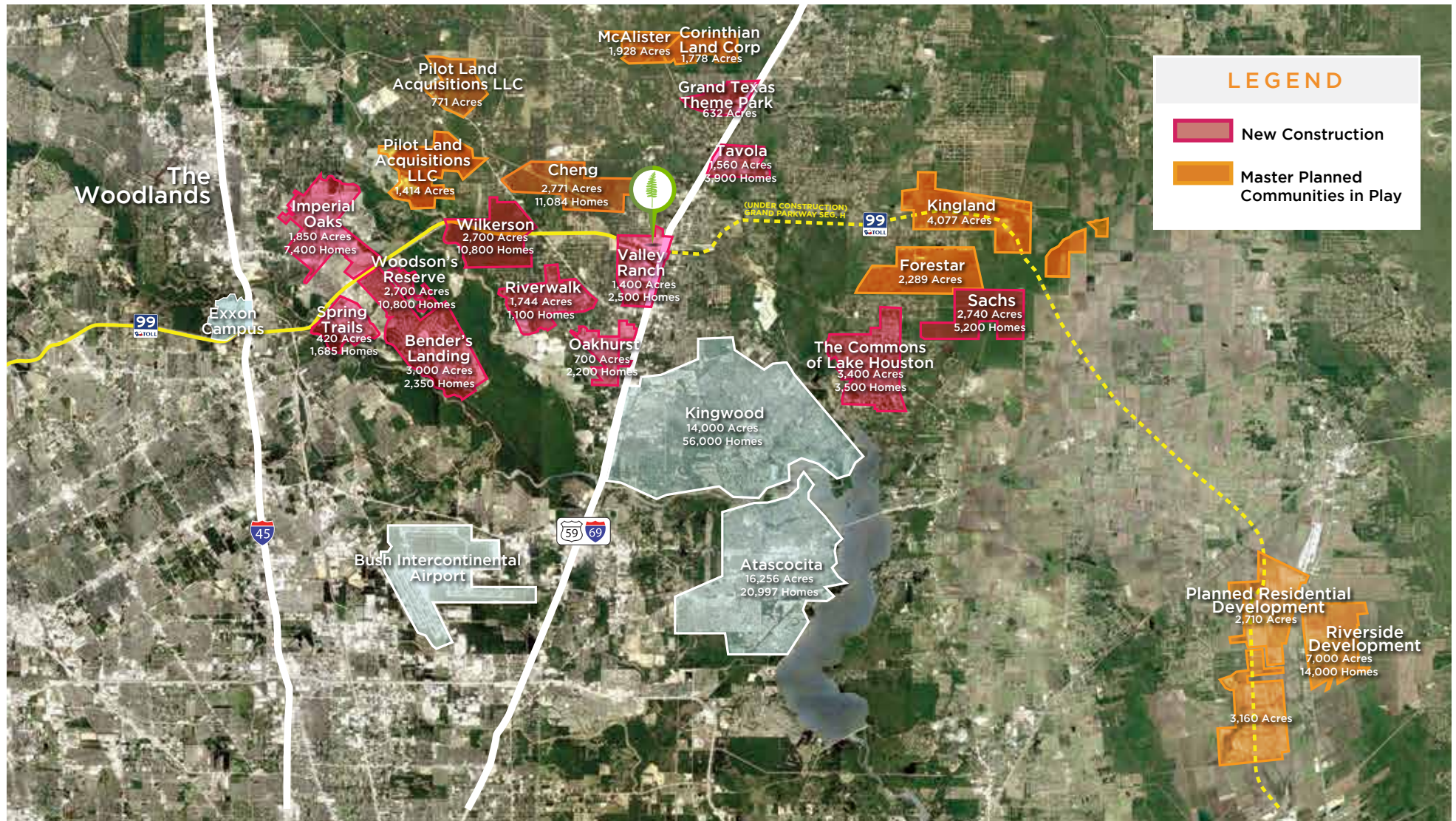




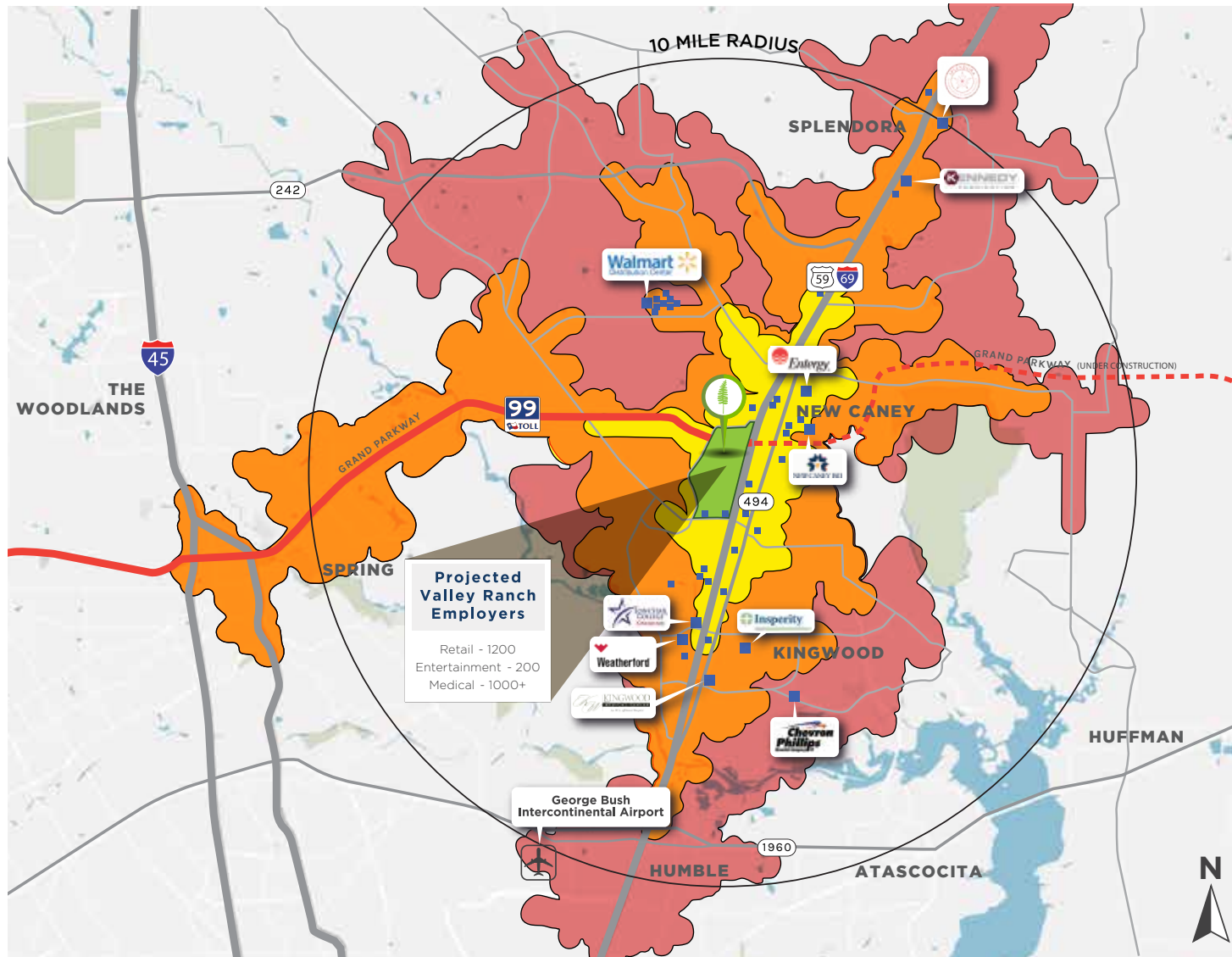
ENTERTAINMENT DISTRICT

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

SURROUNDING DEVELOPMENTS



DAYTIME POPULATION SUMMARY

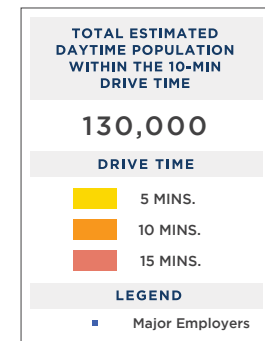


AT THE CENTER OF IT ALL

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:

- Insperity:** 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 MASTERPLAN

1400-acre masterplan



Valley Ranch

FULL OF LIFE | A Signorelli Community

Valley Ranch is a 1400-acre master-planned development that includes all aspects of a modern, connected community.

The development is only 25 minutes from downtown Houston, 15 minutes from George Bush Intercontinental Airport, 10 minutes from Exxon's world headquarters, and is located at the main intersection of Interstate 69 (US Highway 59) and the newly created Grand Parkway (TX 99).

With immediate access and visibility from this high-profile intersection, employees have a large range of opportunities on where they can live, work, and play. Miles of parks and green spaces, lakes, wooded trails, a community clubhouse with pool and waterpark, plus excellent New Caney ISD neighborhood schools add to the appeal of Valley Ranch. The master plan includes include approximately 1,500 single-family homes, 3,000 multi-family residences, 240-acre Valley Ranch Town Center, an Entertainment District with Cinemark Theatres and a planned amphitheater, the 60-acre Commerce District for Class-A office space and 186-acre Vivacity Medical and Life Science District.

*Map not to scale. This community map and illustration are for illustration purposes only, based on development concepts which are subject to change without notice. No guarantee is made that the features will be built, or, if built, to plan.

VALLEY RANCH TOWN CENTER

240-acre mixed-used development



TENANT ROSTER

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

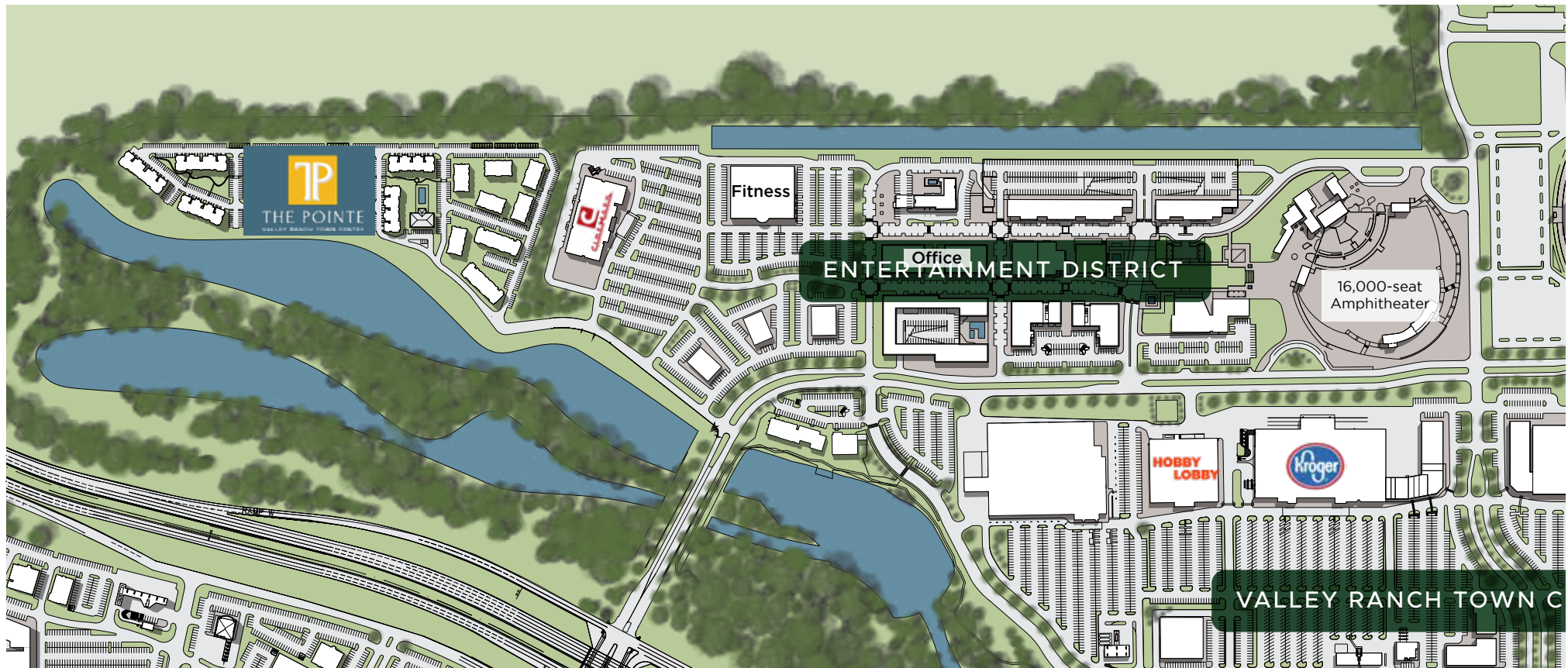
55-ACRE ENTERTAINMENT DISTRICT

Retail, Office, Multi-Family & Dining



Due East ▲

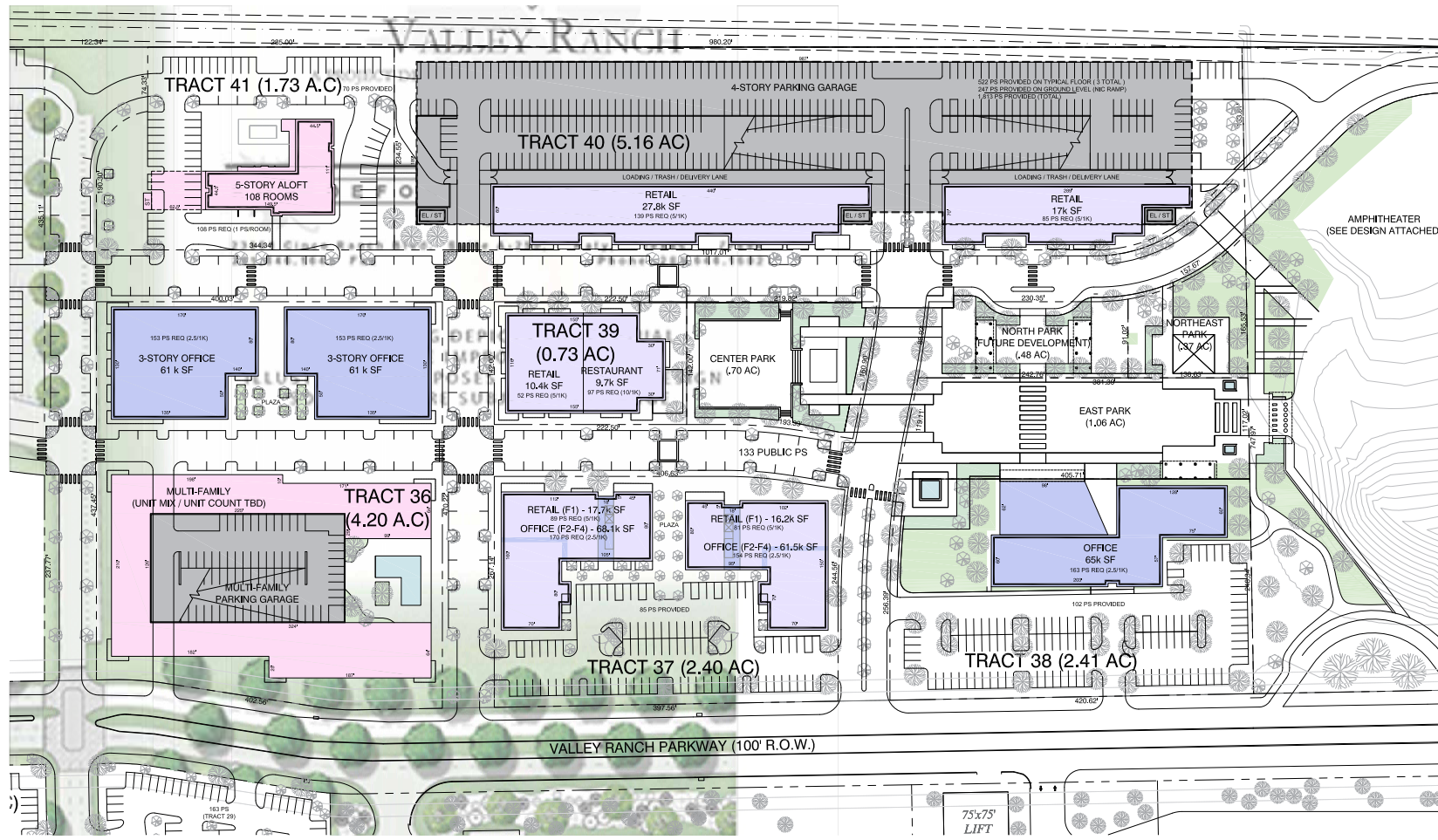
55-ACRE ENTERTAINMENT DISTRICT



ENTERTAINMENT DISTRICT SITEPLAN

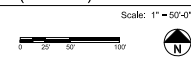


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PRELIMINARY MASTER PLAN (DETAIL)

identityARCHITECTS
 111 Travis Street, Houston, Texas 77002
 www.identityarchitects.com 713.595.2150



VALLEY RANCH NORTH
 January 24, 2016
 US 59 & GRAND PARKWAY
 KINGWOOD, TEXAS
 16056-02_VR North_16.01.23.dwg (10:40 AM)

THE DRAWINGS AND PRELIMINARY MASTER PLAN SHOW ALL FEATURES, MATERIALS AND OTHERS AS INDICATED HEREON OR CONTAINED HEREIN FOR A GENERAL UNDERSTANDING OF THE PROJECT AND ARE NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT. THE CONTRACT DOCUMENTS SHALL BE THE BASIS FOR THE PROJECT. THE CONTRACT DOCUMENTS SHALL BE THE BASIS FOR THE PROJECT. THE CONTRACT DOCUMENTS SHALL BE THE BASIS FOR THE PROJECT.

THE PLAZA



CINEMARK THEATRES NOW OPEN



XD Theatre Boasts Luxury Lounger Recliners, an XD Auditorium and an Extended Dining Menu

WATERFRONT & BOARDWALK SITEPLAN



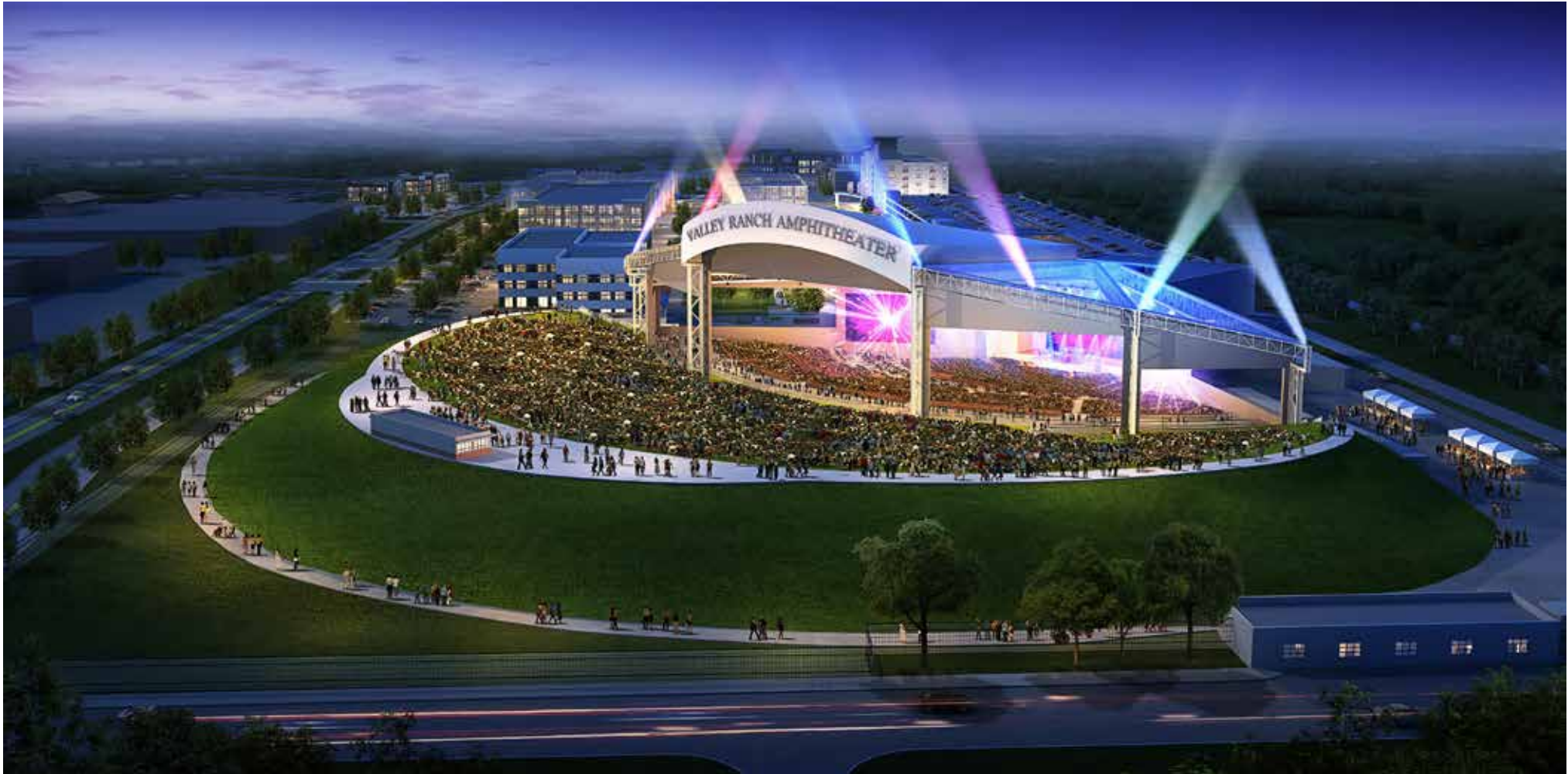
Connecting a variety of themed restaurants, all with shaded patios overlooking seven serene lakes in the Town Center

MULTI-TENANT OFFICE BUILDINGS



Pre-leasing underway for two buildings totalling approximately 120,000 sq ft with expected delivery of space in early 2019

16,000 SEAT CAPACITY AMPHITHEATER



THE POINTE AT VALLEY RANCH TOWN CENTER

First Multi-Family component underway



THE POINTE

VALLEY RANCH TOWN CENTER

First phase of 336 units broke ground in March 2018





1400 Woodloch Forest Dr. Suite 200
The Woodlands, Texas 77380

SIGNORELLICOMPANY.COM

FOR ADDITIONAL INFORMATION

BRODY FARRIS

Vice President

713.452.1740

bwilkins@signorellicompany.com

JAY YOUNG

Associate

713.452.1721

jyoung@signorellicompany.com