



Full of Life.

Crossing

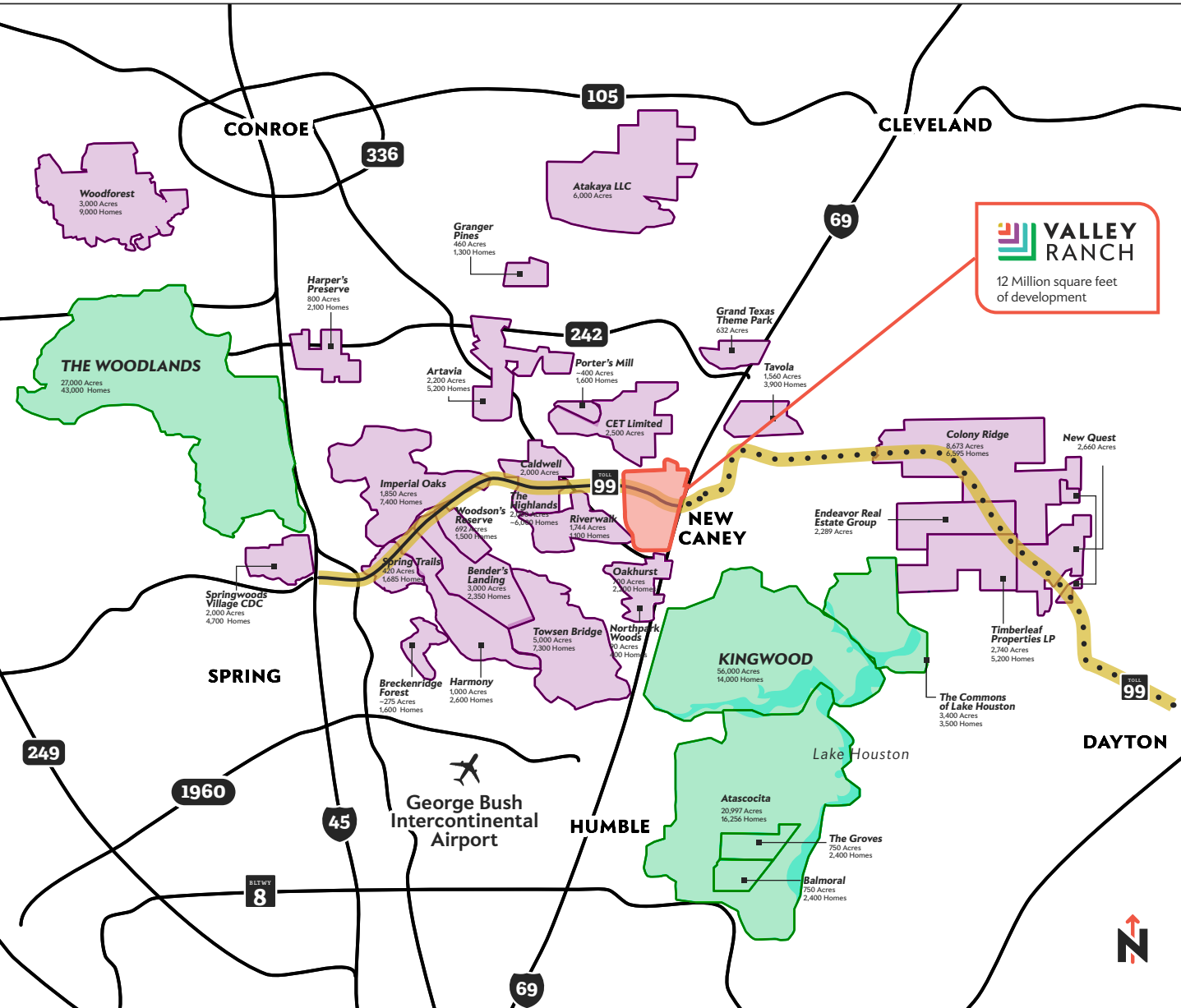
Fully designed and planned pad sites and multi-tenant retail buildings



The Epicenter of Houston's Fastest Growing Corridor






A MOBILITY INSPIRED POPULATION BOOM



VALLEY RANCH
12 Million square feet of development

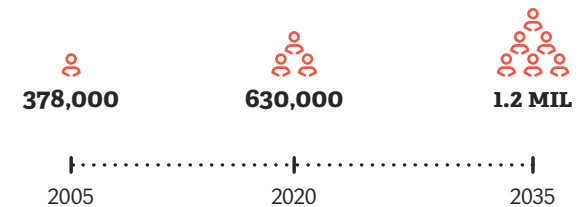
Grand Parkway Expansion Leads to Growth

 **22 New** Communities
 **50k Acres** Under Development
 **178k** Est. New Homes

Montgomery County

Valley Ranch is located in Montgomery County, the **18th Fastest Growing County** in the **USA***, consistently ranking within the Top 20 for over two decades.

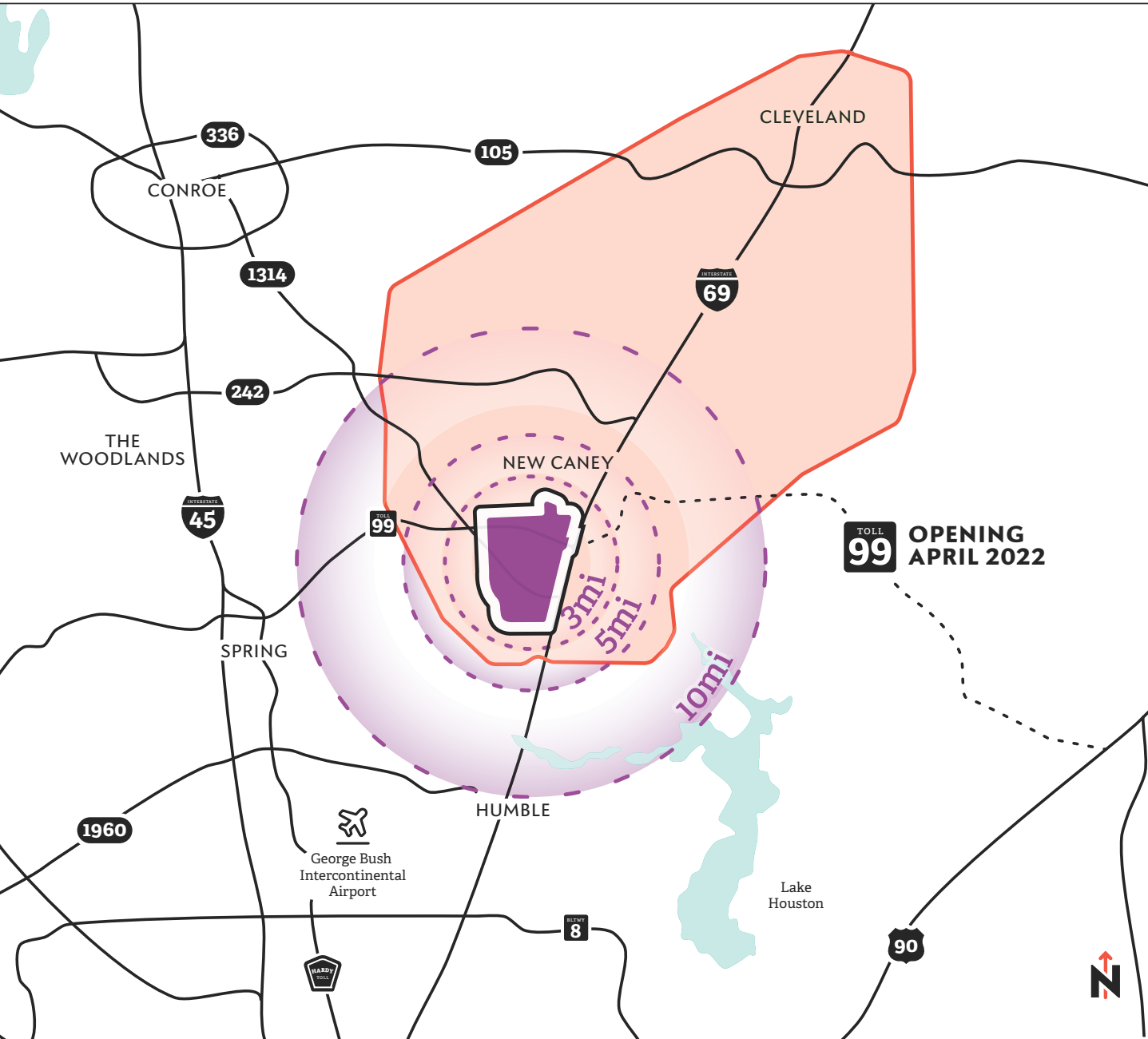
Population is projected to double in size from 630,000 residents in 2020 to over 1.2 million in 2035.



*Source: Houston-Galveston Area Council

■ Built Out Community
 ■ Future / Under Development

A DYNAMIC GROWTH CORRIDOR



Regional Demographics

Primary Trade Area

Population	236,757
HH Income	\$77,323
Home Value	\$147,373

	3Mi	5Mi	10Mi
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Population	28,508	75,123	283,357
HH Income	\$84,953	\$92,489	\$102,696
Households*	3,987	12,781	57,609
College Educated	50.3%	55.7%	65.9%

*Source: Placer.ai
Households that are married-couple family

A LEADING REGIONAL DESTINATION

RANKING INDEX — Category: Shopping Centers

Rank	Name	Visits
1	Baybrook Mall Baybrook Mall, Friendswood, TX	12.42 Million
2	The Galleria Westheimer Rd, Houston TX	10.41 Million
3	Memorial City Mall Memorial City Way, Houston, TX	9.75 Million
4	The Woodlands Mall Lake Woodlands Dr, The Woodlands, TX	8.58 Million
5	Meyerland Plaza Beechnut St, Houston TX	7.92 Million
6	Village Plaza At Bunker Hill Katy Fwy, Houston, TX	7.14 Million
7	Fairfield Town Center US-290, Cypress, TX	6.92 Million
8	Valley Ranch Town Center N TX-59, New Caney, TX	6.79 Million
9	Grand Parkway Marketplace I & II N Grand Pkwy, Spring, TX	6.65 Million
10	Gulfgate Center Mall Gulfgate Mall, Houston, TX	6.20 Million

**OPEN-AIR
SHOPPING CENTERS**

MOST VISITED

#4 Open-Air Shopping Center in Houston MSA

With opportunities still remaining, Valley Ranch Town Center **already** ranks among the **top 5 in Houston**.



An aerial photograph of a large-scale mixed-use development project. The site is outlined in white and is situated near a multi-lane highway. The development includes several large, rectangular, light-colored structures, likely parking lots or commercial buildings, and a central area with greenery and a small pond. The surrounding area features a mix of residential housing, commercial buildings, and open green spaces. The sky is a mix of blue and orange, suggesting a sunset or sunrise.

Valley Ranch
Crossing:

A 240-Acre
Mixed-Use
Development

AN AWARD-WINNING MASTER-PLANNED COMMUNITY



At the Intersection of Main & Main

Valley Ranch is a 1,400-acre master-planned community at the intersection of I-69 and 99N. At full build out, the mixed-use development is projected to span over 12 million square feet (sf).

Today, the Valley Ranch success story offers true live, work, play dynamics within a community **Full of Life.**

A TOP HOUSTON-AREA SHOPPING DESTINATION

Mixed-Use Development Including:

- ±2,800 Apartment Units
- ±3 Million square feet of Retail and Restaurants
- ±240 Acres of Amenities, Lakes, Trails and Greenspace
- ±180 Acre Medical District

Valley Ranch Town Center

Valley Ranch Commerce District

Valley Ranch Medical District

Valley Ranch Entertainment District

Valley Ranch Marketplace

Valley Ranch Residential District

PROPERTY HIGHLIGHTS



Several Drive-Thru Opportunities

Padsites Between 1.16 - 4.02 ac

Up to 17,000 sf of Retail or Restaurants

Pylon Signage Available on I-69

Development Ready

Valley Ranch Town Center

Valley Ranch Commerce District

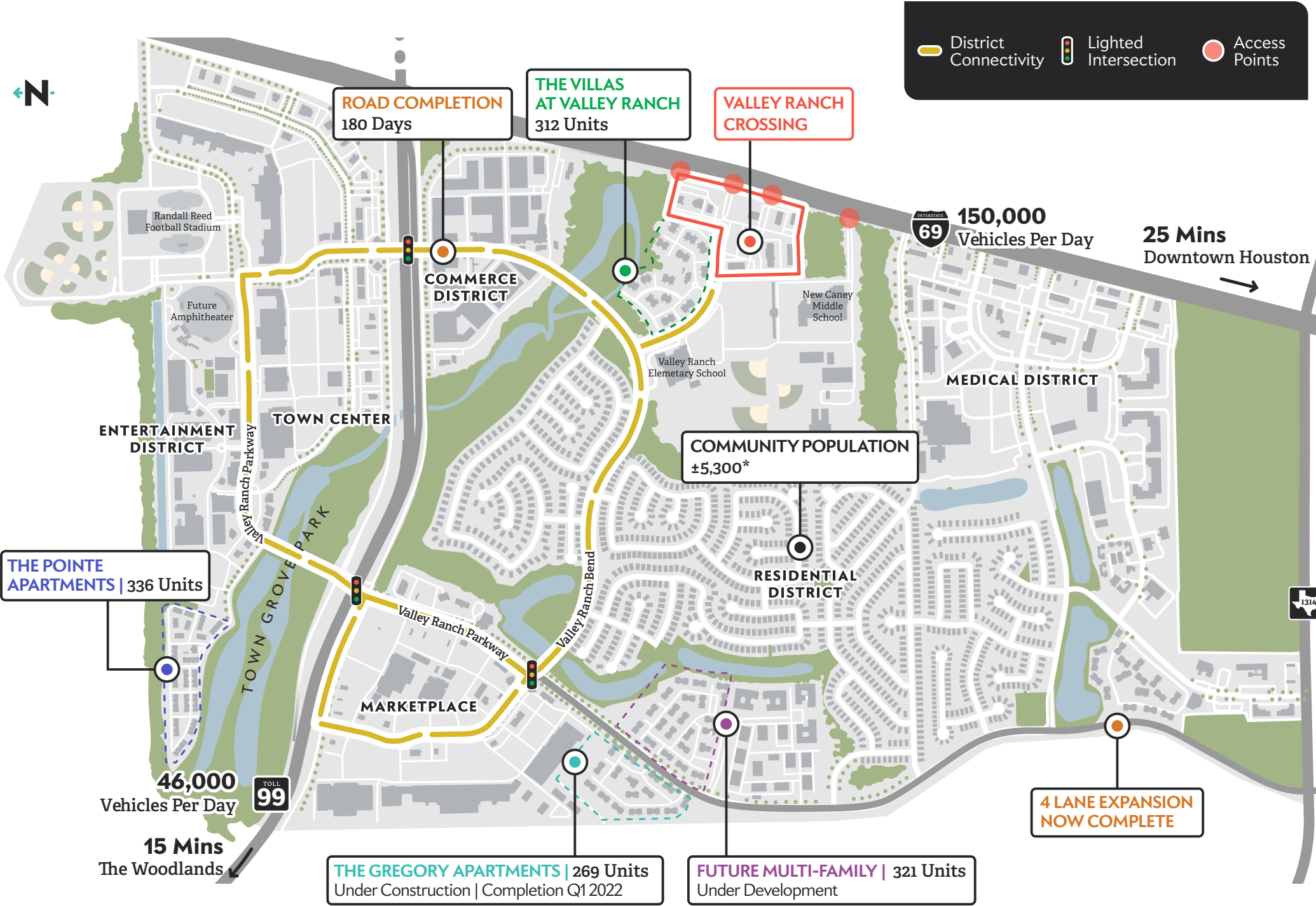
Valley Ranch Medical District

Valley Ranch Entertainment District

Valley Ranch Marketplace

Valley Ranch Residential District

EXCELLENT ACCESS & MOBILITY



LIMITED OPPORTUNITIES REMAIN



Valley Ranch Crossing

Space	Tenant	Size
1	Neighbors Emergency Center	8,000 sf
2	Discount Tire	7,700 sf
3	Dickeys, Checkers, Texaco	8,688 sf
4	Caliber Collision	7,700 sf
5	Valley Ranch Self Storage	100,400 sf
6A	Desserts / Drinks	1,610 sf
6B	Dental	1,610 sf
6C	Nail Spa	1,610 sf
6D	Fitness	1,610 sf
6E	Pizza To-Go	1,610 sf
7	Retail Shops	10,085 sf
8	Quick Service Restaurant	2,800 sf
9	Quick Service Restaurant	3,700 sf
10	Proposed Bank	10,000 sf
11	Quick Service Restaurant	2,346 sf

- Leased
- Available
- In Negotiations

ABOUT THE SIGNORELLI COMPANY



Enriching Lives & Lifestyles for Decades

Since 1994, The Signorelli Company (TSC) has developed and built the finest places where families can live, work, and play. Headquartered in The Woodlands, TX, with developments across all four quadrants of the Greater Houston area, TSC is one of the fastest growing privately held development companies in the State of Texas.

Our approach includes identifying large parcels of land we believe possess critical elements needed for success:



Medical



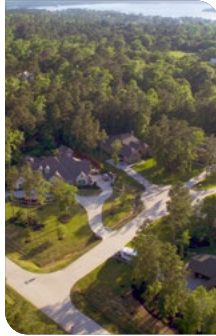
Retail



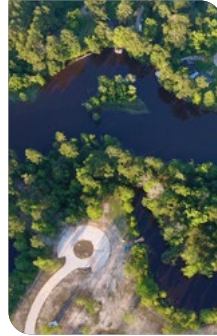
Multi-Family



Single-Family



Land




Recreational

-  **Location / Demographics**
-  **Current & Future Mobility**
-  **Void Analysis**
-  **Community / Business Friendly Environment**
-  **Scale / Long-Term Growth Markets**

GHBA
Building a Greater Houston
2017 Developer of the Year
2021 Best Developer Community

AGGIE 100
2019 - 2021 Aggie100 Company


2020 Top 30 Home Builder in Houston


2020 Best Multi-Family Community in Texas

HOUSTON CHRONICLE
2018 - 2021 Top 30 Workplace

Inc. 5000
2021 Fastest-Growing Privately-Held Companies in the U.S.

HOUSTON BUSINESS JOURNAL
2019 & 2021 Fast 100 Companies
2019 Top 10 Best Places to Work
2021 Middle Market Top 20
2020 Landmark Award for Top Headquarter Move



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