



Full of Life.

Town Center

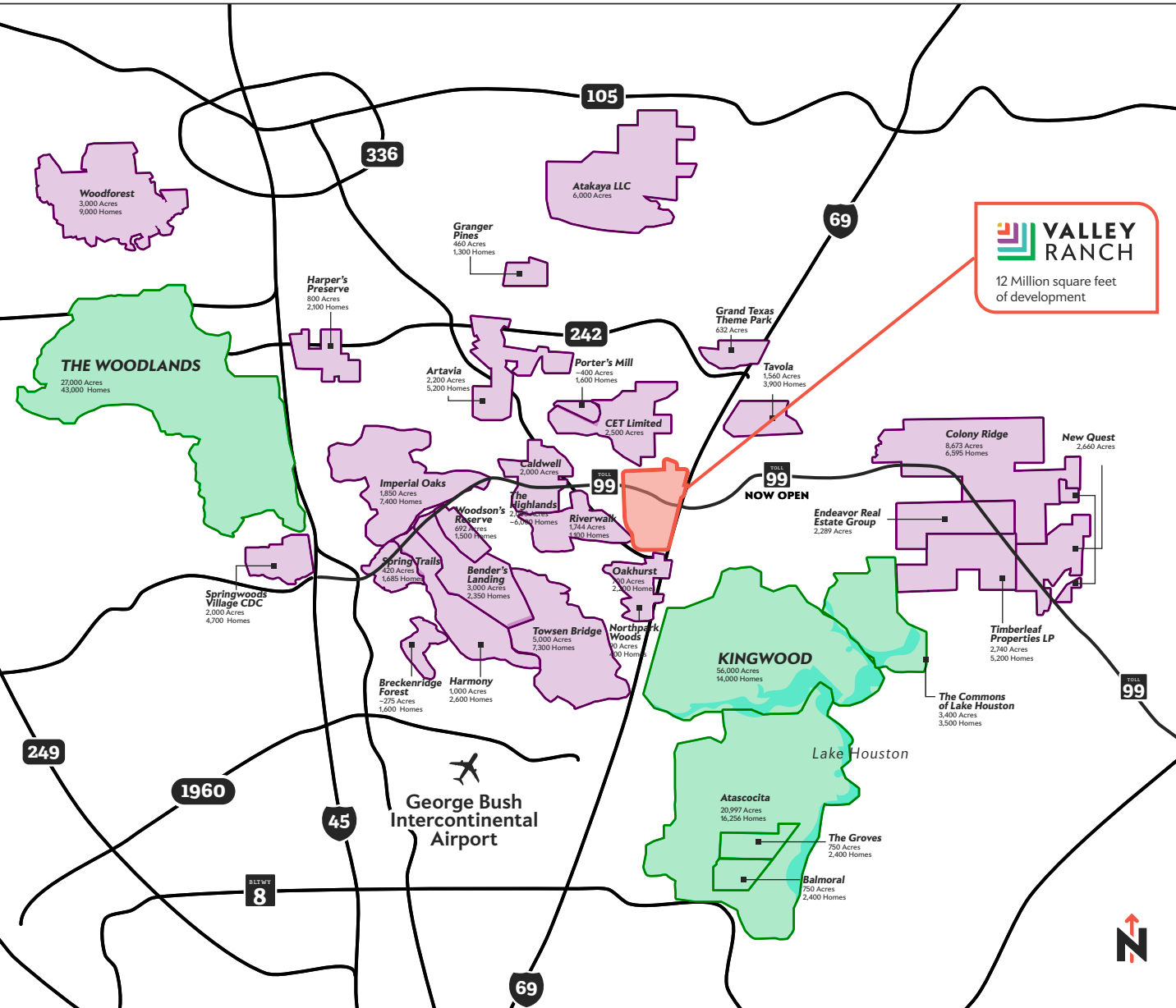
Retail available for lease within a thriving 1.5 million square foot mixed-use center



The Epicenter of Houston's Fastest Growing Corridor



A MOBILITY INSPIRED POPULATION BOOM



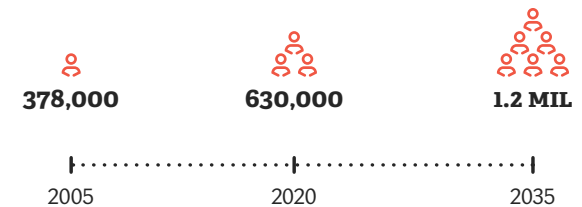
Grand Parkway Expansion Leads to Growth



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

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.**

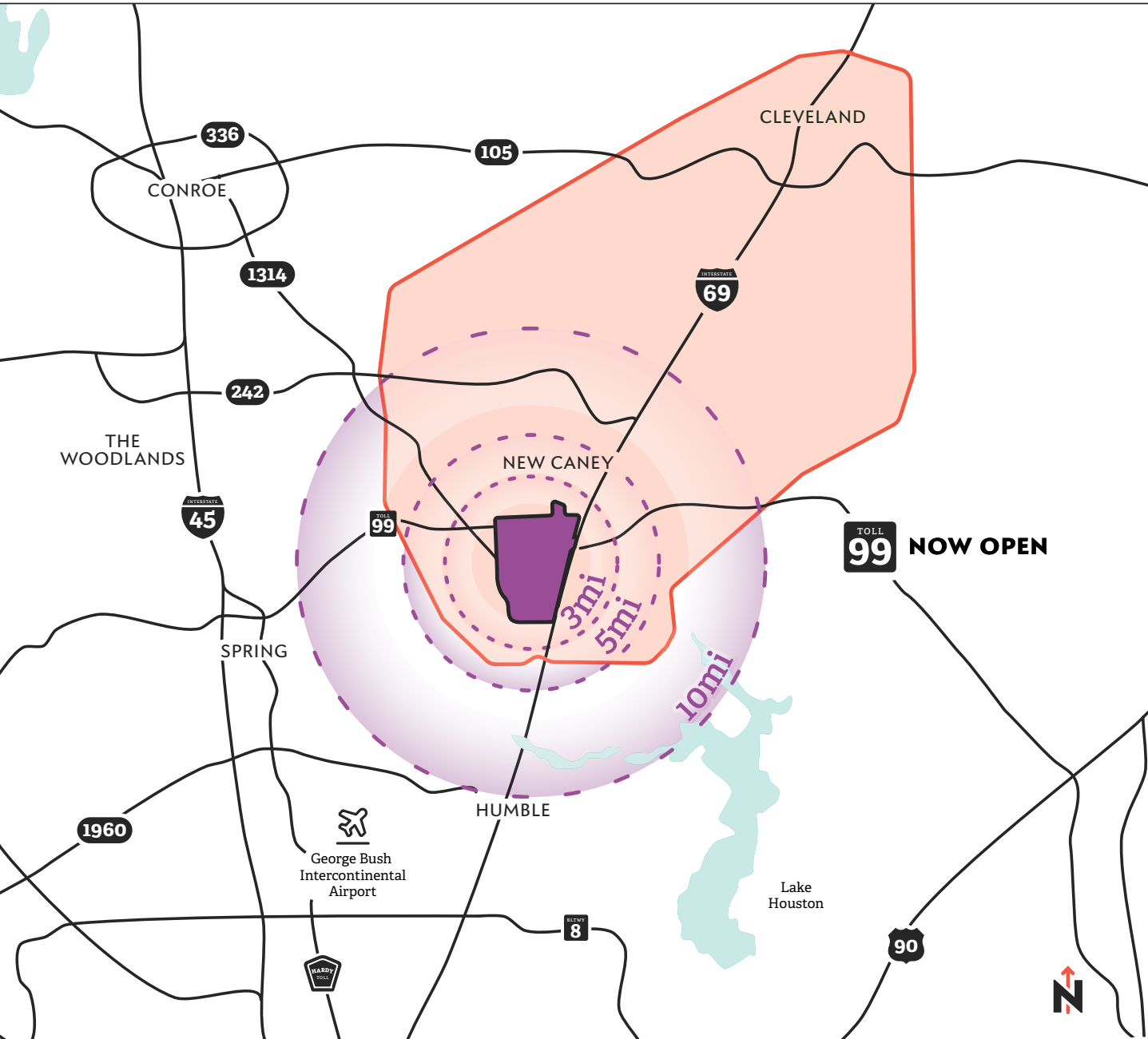
- Mixed-Use Development Including:**
- ±5,300 Community Population*
 - ±2,800 Apartment Units
 - ±3.5 Million square feet of Retail and Restaurants along the Grand Parkway
 - ±240 Acres of Amenities, Lakes, Trails and Greenspace

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

*Based on homesites and multi-family units, assumes average population to home of Houston DMA. 2.65

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

**Town Center:
A 240-Acre
Mixed-Use
Development**



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**

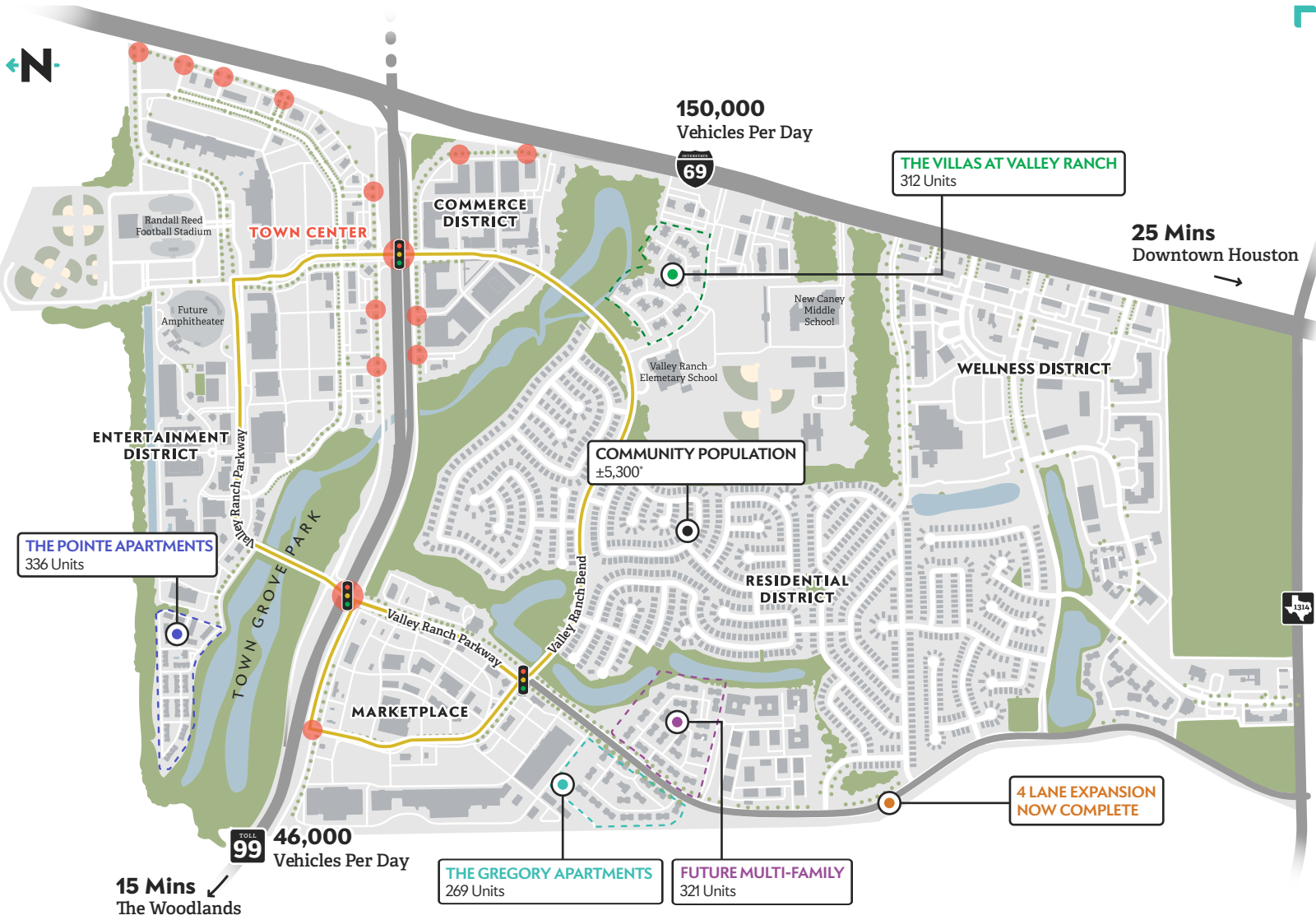
MOST VISITED

#4 Open-Air Shopping Center in Houston MSA

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




EXCELLENT ACCESS & MOBILITY




Premier Location

 **±240 Acres / 1.5 Million sf**
Mixed-Used Development

 **1 Million sf**
Dedicated to Retail, Dining and Entertainment

 Access to **±2,800 Multi-family Units**

 **Connected**
to a 1,400 Acre Mixed-Use Development

A THRIVING RETAIL DESTINATION





High Visibility


High Growth Corridors


Extensive Void of Services


High Traffic

 District Connectivity

 Lighted Intersection

 Access Points

LIMITED OPPORTUNITIES REMAIN

Town Center West



Space	Tenant	Size
1	Available	115,000 sf
1A	Goody Goody Liquor	22,718 sf
1B	Roger's Salon	14,175 sf
2	Hobby Lobby	55,000 sf
3	Kroger	123,000 sf
3Z	Kroger Fuel Station	
4A	Available	1,400 sf
4B	Supercuts	1,125 sf
4C	Nails of America	3,447 sf
4E	Sally Beauty Supply	1,500 sf
4F	GNC	1,400 sf
4G	Lin's China Diner	2,230 sf
4K	Shogun	4,500 sf
4N	Signorelli	1,789 sf
4P	Available	11,250 sf
21	Available Pad	1.29 ac
21A	Mister Car Wash	5,805 sf
21B	Regions Bank	2,300 sf
22	Toasted Yolk	4,900 sf
22A	AT&T	4,839 sf
22D	Available	2,120 sf
22E	Gadget MD	1,330 sf
22F	UPS	1,400 sf
22H	Five Guys Burgers & Fries	2,400 sf
22K	Ideal Dental	2,150 sf
22M	Available	1,050 sf
22N	Sports Clips	1,400 sf
22P	Menchie's	1,779 sf
22S	Panda Express	2,100 sf
23	Bank of America	4,000 sf
24	Chick-Fil-A	4,876 sf
25	CareNow Urgent Care	4,000 sf
26	Available Pad	1.59 ac
27	Taco Bell	4,800 sf
28	Valvoline	2,087 sf
30A	DaVita Dialysis	8,970 sf
30B	Kung Fu Tea	1,200 sf
30C	Unique Pediatric Dentist	2,000 sf
30D	Thrive Mortgage	1,801 sf
30E	State Farm	1,240 sf
30F	Available	1,666 sf
30G	F45 Fitness	3,023 sf

Leased
 Available

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	Saltgrass Steakhouse	5,678 sf
11A	Sherwin Williams	3,950 sf
11B	Chipotle	2,400 sf
12A	Verizon	3,150 sf
12B	NOA	1,750 sf
12C	Sub Zero	1,400 sf
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	Available	2,450 sf
19F	Schlotzky's	2,740 sf
19H	Mattress Firm	4,200 sf
19K	T-Mobile	1,750 sf
19L	My Eyelab	2,550 sf
19P	Smoothie King	1,050 sf
19R	MOD Pizza	1,750 sf
20A	Available	3,500 sf
20B	Available	5,000 sf
20C	Pacific Dental Services	3,200 sf
20D	Available	4,500 sf
20E	Available	4,100 sf

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 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



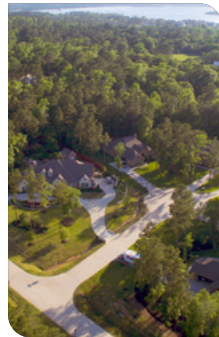
Retail



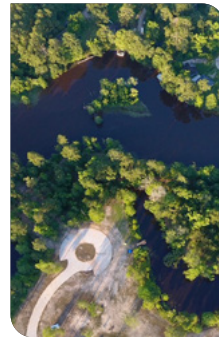
Multi-Family



Single-Family



Land



Recreational

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



2017 Developer of the Year
2021 Best Developer Community



2019 - 2021 Aggie100 Company



2020 Top 30 Home Builder in Houston



2020 Best Multi-Family Community in Texas



2018 - 2021 Top 30 Workplace



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



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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