



# BOARDWALK

VALLEY RANCH TOWN CENTER

*Discover a new dining and entertainment experience.*



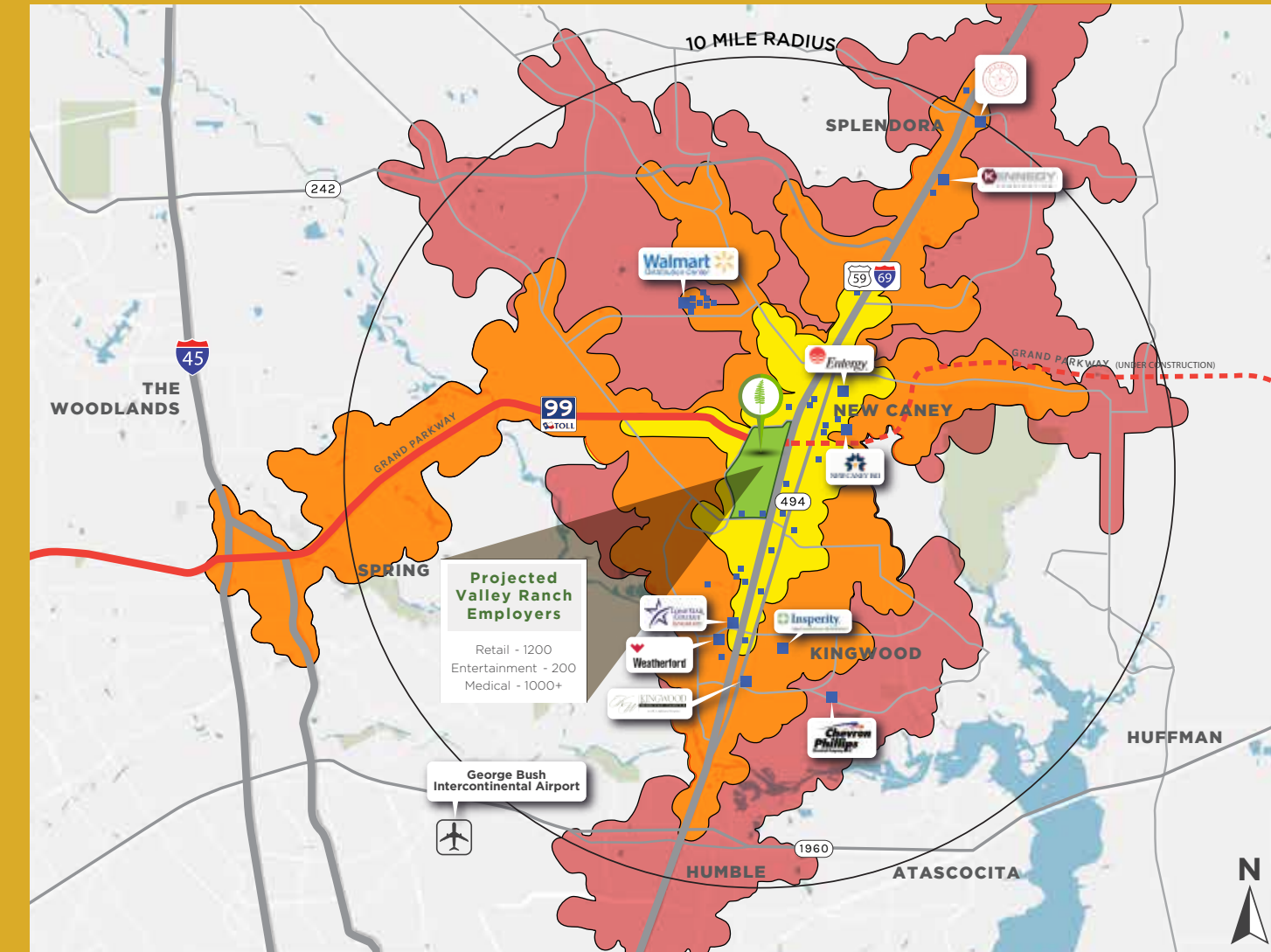
# Location. Location. Location.

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

With a diverse collection of shopping, dining, and entertainment options from both national brands and local entities, Valley Ranch Town Center is quickly becoming the premier shopping center in the North Houston area. Located in the **7th fastest growing county** in the nation, Montgomery County, Valley Ranch Town Center is located at the epicenter of 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.

## DAYTIME POPULATION ANALYSIS



TOTAL ESTIMATED DAYTIME POPULATION WITHIN THE 10-MIN DRIVE TIME		
<b>130,000</b>		
DRIVE TIME	AVERAGE HOUSEHOLD INCOME	2016 POPULATION
5 mins.	\$77,854	77,064
15 mins.	\$83,013	164,531
20 mins.	\$83,922	321,235
MILES	AVERAGE HOUSEHOLD INCOME	2016 POPULATION
10 miles	\$93,596	265,762
LEGEND		
■ Major Employers		

# Overview

12 miles of nature trails

10 serene lakes

240 acres of parks and green space





THE BOARDWALK



CINEMARK—Now Open in Valley Ranch Town Center



# At the Center of the Action

## The Boardwalk at Valley Ranch Town Center

**TP** THE POINTE  
VALLEY RANCH TOWN CENTER  
336 units  
opening 1Q 2019

Entertainment District

Valley Ranch Town Center



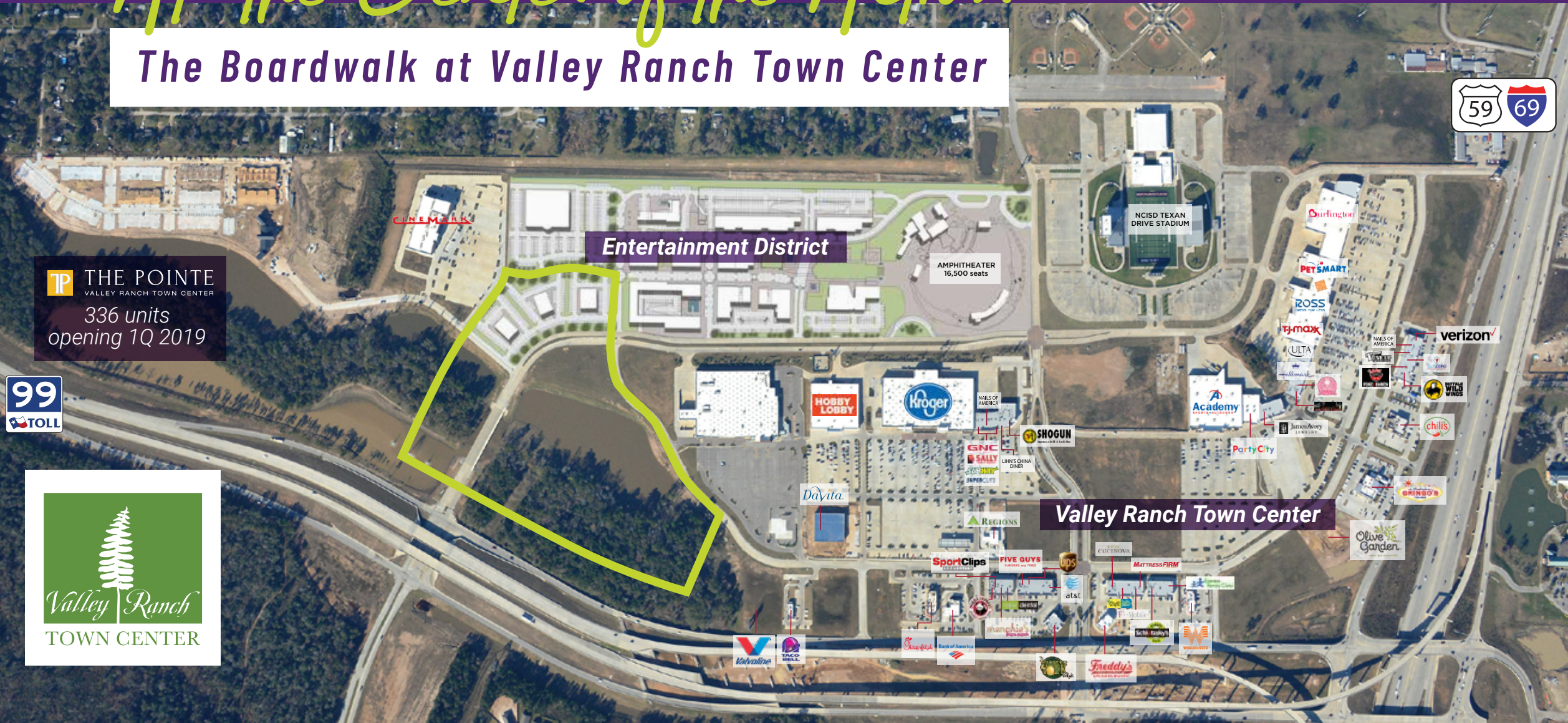
# Tenant Roster

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



# At the Center of the Action

## The Boardwalk at Valley Ranch Town Center



**TP** THE POINTE  
VALLEY RANCH TOWN CENTER  
336 units  
opening 1Q 2019

**99**  
TOLL





THE BOARDWALK



ENTERTAINMENT DISTRICT



**TP** THE POINTE  
VALLEY RANCH TOWN CENTER



THE BOARDWALK

*For more information, contact:*

**BRODY S. FARRIS**

Vice President—Retail Division  
bfarris@signorellicompany.com  
713.452.1740



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

[SIGNORELLICOMPANY.COM](http://SIGNORELLICOMPANY.COM)