Valley Ranch Place

130,000SF Class "A" Office Building For Lease

Valley Ranch Entertainment District & Town Center | *New Caney, Texas*

FOR LEASING INFORMATION:

JAY YOUNG
Vice President
713.452.1721
jyoung@signorellicompany.com

PARKER WHITE
Commercial Development Associate
713.452.1751
pwhite@signorellicompany.com

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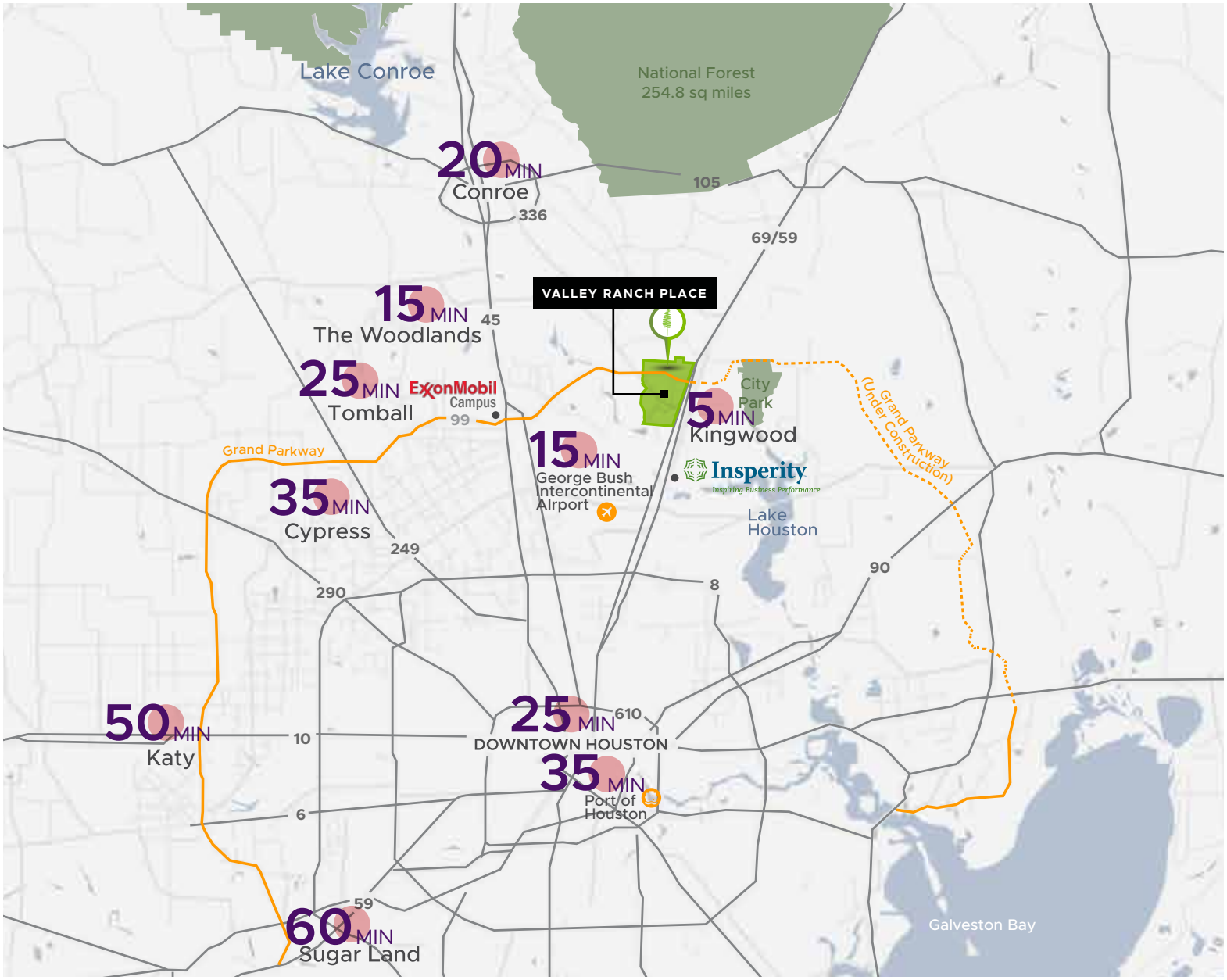
DRIVE TIME MAP

Valley Ranch Place



LEGEND

- Grand Parkway
- Valley Ranch — 1400-acre master-planned community

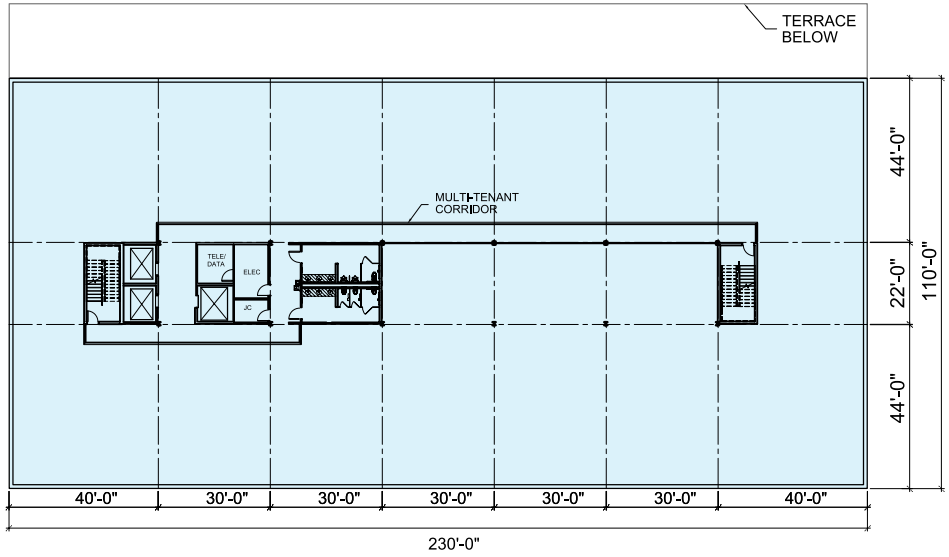
TENANT ROSTER

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

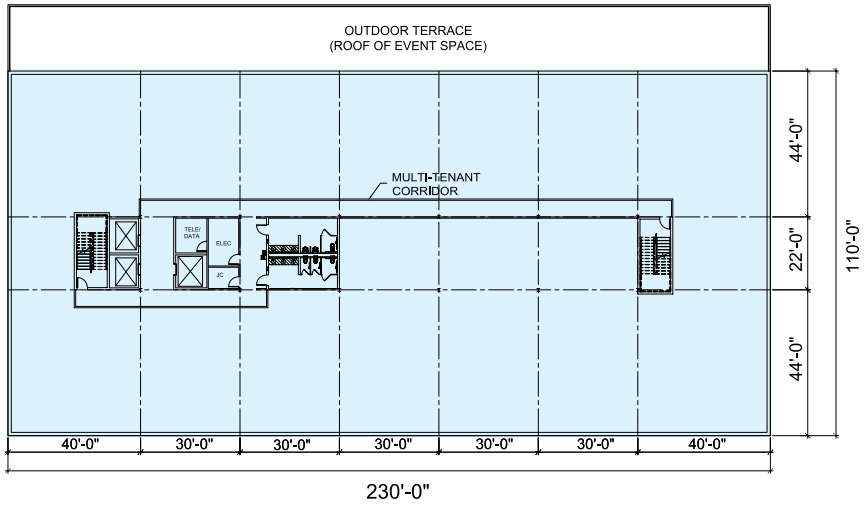
* VPD numbers are estimates

Valley Ranch Place

- Planned 5-Story, +/-130,000 SF Class “A” Office Building
- Excellent Access at Corner of Major Intersection (I-69 and TX-99)
- Premium Common Area Finishes
- Expansive Double Height Entry Lobby
- Nearly one million square feet of shops, restaurants, and entertainment within a half mile
- Close Proximity to George Bush Intercontinental Airport
- Execution housing options including The Pointe at Valley Ranch Town Center and future multi-family projects
- Ideally located between two of the nation’s most successful MPCs, The Woodlands and Kingwood, providing an exceptional employee base



TYPICAL FLOOR PLAN (25,300 SF)



SECOND FLOOR PLAN (25,300 SF)

INGRESS

EGRESS

1 Grand Parkway (99) Eastbound

2 Interstate 69 South to Valley Ranch Parkway

3 Interstate 69 North, exit Community Dr. to Grand Parkway access

4 Valley Ranch Parkway

5 Grand Parkway to I-69 South and North

6 Site to Interstate 69

7 Grand Parkway (99) West

7 Valley Ranch Parkway

Valley Ranch
TOWN CENTER
VALLEY RANCH PLACE

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1401 Woodlands Parkway | The Woodlands, Texas 77380
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