

VALLEY RANCH CROSSING

Interstate 69 at Valley Ranch Crossing | Porter, Texas



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

SIGNORELLICOMPANY.COM

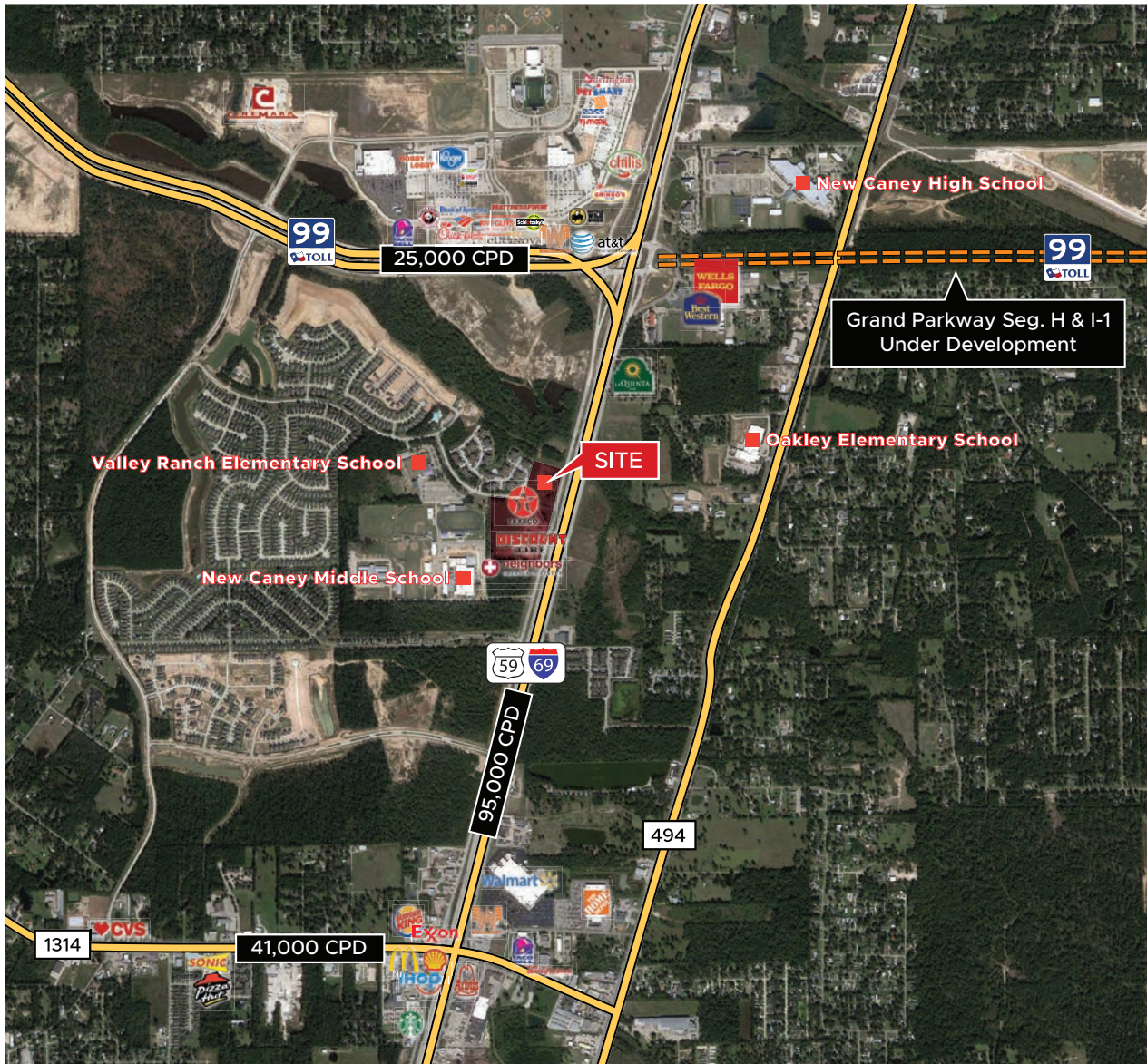
BRODY S. FARRIS

Vice President – Retail Division

713.452.1740

bfarris@signorellicompany.com

Property Information



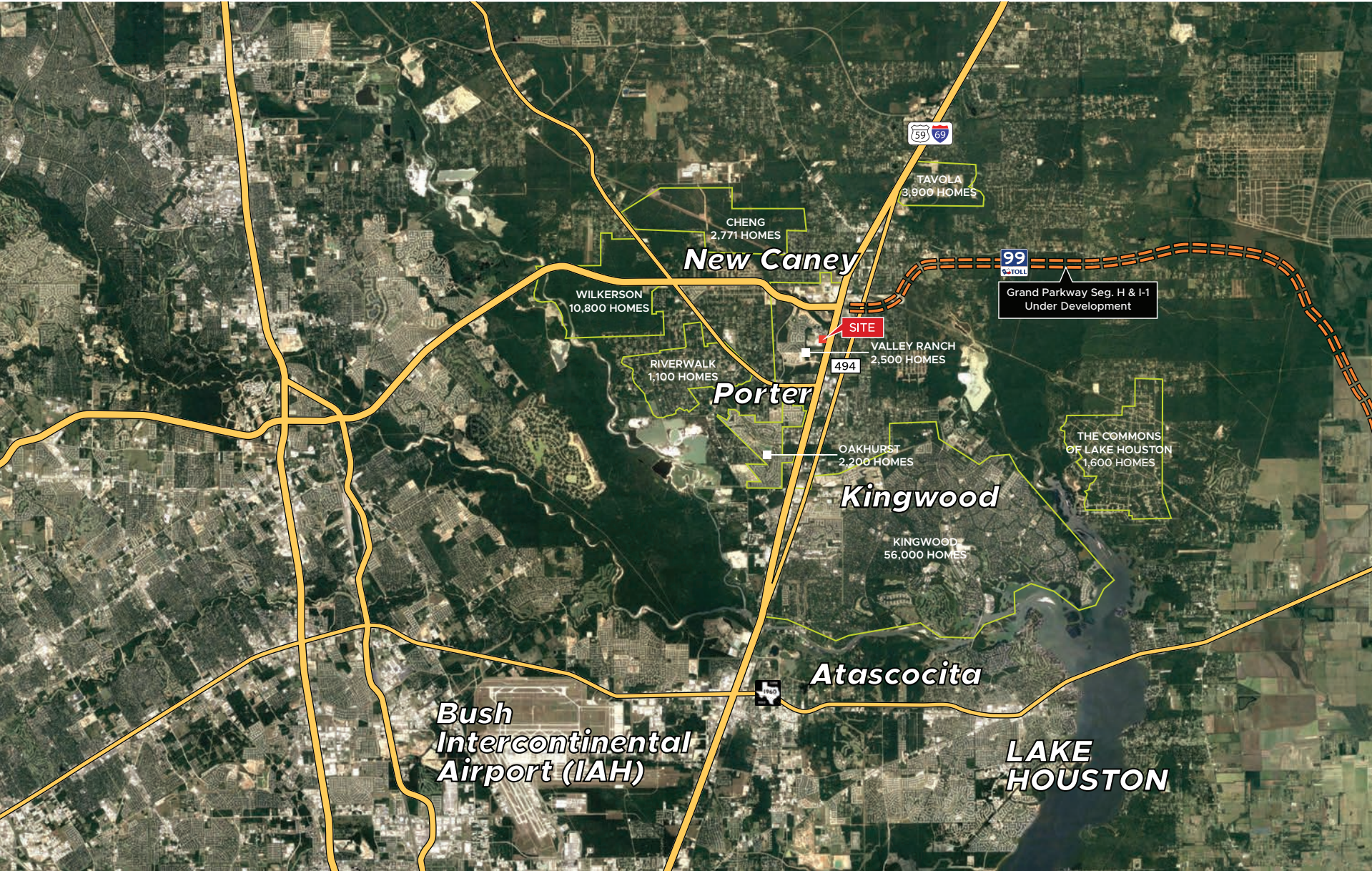
TRAFFIC COUNTS

Intersection	Count	Year
Grand Parkway	25,000 CPD	2018
Interstate 69	95,000 CPD	2017
FM 1314	41,000 CPD	2016

DEMOGRAPHICS

	5 Mile	10 Miles	15 Miles
Population	72,916	265,762	615,056
Estimated Households	25,131	91,793	210,919
Est. Average HH Income	\$82,286	\$93,596	\$89,270

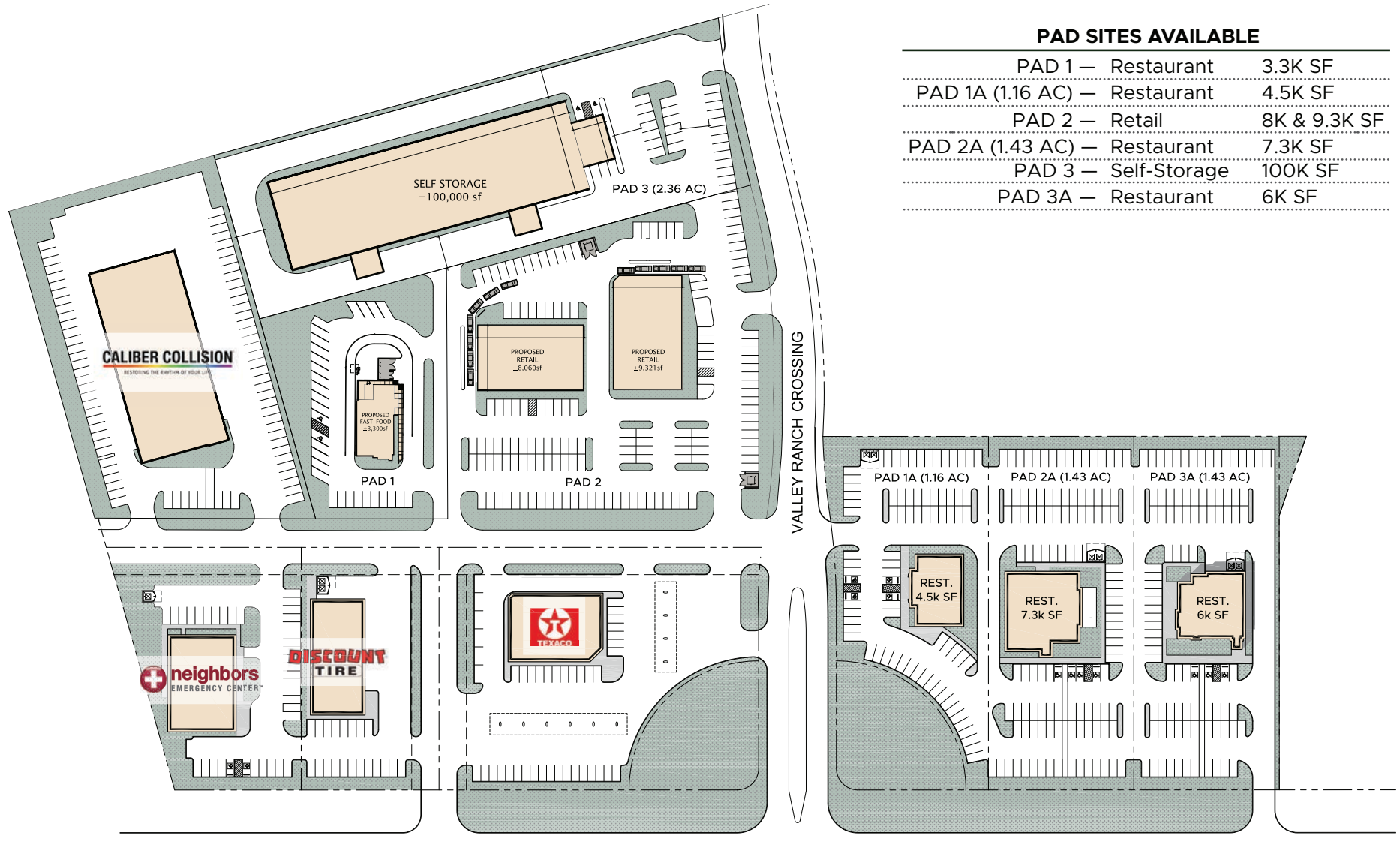
Location



Aerial View



Valley Ranch Crossing Site Plan



PAD SITES AVAILABLE		
PAD 1 —	Restaurant	3.3K SF
PAD 1A (1.16 AC) —	Restaurant	4.5K SF
PAD 2 —	Retail	8K & 9.3K SF
PAD 2A (1.43 AC) —	Restaurant	7.3K SF
PAD 3 —	Self-Storage	100K SF
PAD 3A —	Restaurant	6K SF

INTERSTATE HWY 69

Valley Ranch Masterplan

