



MEDICAL DISTRICT
AT VALLEY RANCH





MEDICAL DISTRICT AT VALLEY RANCH

A vision for health and healing that changes the rules. With its own heartbeat, this place of balance reflects where healthcare is headed—more personal and connected; an attraction to the best and brightest.

More than just a neighborhood amenity, Valley Ranch Medical District at Valley Ranch is a global and regional destination into our community and reaches beyond the typical and offers people the future of health and wellness.

Here at the heart of main and main, it's about seamless living. We celebrate the variety of life and the unique interactions that a vibrant active life can afford. Creating a synergistic environment where healthcare, technology and life science meet our daily lives with world class amenities that work in harmony to offer our guests the best in conveniences and wellness activities.

**At Valley Ranch, We're full of life,
and we're making it better for everyone.**

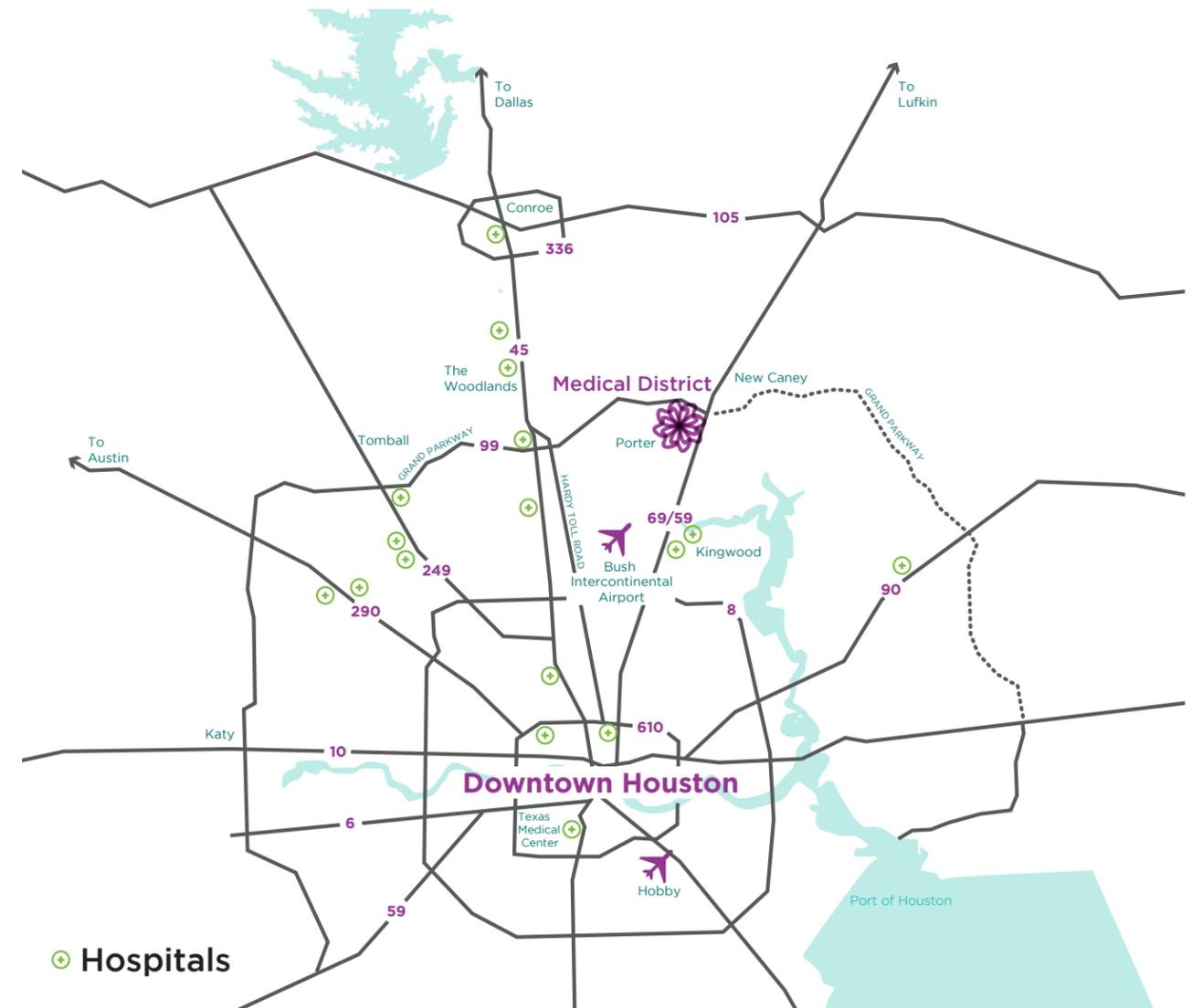
MEDICAL DISTRICT INTRODUCTION

1.2 Project Overview

Valley Ranch Medical District is a 196-acre site on the southern end of the 1450-acre Valley Ranch planned development. The overall development is located on the west side of the Grand Parkway (99) & I-69 in Porter/New Caney, Texas. The Medical District is accessed from Valley Ranch Parkway to the west, I-69 to the east and Forest Colony Drive to the north. It is located 15 minutes north of George Bush International airport, 14 miles east of the Woodlands and 30 miles north of the downtown Houston. The population service area is 600,000 people within a

10-mile radius and 6.6 million within 45 minutes from the site. Annual population in the localized service area has been growing at 9-12% within a 10-mile radius. The annual income in the three primary zip codes is above \$90,000 per average household.

Recognizing the surging population growth in the immediate service area, The Signorelli Company desires to develop the Valley Ranch Medical District with comprehensive facilities and service offerings to meet the anticipated health care needs of the community.





6.6m PEOPLE



<3-4hr FLIGHT TIME TO MOST U.S. CITIES



10%+ ANNUAL POPULATION GROWTH



90k AVERAGE HOUSEHOLD INCOME



1,400 VALLEY RANCH ACRES



186 DEDICATED ACRES TO HEALTHCARE



<35min DRIVE TO DOWNTOWN



120k+ DAILY TRAFFIC COUNTS



100% INFRASTRUCTURES IN PLACE



<30 DAYS FOR PERMITTING



\$0 CAPITAL GAINS TAX



100% FULL OF LIFE!

6.6m PEOPLE

<3-4hr FLIGHT TIME TO MOST MAJOR U.S. CITIES

10%+ ANNUAL POPULATION GROWTH

90k AVERAGE HOUSEHOLD INCOME

186 DEDICATED ACRES TO HEALTHCARE

1,400 VALLEY RANCH ACRES

<35min DRIVE TO DOWNTOWN

15min DRIVE TO AIRPORT

120k+ DAILY TRAFFIC COUNTS

100% INFRASTRUCTURES IN PLACE

<30 DAYS FOR PERMITTING

\$0 CAPITAL GAINS TAX

Only premier location in the U.S. where a major Health System could enter a Tier 1 market with limited competition, 10%+ annual population growth, \$90,000 avg. household income and 120,000+ daily traffic counts.

Dedicated 186 acres for Health & Wellness-centric ventures within the 1400-acre Valley Ranch master planned development with robust amenities in Hospitality, Retail and Entertainment venues.

The site offers access to 6.6 million people within 45-minute drive.

Within a 15-minute drive to Bush International Airport with access to the majority of U.S. and Central America destinations in less than a 3-4 hour flight

Qualified opportunity zone where all capital investment is tax-deferred with zero capital gains tax if held for 10 years

100% of infrastructures are in place: utilities, transportation, entitlement/zoning with streamlined jurisdictional permitting (less than 30 days) in place for future development.