

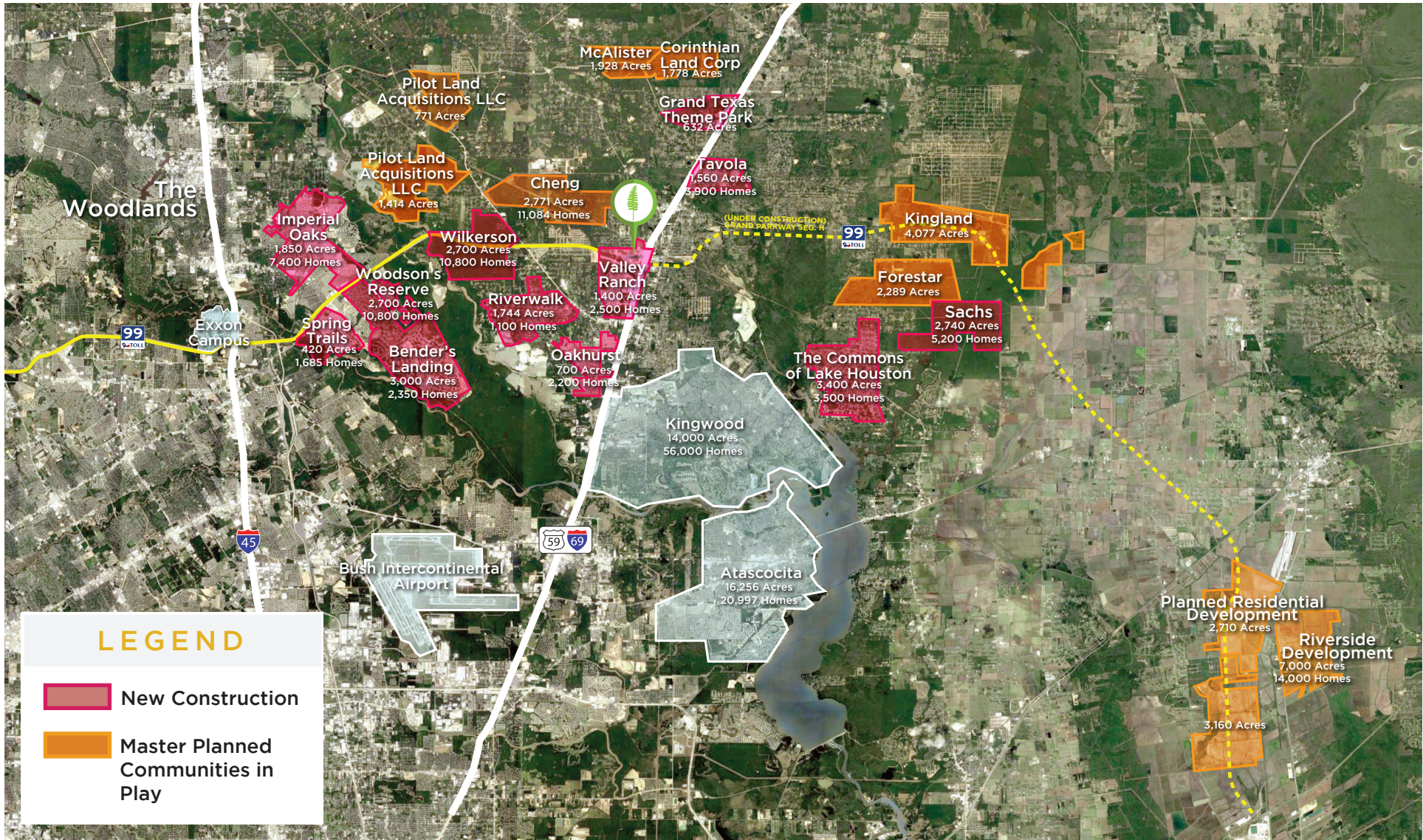


VALLEY RANCH TOWN CENTER

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

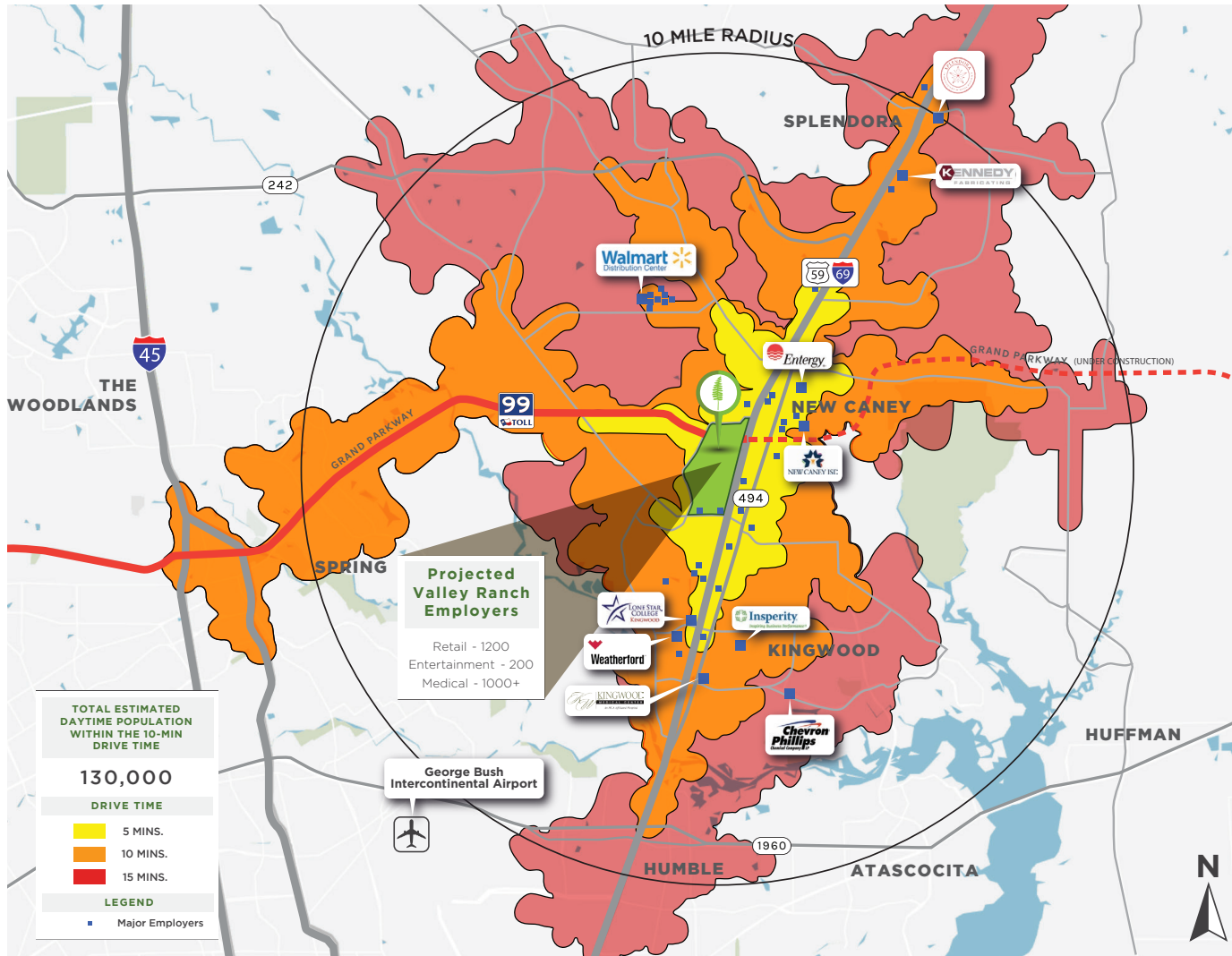
SURROUNDING DEVELOPMENTS

Valley Ranch Town Center, New Caney, TX



DAYTIME POPULATION SUMMARY

Valley Ranch Town Center, New Caney, TX



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

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:

- Insperity: 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.

VALLEY RANCH TOWN CENTER

240-acre mixed-used development



TENANT ROSTER

- | | | | | | |
|------------------------------|---------------------------|-------------------------------|----------------------------|------------------------|-----------------|
| 1. Academy Sports + Outdoors | 9. Chili's Bar + Grill | 18. Mattress Firm | 26. Pizza Cucina | 35. Sub Zero ice Cream | 44. Whataburger |
| 2. Airi Poke & Ramen | 10. Family Express Clinic | 19. Menchie's | 27. Rack Room Shoes | 36. Superuts | 45. Yummy Tummy |
| 3. AT&T | 11. Five Guys | 20. Nails of America | 28. RC'S NYC Pizza & Pasta | 37. Taco Bell | |
| 4. Bank of America | 12. GNC | 21. NCISD Texan Drive Stadium | 29. Ross Dress for Less | 38. TJ Maxx | |
| 5. Buffalo Wild Wings | 13. Gringo's | 22. Olive Garden | 30. Sally Beauty | 39. T-Mobile | |
| 6. Burlington | 14. Hobby Lobby | 23. Panda Express | 31. Schlotzsky's | 40. Toasted Yolk Café | |
| 7. Chick-fil-A | 15. Ideal Dental | 24. Party City | 32. Shogun Japanese Grill | 41. Ulta | |
| 8. Cinemark Theatre | 16. Kroger Marketplace | 25. PetSmart | 33. SportClips | 42. UPS | |
| | 17. Lin's China Diner | | 34. Subway | 43. Verizon | |

AVAILABLE PAD SITES, RETAIL & ANCHOR

240-acre mixed-used development



TRACT	LOT SIZE AC	SPACE SIZE SF
1		1,400 - 4,900
2		12,000
3		10,000
4		17,250
5		3,500 - 11,500
6		1,400 - 4,900
7	1.76	
8	1.19	

TRACT	LOT SIZE AC	SPACE SIZE SF
9	1.48	
10	1.06	
11		1,670
12	1.61	
13	1.54	
14	1.39	
15		1,400 - 4,900
16		3,450

TRACT	LOT SIZE AC	SPACE SIZE SF
17	1.26	
18	1.60	
19	1.63	
20		1,400 - 7,000
21		1,400 - 7,000
22		11,000
23	0.89	
24	1.09	
25	1.02	

VALLEY RANCH MASTERPLAN

1400-acre land plan



JUST MINUTES AWAY



KINGWOOD
(5 minutes)

DOWNTOWN
HOUSTON
28 MILES
(25 minutes)

GEORGE BUSH
INTERCONTINENTAL AIRPORT
14 MILES
(10 minutes)

THE WOODLANDS
(12 minutes)



AERIAL VIEW



VALLEY RANCH
RESIDENTIAL
COMPONENT BUILT OUT

TP
THE POINTE
336 units
UNDER CONSTRUCTION

CINEMARK

ENTERTAINMENT
DISTRICT

FUTURE
AMPHITHEATER

NCISD TEXAN
DRIVE STADIUM

NATATORIUM

ED RINEHART
SPORTS COMPLEX

10 MINUTES TO
THE WOODLANDS

15 MINUTES TO BUSH
INTERCONTINENTAL
AIRPORT



- Chick-fil-A
- Bank of America
- at&t
- ups
- Five Guys
- manchita
- SuperCuts
- GNC
- SUBWAY
- SALLY BEAUTY SUPPLY
- NAILS OF AMERICA
- Kroger
- HOBBY LOBBY
- Lin's China Diner
- SPROUTS
- Walmart
- Freddy's
- Mattress Firm
- Schlitzsky's
- Express Family Care
- T-Mobile
- PIZZA CUCINOVA
- Academy Sports & Outdoors
- JAMES AVERY
- Olive Garden
- GRINGO'S
- Party City
- chili's
- Buffalo Wild Wings
- verizon
- Airi Poke & Ramen
- SUBZERO
- Hillmark
- TJ-maxx
- ULTA
- ROSS
- PET SMART
- Burlington
- five BELOW
- RACK ROOM SHOES

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