



VALLEY RANCH TOWN CENTER

INTERSTATE 69 & GRAND PARKWAY (99) | *Montgomery County, Texas*



SURROUNDING DEVELOPMENTS

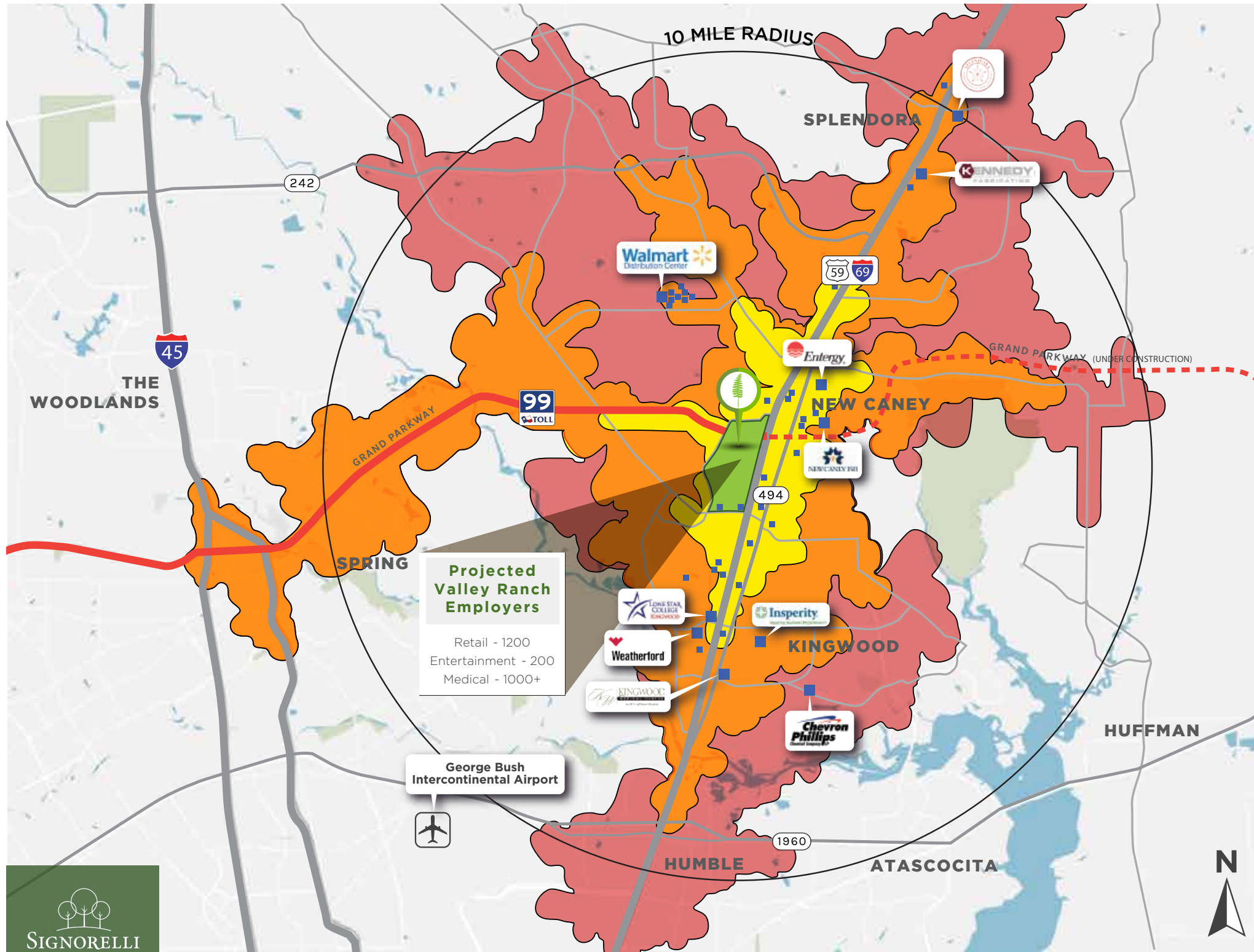
Valley Ranch Town Center, New Caney, TX





DAYTIME POPULATION SUMMARY

Valley Ranch Town Center, New Caney, TX

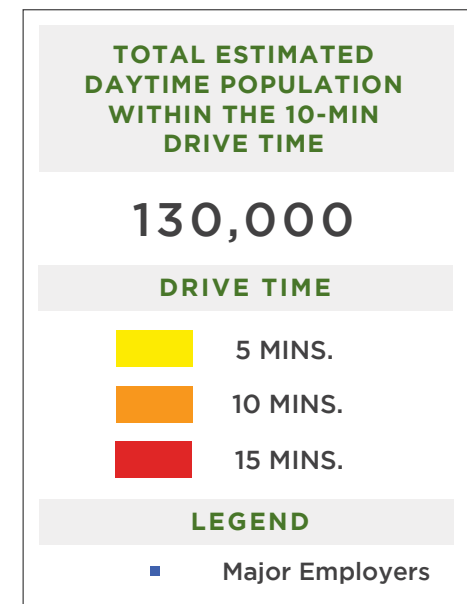


AT THE CENTER OF IT ALL

Valley Ranch Town Center is located at the rapidly growing corridor at Interstate 69 and the recently constructed Grand Parkway, making it easily accessible to some of the region's most prominent employers such as Chevron Phillips, Entergy, Walmart Distribution Center, Weatherford International, as well as:

- Insperty: 2,200 employees
- Splendora ISD: 1,000 employees
- New Caney ISD: 2,500 employees
- Kingwood Medical Center: 1,200 employees
- Lone Star College Kingwood: 12,057 Students

Located in the 7th fastest growing county in the nation, Montgomery County, Valley Ranch Town Center is located at the epicenter growth in Northeast Houston. With regional entertainment and civic destinations, including multiple sports complexes, a planned world-class amphitheater and 100 acres of public lakes and parks, Valley Ranch Town Center provides a truly unique shopping and dining experience to the residents and nearby employees alike.



Demographic Source: Esri's U.S. Updated Demographic (2016/2021) Data



VALLEY RANCH TOWN CENTER

240-acre mixed-used development



TENANT ROSTER

- | | | | | | |
|------------------------------|--------------------------------|-------------------------------|----------------------------|------------------------|-----------------|
| 1. Academy Sports + Outdoors | 9. Chili's Bar + Grill | 17. Kroger Marketplace | 25. PetSmart | 33. SportsClips | 41. Ulta |
| 2. Airi Poke & Ramen | 10. Ed Rinehart Sports Complex | 18. Lin's China Diner | 26. Pizza Cucinova | 34. Subway | 42. UPS |
| 3. AT&T | 11. Family Express Clinic | 19. Mattress Firm | 27. Rack Room Shoes | 35. Sub Zero Ice Cream | 43. Verizon |
| 4. Bank of America | 12. Five Guys | 20. Menchies | 28. RC'S NYC Pizza & Pasta | 36. Supercuts | 44. Whataburger |
| 5. Buffalo Wild Wings | 13. GNC | 21. Nails of America | 29. Ross Dress for Less | 37. Taco Bell | |
| 6. Burlington | 14. Gringo's | 22. NCISD Texan Drive Stadium | 30. Sally Beauty | 38. TJ Maxx | |
| 7. Chick-fil-A | 15. Hobby Lobby | 23. Panda Express | 31. Schlotzsky's | 39. T-Mobile | |
| 8. Cinemark Theatre | 16. Ideal Dental | 24. Party City | 32. Shogun Japanese Grill | 40. Toasted Yolk Café | |

VALLEY RANCH MASTERPLAN

1400-acre land plan



JUST MINUTES AWAY

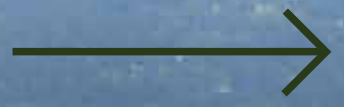


DOWNTOWN HOUSTON
28 MILES
(25 minutes)

GEORGE BUSH INTERCONTINENTAL AIRPORT
14 MILES
(10 minutes)

KINGWOOD
(5 minutes)

THE WOODLANDS
(12 minutes)



AERIAL VIEW



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