



VALLEYRANCH
Medical District

Valley Ranch Medical Plaza ±60,000 SF Building

MONTGOMERY COUNTY, TEXAS

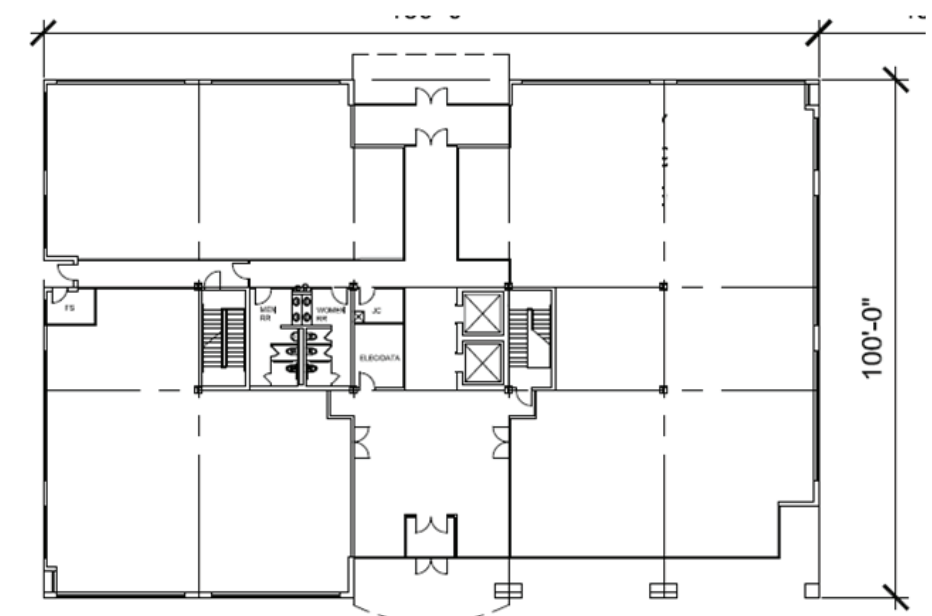


VALLEY RANCH MEDICAL PLAZA
Healthcare for the Future



Property Description

- Frontage along I-69 providing strong visibility and direct access to Valley Ranch amenities
- Situated at the main entrance to the future ± 100 -acre Valley Ranch Medical District
- Within 5-miles of Kingwood Medical Center and 8-miles of Memorial Hermann Northeast
- $\pm 15,000$ SF Typical Floorplate
- $\pm 60,000$ SF fully designed building
- Customizable interior finishes
- Covered patient drop-off
- Physician Investment Opportunities Available



Service Area Demographics*

1,304,000

\$88,375

67,640

13,600,000

43,000

69%

Population with Private Insurance

7.1%

5-Year Growth in Discharges

22.7%

5-Year Growth in Hospital-based Procedures

Estimated Population Growth
9.3% Population Growth (5-Year)

2010 1,035,000

2020 1,304,000

2025  1.462.000

2030  1,600,000

Convenience and Location

5 minutes to Kingwood
15 minutes to The Woodlands
25 minutes to Downtown Houston



*Stroudwater

EXPERIENCE VALLEY RANCH



Nearby Amenities



Valley Ranch Medical Plaza is located within the 1,400-acre master-planned community of Valley Ranch. With over 700-acres developed to date, Valley Ranch includes:

- 1.5 million square feet of restaurants, retail, and entertainment
- ± 2,000 single family homes
- 750 apartment units
- 240 acres of lakes, parks, trails, and greenspace

New Caney ISD's 8,500 seat stadium, 35,000 square-foot natatorium



Medical / Office

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