



Full of Life.

## Crossing

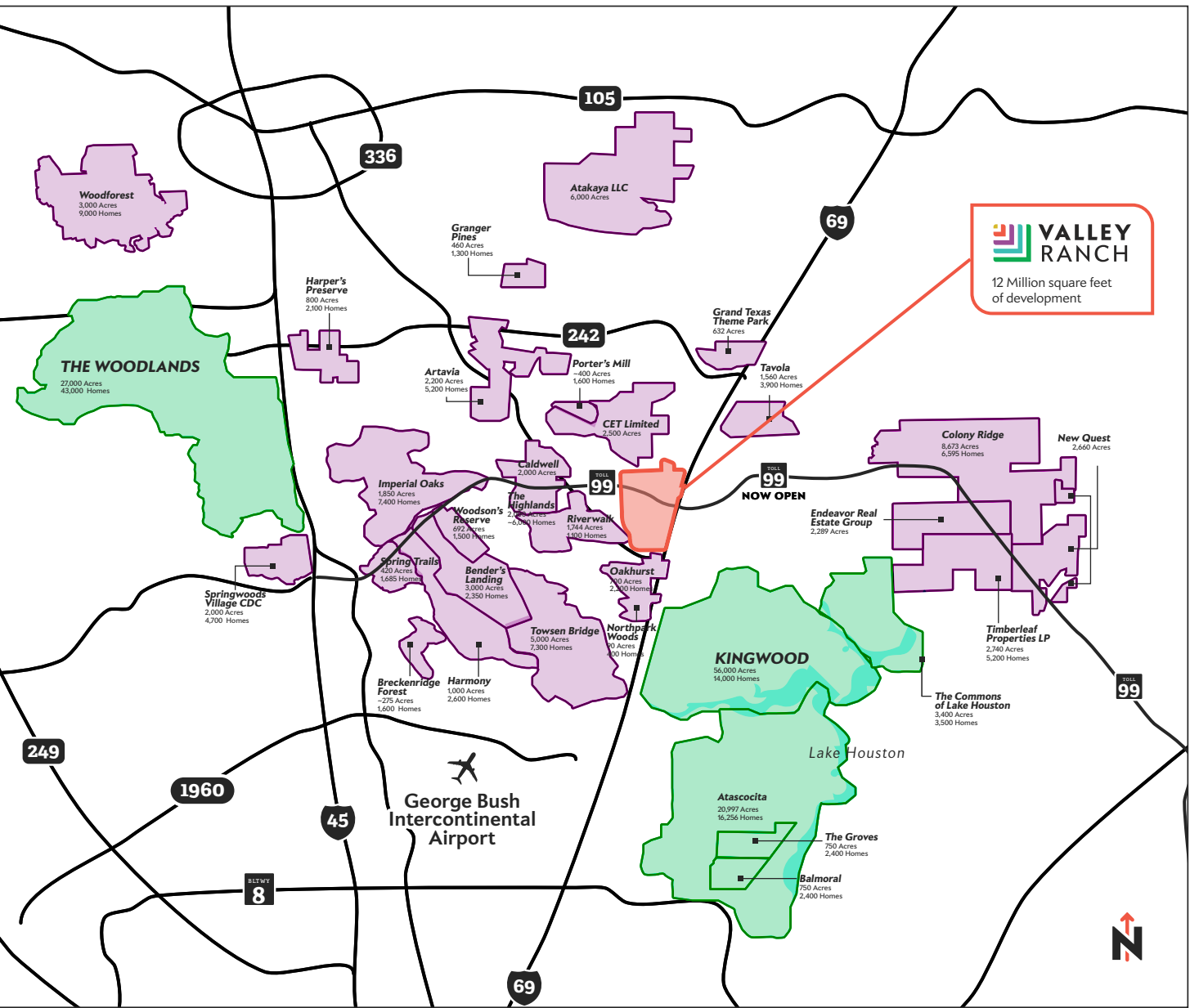
Fully designed and planned pad sites and multi-tenant retail buildings



# The Epicenter of Houston's Fastest Growing Corridor



# A MOBILITY INSPIRED POPULATION BOOM



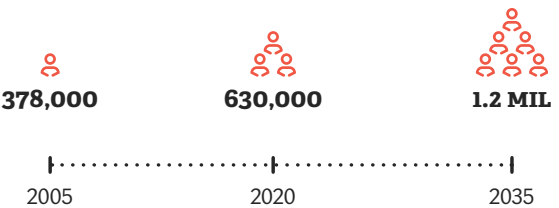
## Grand Parkway Expansion Leads to Growth



## Montgomery County

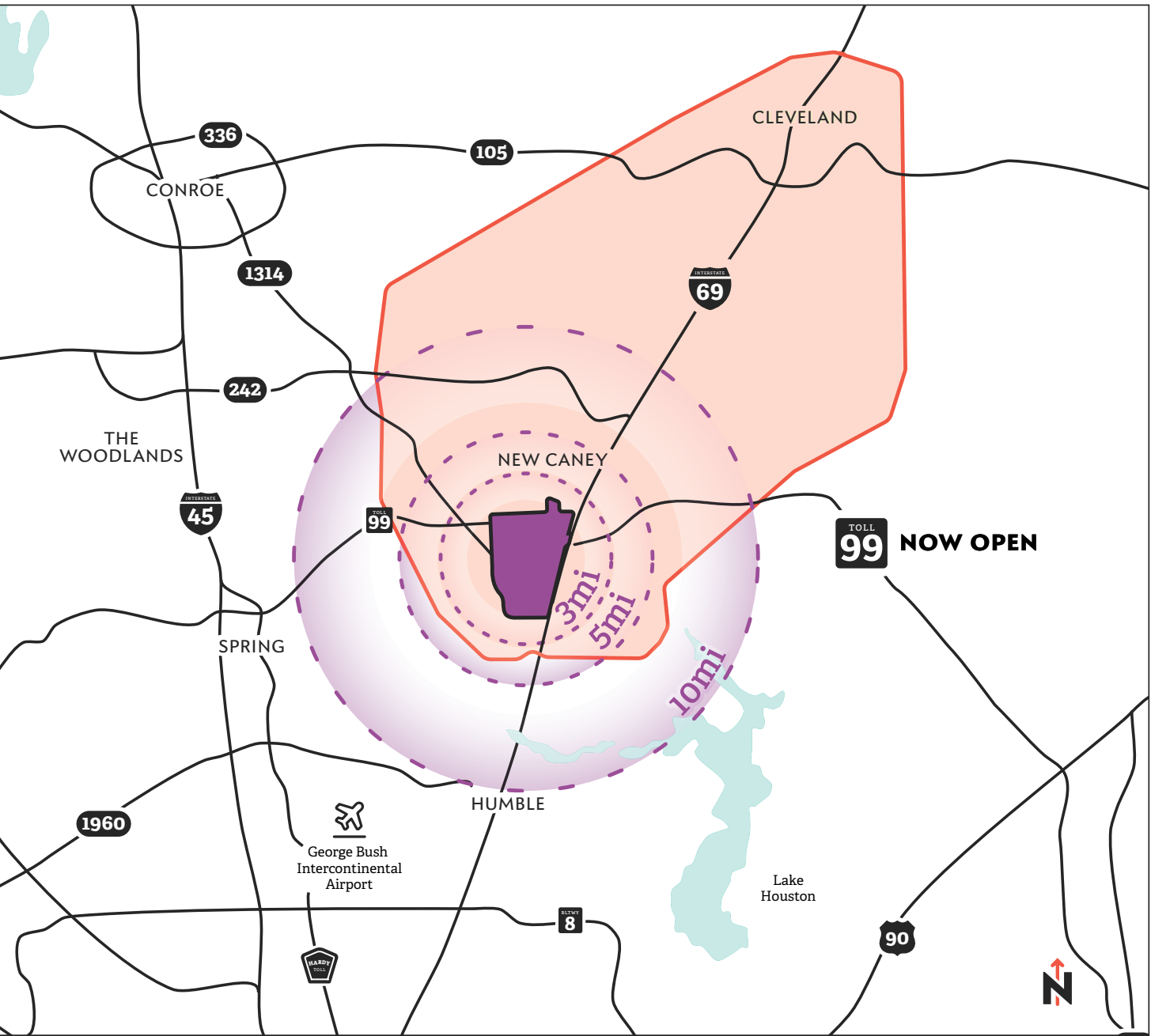
Valley Ranch is located in Montgomery County, the **18th Fastest Growing County** in the **USA\***, consistently ranking within the Top 20 for over two decades.

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

# A DYNAMIC GROWTH CORRIDOR



## Regional Demographics

### Primary Trade Area

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

	3Mi	5Mi	10Mi
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	<b>Valley Ranch Town Center   N TX-59, New Caney, TX</b>	<b>6.79 Million</b>
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**.





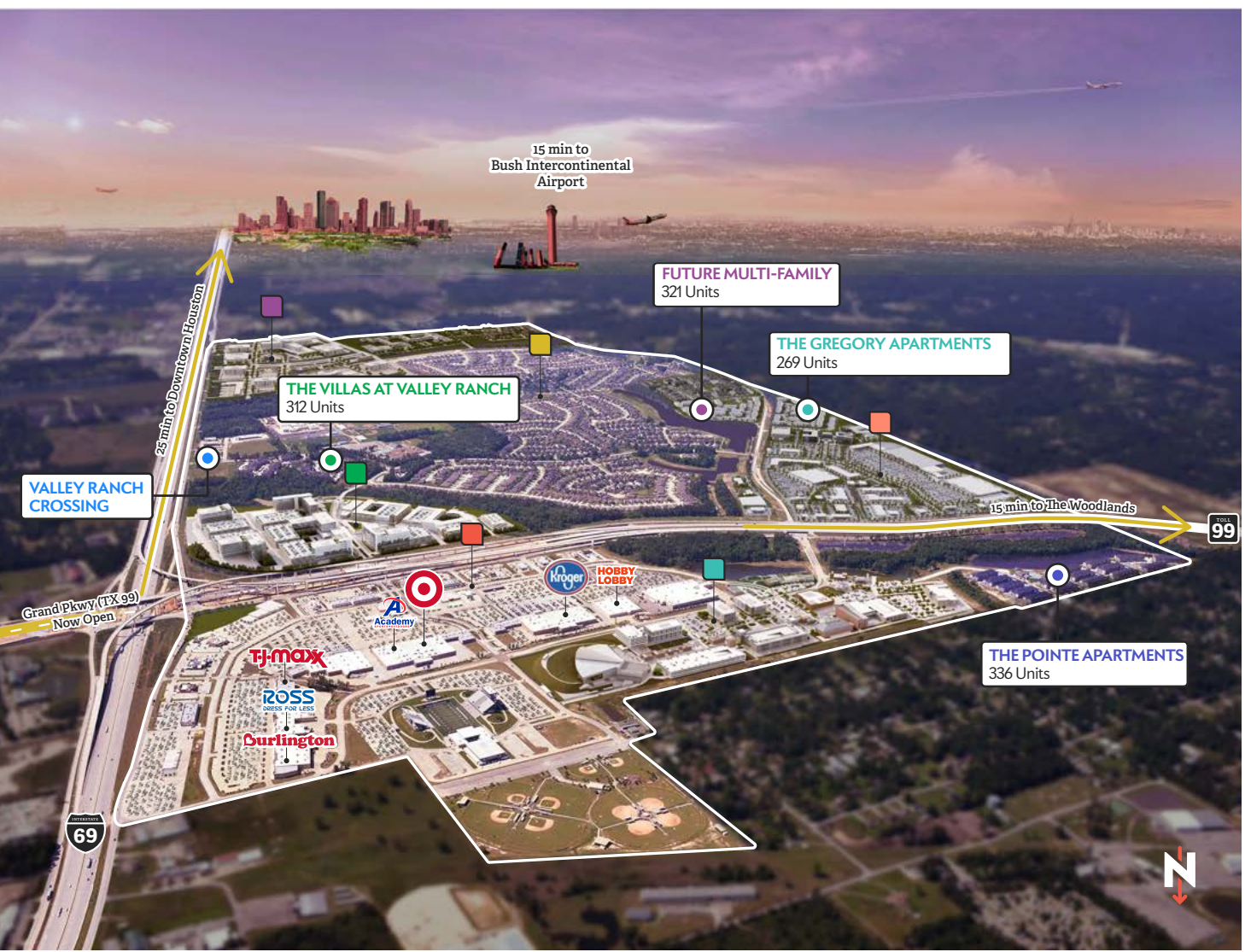
An aerial photograph of a large-scale mixed-use development project. The project is outlined in white and includes several large, rectangular, light-colored plots, likely for commercial or industrial use, and a central area with a building and parking lot. The development is situated near a multi-lane highway with traffic. In the background, there are residential areas with houses and a large body of water under a cloudy sky.

## Valley Ranch Crossing:

A ±26 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
  - ±3.5 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 Wellness District

Valley Ranch Entertainment District

Valley Ranch Marketplace

Valley Ranch Residential District



# PROPERTY HIGHLIGHTS

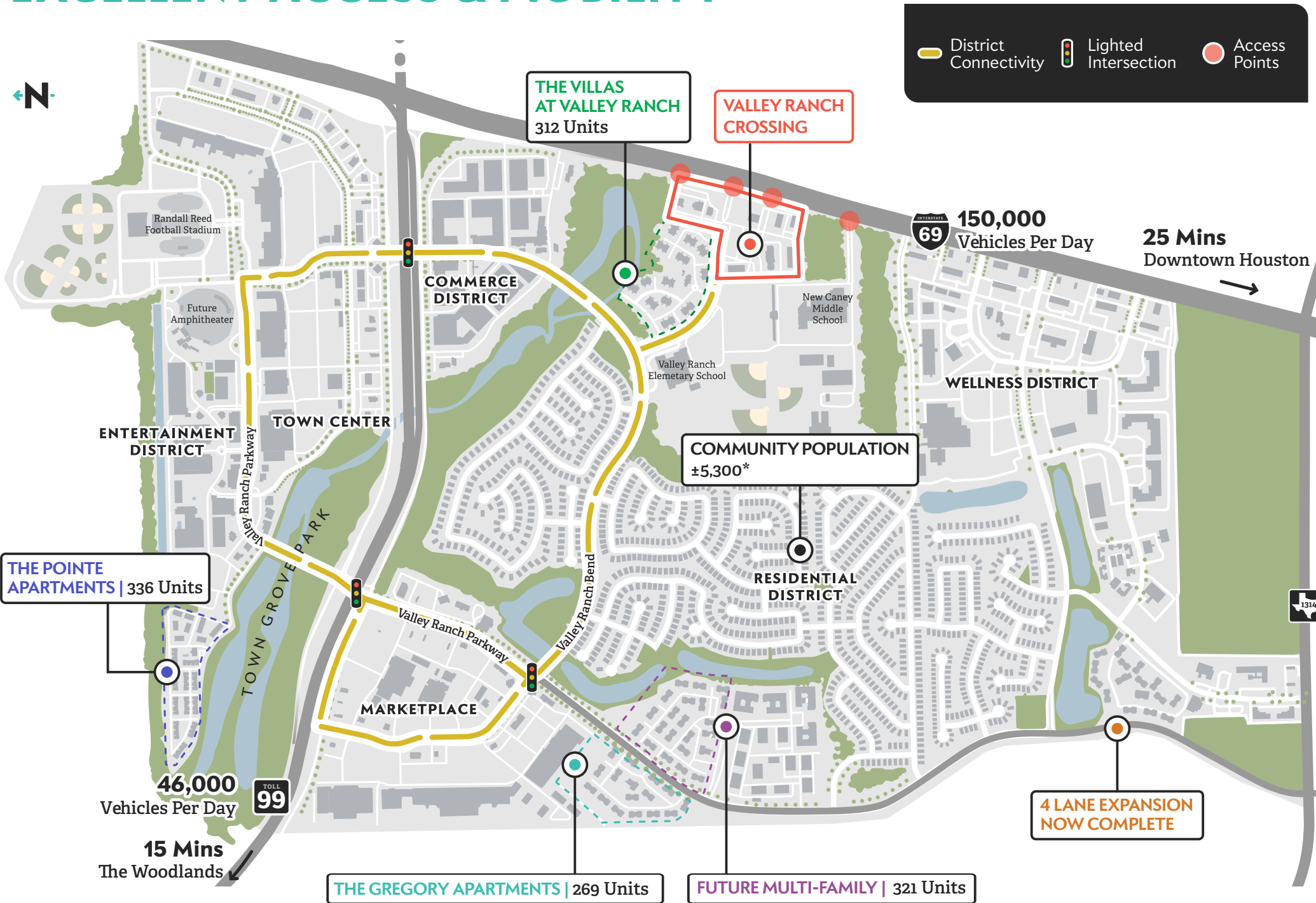


- Several Drive-Thru Opportunities
- Padsites Between 1.16 - 4.02 ac
- Up to 17,000 sf of Retail or Restaurants
- Pylon Signage Available on I-69
- Development Ready

- Valley Ranch Town Center
- Valley Ranch Commerce District
- Valley Ranch Wellness 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	Available	1.31 ac
6	Valley Ranch Self Storage	100,400 sf
7	Available	9,100 sf
8	Retail Shops	10,085 sf
9	Quick Service Restaurant	0.64 ac
10	Quick Service Restaurant	1.07 ac
11	Quick Service Restaurant	0.94 ac
12	Citizens Bank	10,000 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



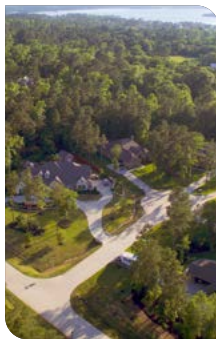
Retail



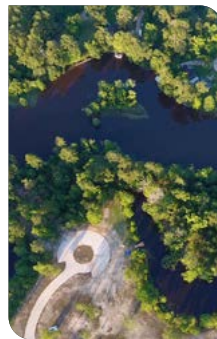
Multi-Family



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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