



Full of Life.

Marketplace

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

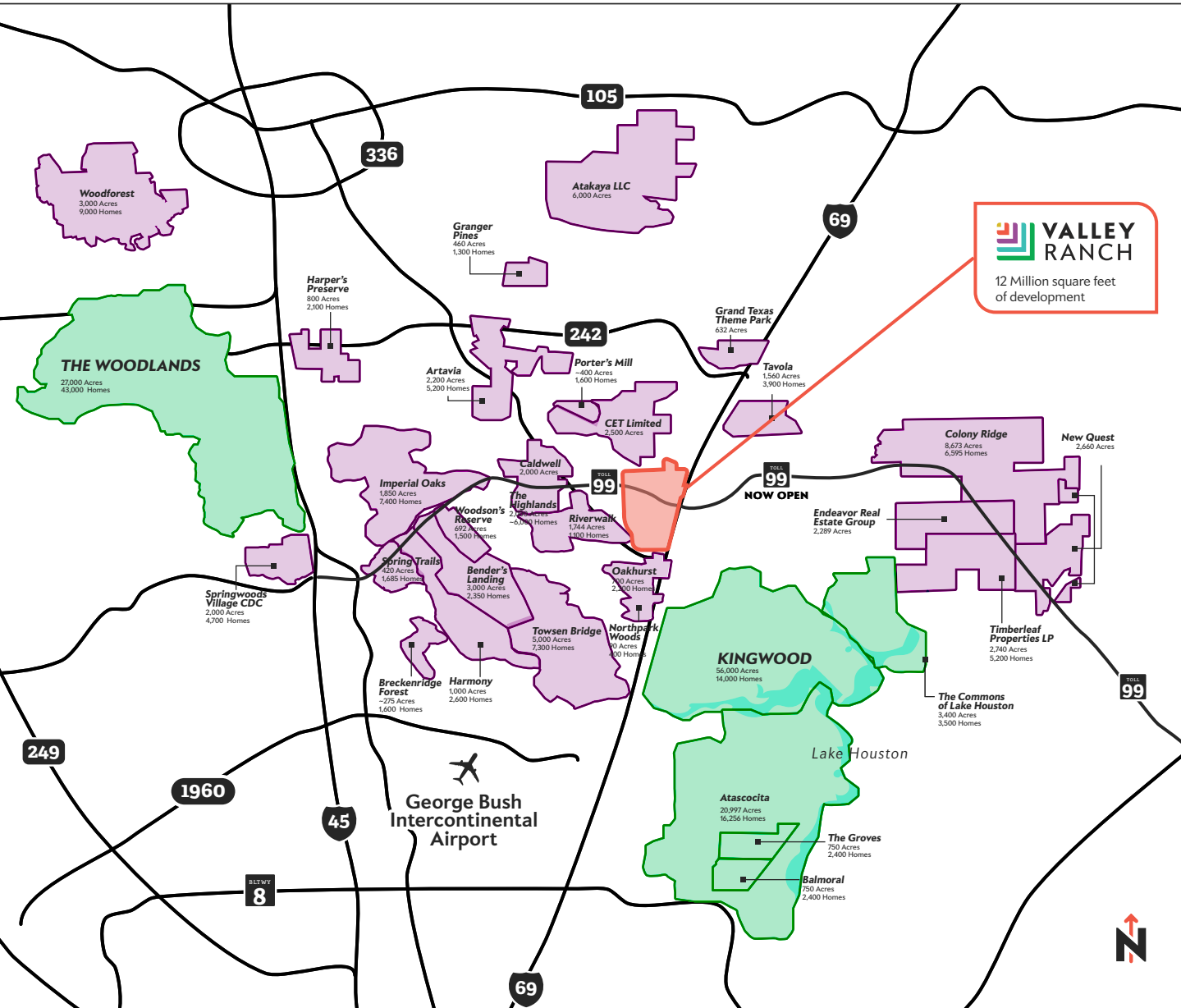


The Epicenter of Houston's Fastest Growing Corridor



VALLEY RANCH
12 Million square feet of development

A MOBILITY INSPIRED POPULATION BOOM



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12 Million square feet of development

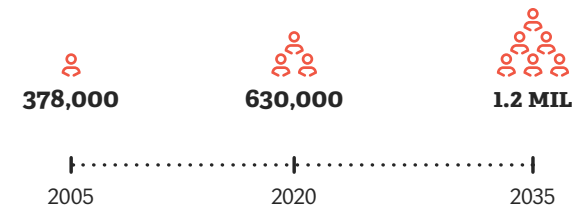
Grand Parkway Expansion Leads to Growth

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

Montgomery County

Valley Ranch is located in Montgomery County, the **10th Fastest Growing County** in the **USA***, consistently ranking within the Top 20 for over two decades.

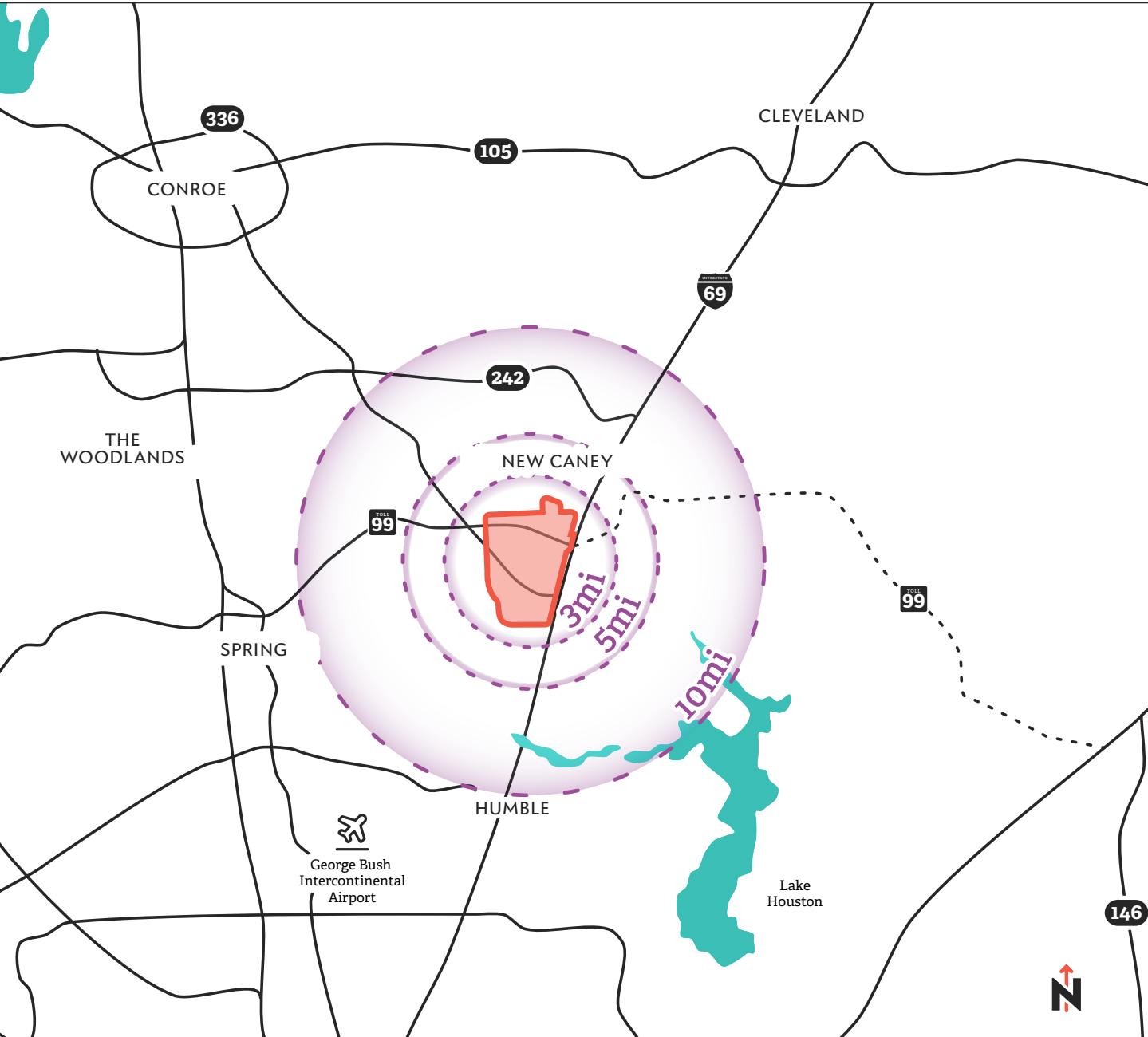
Population is projected to double in size from 630,000 residents in 2020 to over 1.2 million in 2035.



*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

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	Meyerland Plaza Houston TX	8.96 Million
2	Valley Ranch Town Center New Caney, TX	7.2 Million
3	Grand Parkway Marketplace I & II Spring, TX	6.99 Million
4	Village Plaza At Bunker Hill Houston, TX	6.97 Million
5	Fairfield Town Center Cypress, TX	6.69 Million
6	Silverlake Village Shopping Center Pearland, TX	6.42 Million
7	Shadow Creek Ranch Pearland, TX	6.32 Million
8	Brazos Town Center Rosenberg, TX	5.62 Million
9	Fairway Plaza Pasadena, TX	5.52 Million
10	Victory Lakes Town Center League City, TX	5.42 Million


MOST VISITED

#2 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 architectural rendering of the Valley Ranch Marketplace development. The scene shows a large, multi-phase project with various building types, including residential units and commercial structures. A prominent feature is a winding waterway that flows through the site, bordered by lush greenery and trees. A major road or highway runs parallel to the waterway, with a bridge crossing it in the background. The overall atmosphere is one of a modern, integrated community. A white outline of the state of Tennessee is overlaid on the right side of the image, indicating the project's location. A teal vertical bar is visible on the left edge of the slide.

Valley Ranch Marketplace:

A 160-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.**

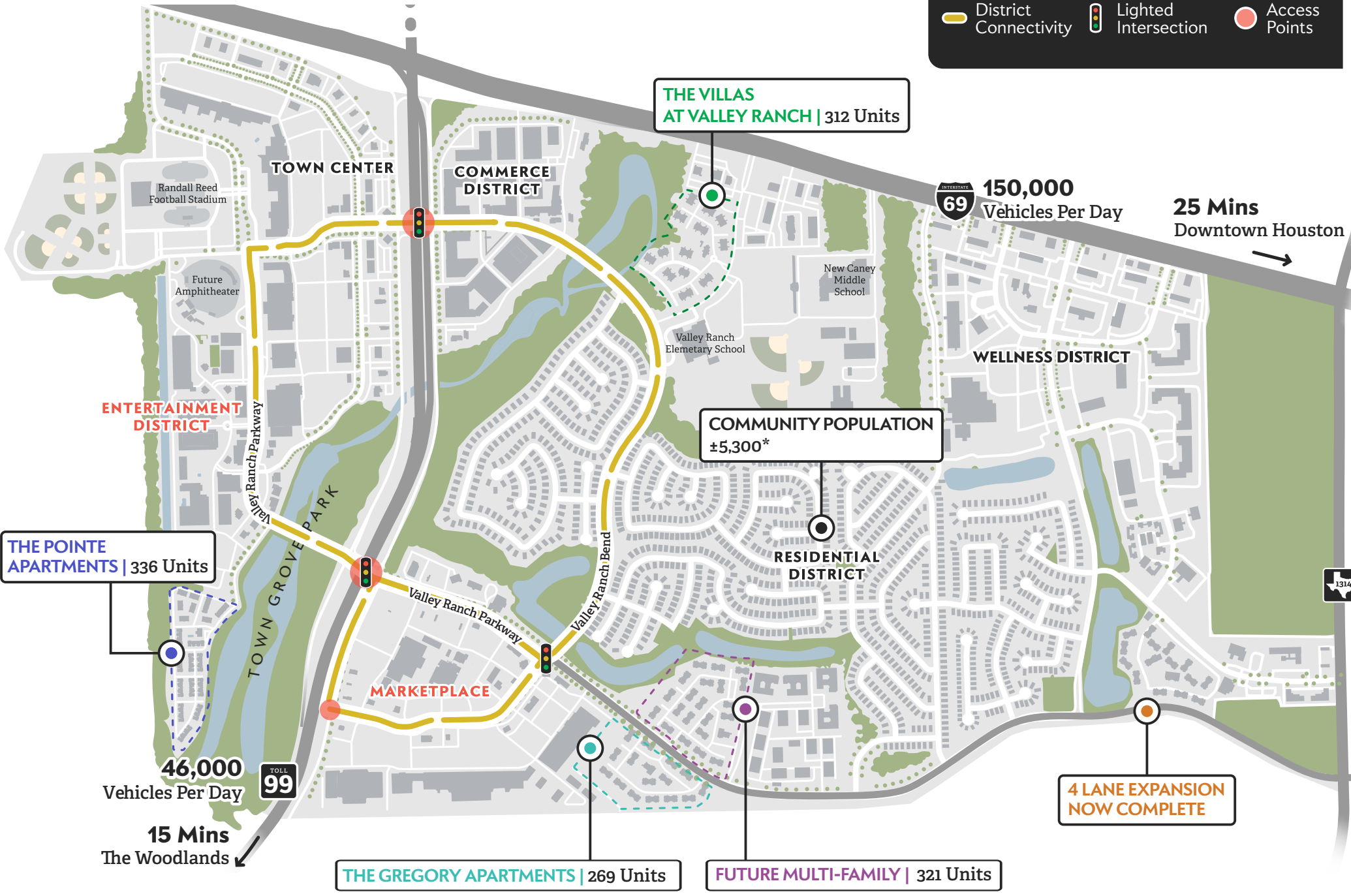
A TOP HOUSTON-AREA SHOPPING DESTINATION

- 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

EXCELLENT ACCESS & MOBILITY

- District Connectivity
- Lighted Intersection
- Access Points



THE VILLAS AT VALLEY RANCH | 312 Units

COMMUNITY POPULATION
±5,300*

THE POINTE APARTMENTS | 336 Units

THE GREGORY APARTMENTS | 269 Units

FUTURE MULTI-FAMILY | 321 Units

4 LANE EXPANSION NOW COMPLETE

150,000
Vehicles Per Day

25 Mins
Downtown Houston

46,000
Vehicles Per Day

15 Mins
The Woodlands

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



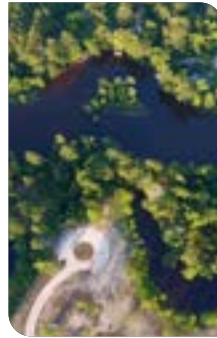
Multi-Family



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


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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**For More
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