

Full of Life.

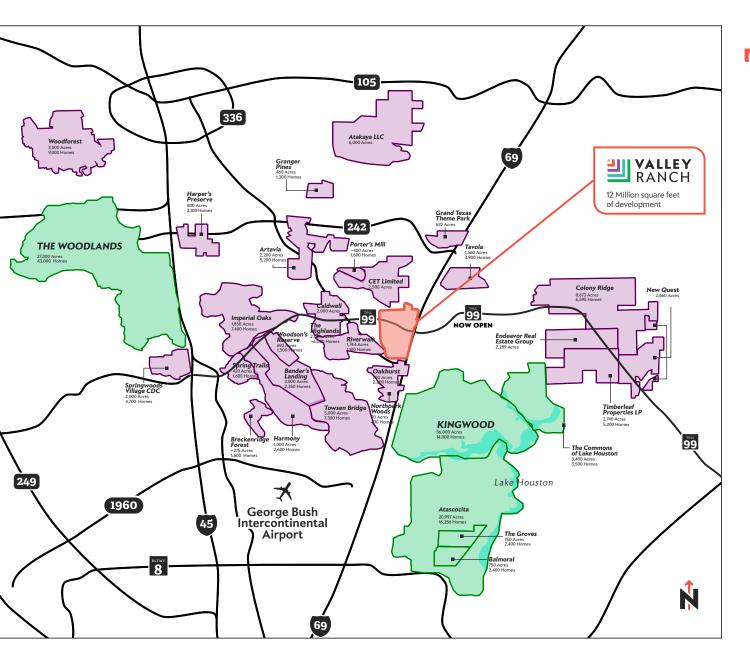


Retail available for lease within a thriving 1.5 million square foot mixed-use center



Ŕ Lake Conroe 45 **VALLEY** RANCH MONTGOMERY 12 Million square feet CLEVELAND 336 105 of development 105 CONROE 69 242 MAGNOLIÁ The THE NEW CANEY 99 NOW 99 Epicenter TOMBALL SPRING ^{TOLL} DAYTON Lake Houston 290 90 of Houston's 249 Ł HUMBLE George Bush CYPRESS Intercontinental 2550 146 Airport **Fastest** Growing 10 8 DOWNTOWN HOUSTON -10 Corridor BAYTOWN 610 99 SUGAR LAND PEARLAND 90 6 59 45 GALVESTON

A MOBILITY INSPIRED POPULATION BOOM



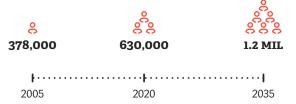
Grand Parkway Expansion Leads to Growth

Image: Solution of the soluti

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.



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).

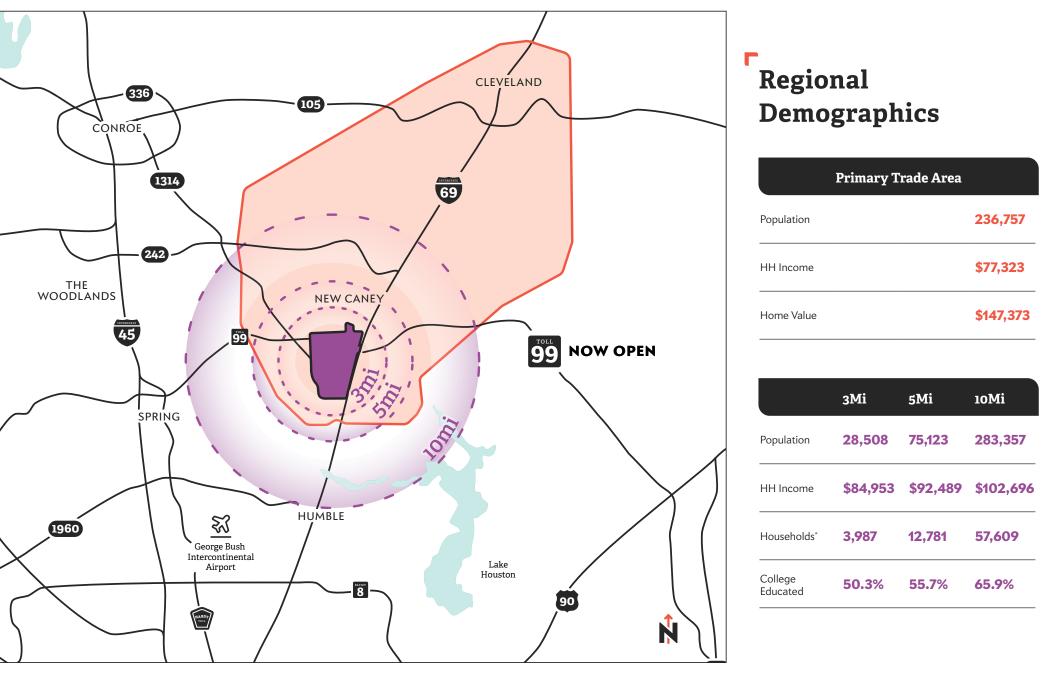
Today, the Valley Ranch success story offers true live, work, play dynamics within a community **Full of Life**.

 Mixed-Use Development Including: ±5,300 Community Population* ±2,800 Apartment Units
±3.5 Million square feet of Retail and Restaurants along the Grand Parkway
±240 Acres of Amenities, Lakes, Trails and Greenspace

A TOP HOUSTON-AREA SHOPPING DESTINATION

Valley Ranch Town Center Valley Ranch Commerce District Valley Ranch Wellness District Valley Ranch Entertainment District Valley Ranch Marketplace Valley Ranch Residential District

A DYNAMIC GROWTH CORRIDOR



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

Town Center: A 240-Acre Mixed-Use Development



A LEADING REGIONAL DESTINATION

RANKING INDEX — Category: Shopping Centers

Ran	ık	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	SH	OPEN-AIR OPPING CENTERS	7.14 Million
7		Fairfield Town Center US-290, Cypress, TX	SHOT		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



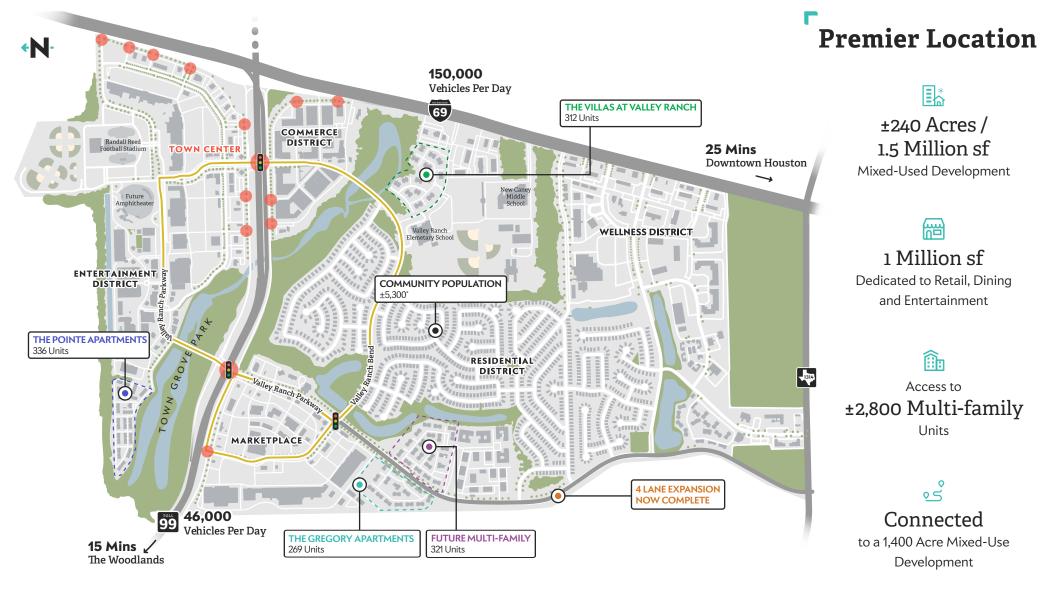
#4 Open-Air Shopping Center in Houston MSA

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



Showing Category: Shopping Centers | Region: 50mi | Total Venues: 801 | Metric Visits | Oct 1, 2020 - Sep 30, 2021 Data provided by Placer Labs Inc. (www.placer.ai)

EXCELLENT ACCESS & MOBILITY



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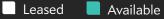


LIMITED OPPORTUNITIES REMAIN



Town Center West

Space	Tenant	Size
	Available	115,000 sf
A	Goody Goody Liquor	22,718 sf
В	Roger's Salon	14,175 sf
	Hobby Lobby	55,000 sf
	Kroger	123,000 sf
Z	Kroger Fuel Station	
A	Available	1,400 sf
В	Supercuts	1,125 sf
C	Nails of America	3,447 sf
E	Sally Beauty Supply	1,500 sf
F	GNC	1,400 sf
G	Lin's China Diner	2,230 sf
K	Shogun	4,500 sf
N	Signorelli	1,789 sf
P	Available	11,250 sf
:1	Available Pad	1.29 ac
1A	Mister Car Wash	5,805 sf
1B	Regions Bank	2,300 sf
2	Toasted Yolk	4,900 sf
2A	AT&T	4,839 sf
2D	Available	2,120 sf
2E	Gadget MD	1,330 sf
2F	UPS	1,400 sf
2H	Five Guys Burgers & Fries	2,400 sf
2K	Ideal Dental	2,150 sf
2M	Available	1,050 sf
2N	Sports Clips	1,400 sf
2P	Menchie's	1,779 sf
2S	Panda Express	2,100 sf
3	Bank of America	4,000 sf
4	Chick-Fil-A	4,876 sf
5	CareNow Urgent Care	4,000 sf
:6	Available Pad	1.59 ac
7	Taco Bell	4,800 sf
8	Valvoline	2,087 sf
0A	DaVita Dialysis	8,970 sf
OB	Kung Fu Tea	1,200 sf
0C	Unique Pediatric Dentist	2,000 sf
0D	Thrive Mortgage	1,801 sf
OE	State Farm	1,240 sf
OF	Available	1,666 sf
0G	F45 Fitness	3,023 sf



JOIN A MASTER-PLAN



Town Center East

Space	Tenant	Size
5A	Available	22,625 sf
5B	Victoria's Secret	5,000 sf
5T	HomeGoods	23,018 sf
6A	Target	134,856 sf
7A	Academy	63,915 sf
7B	Party City	12,000 sf
7C	Available	815 sf
7D	James Avery	2,968 sf
7E	Available	4,735 sf
7G	Russo's Pizza	3,000 sf
7H	Yummy Tummy	1,580 sf
7J	Carter's OshKosh	4,500 sf
7K	Bath & Body Works	3,000 sf
7L	America's Best Contacts	4,000 sf
7M	Ulta	10,000 sf
7N	TJ Maxx	21,001 sf
7P	Ross	22,000 sf
7R	Rack Room Shoes	6,000 sf
7S	Petsmart	18,325 sf
7T	Five Below	11,500 sf
7U	Burlington	40,000 sf
7V	Available	8,013 sf
7W	Available Pad	1.01 ac
8&9	Available Pad	2.93 ac
10 11A	Saltgrass Steakhouse	5,678 sf
11A 11B	Sherwin Williams Chipotle	3,950 sf 2,400 sf
11B 12A	Verizon	2,400 si 3,150 sf
12A 12B	NOA	1,750 sf
12D 12C	Sub Zero	1,400 sf
12C 12D	Poke	1,890 sf
12E	Tune Up Manly Salon	1,760 sf
12F	Buffalo Wild Wings	5,450 sf
13	Chili's	6,028 sf
14	Gringo's	8,310 sf
15	Olive Garden	7,916 sf
16A	Dave's Hot Chicken	3,400 sf
16C	Jersey Mike's	1,500 sf
16E	Aspen Dental	3,500 sf
17	Available Pad	1.30 ac
18A	Raising Cane's	3,181 sf
18B	Whataburger	3,583 sf
19	Freddy's	3,010 sf
19A	Grab 'N Go Tacos	2,290 sf
19C	Crumbl Cookies	1,280 sf
19D	Family Express Clinic	2,450 sf
19F	Schlotzky's	2,740 sf
19H	Mattress Firm	4,200 sf
19K	T-Mobile	1,750 sf
19L 19P	My Eyelab Smoothia King	2,550 sf
19P 19R	Smoothie King MOD Pizza	1,050 sf 1,750 sf
19R 20	Available	20,405 sf
	Available	20,405 ST

📃 Leased 🛛 🗖 Available

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 guadrants 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:

Location / Demographics

Current & Future Mobility

Community / Business Friendly

Scale / Long-Term Growth Markets

Void Analysis

Environment



Medical



Retail

in Houston

Multi-Family

Single-Family



Land

Recreational

Inc. 5000

Privately-Held Companies

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





2017 Developer of the Year 2021 Best Developer Community



2020 Top 30 Home Builder 2020 Best Multi-Family Community in Texas

2018 - 2021 Top 30 Workplace

HOUSTON

2021 Fastest-Growing in the U.S.

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