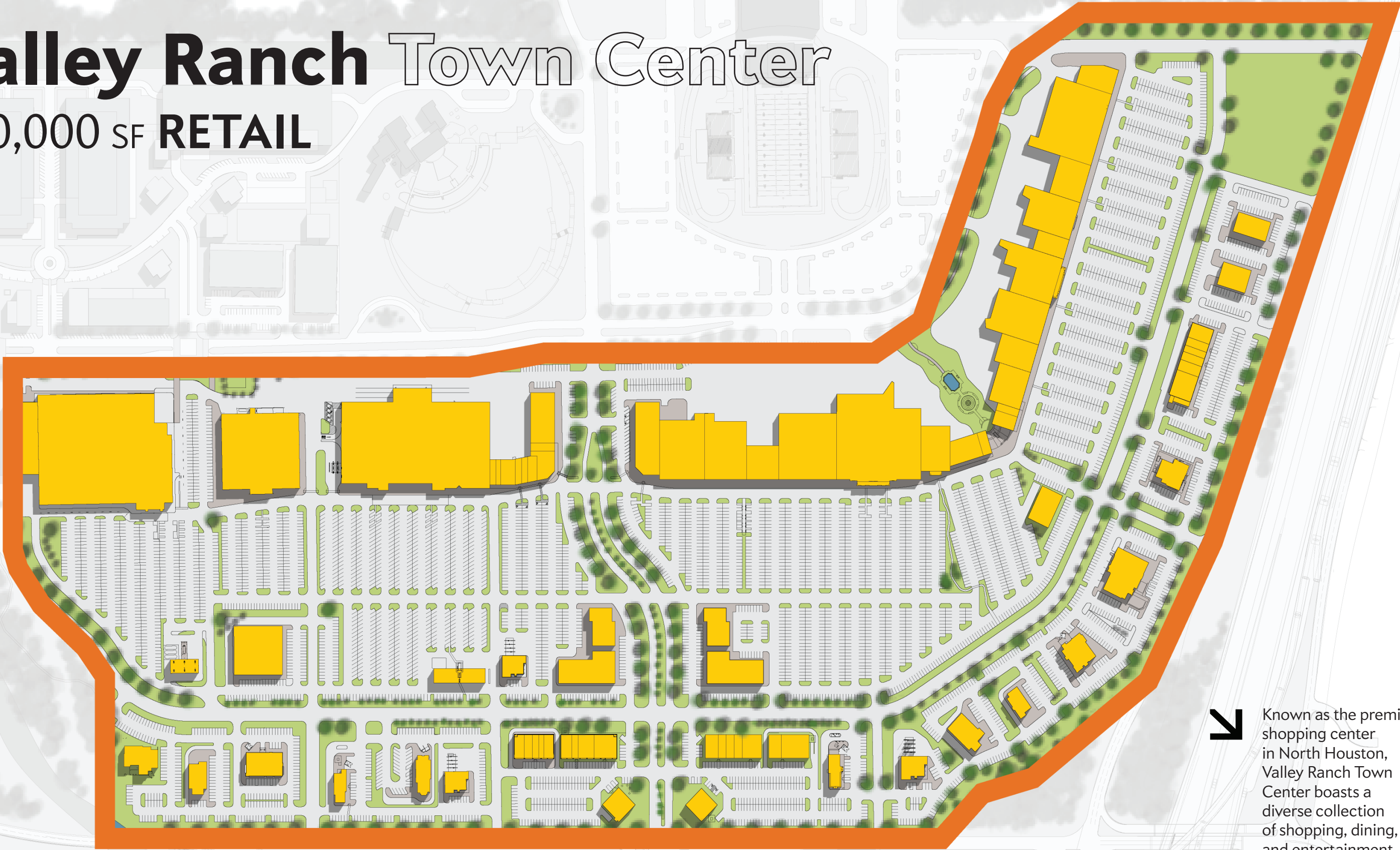
Valley Ranch Master Plan

Connected by design, the districts in Valley Ranch embody vibrance in mixed-use development.



Valley Ranch Town Center

850,000 SF **RETAIL**



Known as the premier shopping center in North Houston, Valley Ranch Town Center boasts a diverse collection of shopping, dining, and entertainment experiences, including national and local favorites.

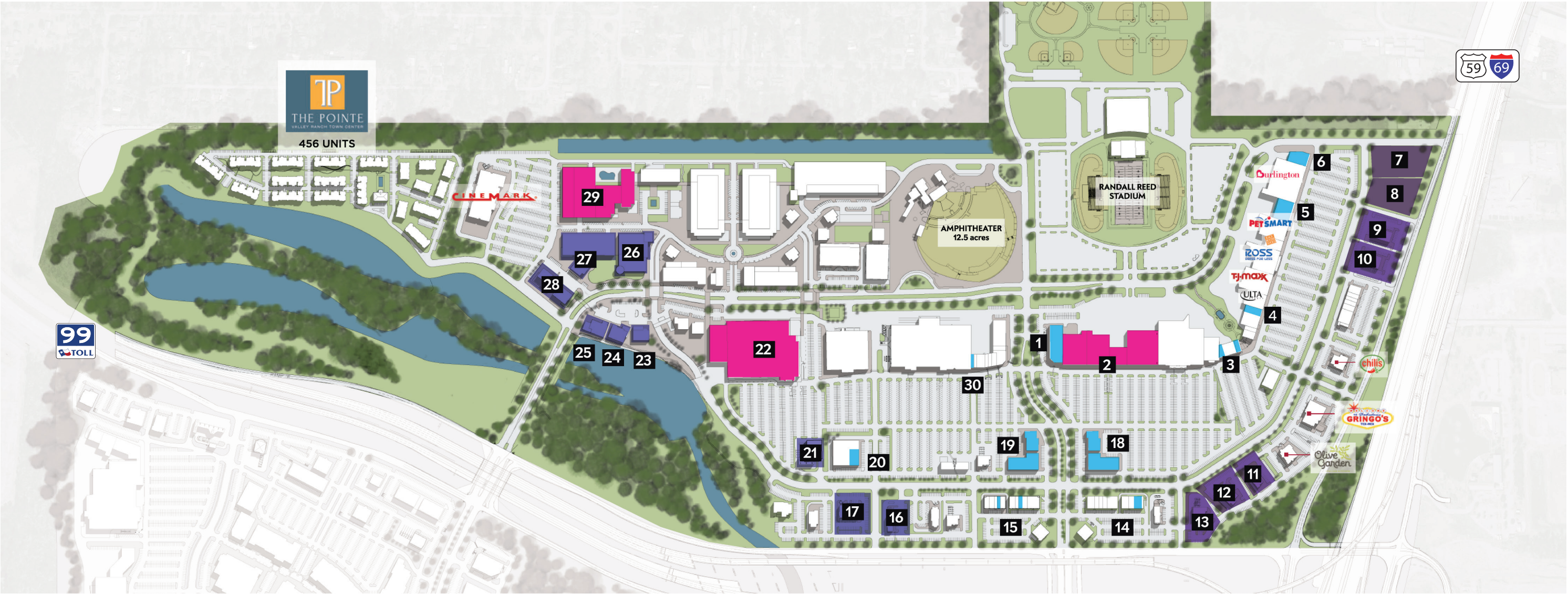


Tenant Roster



- | | | | | | | | |
|------------------------------|---------------------------|------------------------|-------------------------|---------------------|----------------------------|-------------------------|--------------------------|
| 1. Academy Sports + Outdoors | 7. Burlington | 14. GNC | 21. Lin's China Diner | 28. NCISD | 35. RC's NYC Pizza & Pasta | 42. Sub Zero ice cream | 49. Ulta |
| 2. Airi Poke & Ramen | 8. Chick-fil-a | 15. Gringo's Texx Mex | 22. Mathnasium | 29. Olive Garden | 36. Ross Dress for Less | 43. Supercuts | 50. UPS |
| 3. AT&T | 9. Chili's Bar & Grill | 16. Hobby Lobby | 23. Mattress Firm | 30. Panda Express | 37. Sally Beauty | 44. Taco Bell | 51. Verizon |
| 4. Bank of America | 10. DaVita | 17. Ideal Dental | 24. Menchie's | 31. Party City | 38. Schlotzsky's | 45. TJ Maxx | 52. Whataburger |
| 5. Bath & Body Works | 11. Express Family Clinic | 18. James Avery | 25. MyEyeLab | 32. PetSmart | 39. Shogun Japanese Grill | 46. T-Mobile | 53. Valvoline Oil Change |
| 6. Buffalo Wild Wings | 12. Five Guys | 19. Kroger Marketplace | 26. Nails of America | 33. Rack Room Shoes | 40. Smoothie King | 47. Tune Up Manly Salon | 54. Yummy Tummy |
| | 13. Freddy's Steakburgers | 20. Kung Fu Tea | 27. Nails of America #2 | 34. Regions Bank | 41. SportClips | 48. Toasted Yolk Cafe | |

Available Sites



		LOT SIZE (AC)	SPACE SIZE (SF)
01	Shop Space		1,400 - 4,900
02	Jr. Anchor		12,000 - 65,000
03	Jr. Anchor		1,100 - 5,010
04	Jr. Anchor		3,000 - 7,000
05	Jr. Anchor(s)		3,500 - 11,500
06	Shop Space		8,013
07	Pad Site	1.76	
08	Pad Site	1.19	
09	Pad Site	1.48	
10	Pad Site	1.06	

		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

		LOT SIZE (AC)	SPACE SIZE (SF)
21	Pad Site	0.75	
22	Shop Space		136,000
23	Pad Site	0.89	
24	Pad Site	1.09	
25	Pad Site	1.02	
26	Pad Site	1.47	
27	Pad Site	1.53	
28	Pad Site	1.40	
29	Pad Site		55,000
30	Shop Space		1,400

Mobility & Access



-  Access from I-69 N
-  Access from I-69 S
-  Access from Grand Parkway West
-  Access Point

The Signorelli Company

Founded by Danny Signorelli in 1994

Headquartered in The Woodlands, Texas

Completed over **\$1 Billion** in past projects

Over **7,000 acres** developed

Vertically-integrated master-planned community and mixed-use real estate developer:

- ↘ Commercial
- Retail
- Multi-Family
- Homebuilding
- Land
- Medical
- Recreational



Leasing Information

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