



VALLEYRANCH Town Center

Last Remaining Anchor Space



An Award-Winning Master-Planned Community



MOST VISITED

#4 Open-Air Shopping Center in Houston MSA

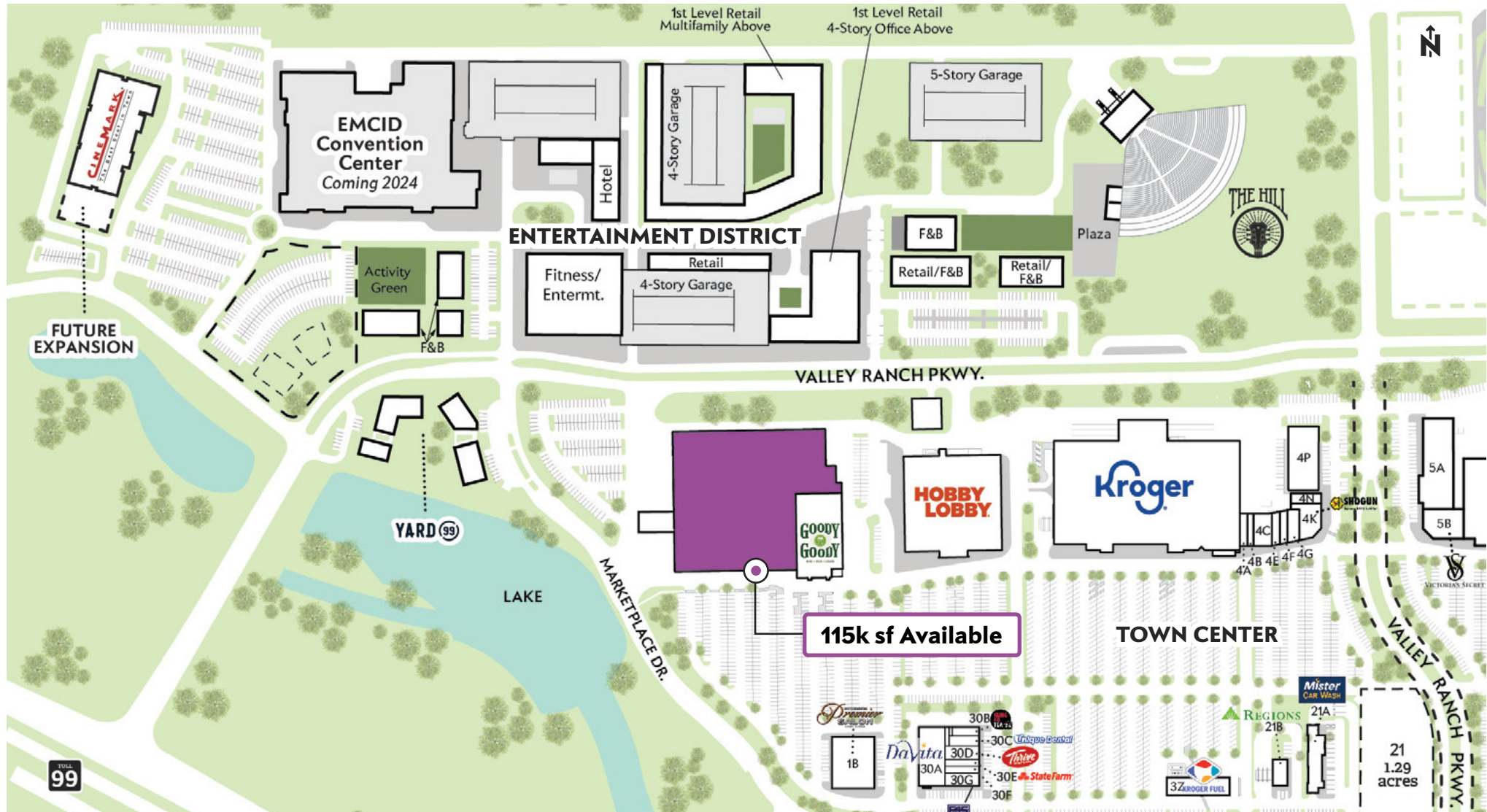
With opportunities still remaining, Valley Ranch Town Center **already** ranks among the **top 5 shopping centers in Houston**.

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.

Today, the Valley Ranch success story offers true live, work, play dynamic within a community **Full of Life.**



Surrounded by Diverse Growth & Traffic



±917
LUXURY APARTMENTS

150,000
VEHICLES PER DAY

600,000
MONTHLY VISITORS

1,000,000 sf
RETAIL & RESTAURANTS

240 ac
LAKES & PARKS

At The Heart of Valley Ranch



EMCID
CONFERENCE CENTER
200,000+ SF

FUTURE
HOTEL

YARD (99)
DINING &
ENTERTAINMENT

CLASS-A
OFFICE SPACE
100,000+ SF



14-ACRE
AMPHITHEATER
±20,000 CAPACITY

115k sf Available

RANDALL REED
FOOTBALL STADIUM

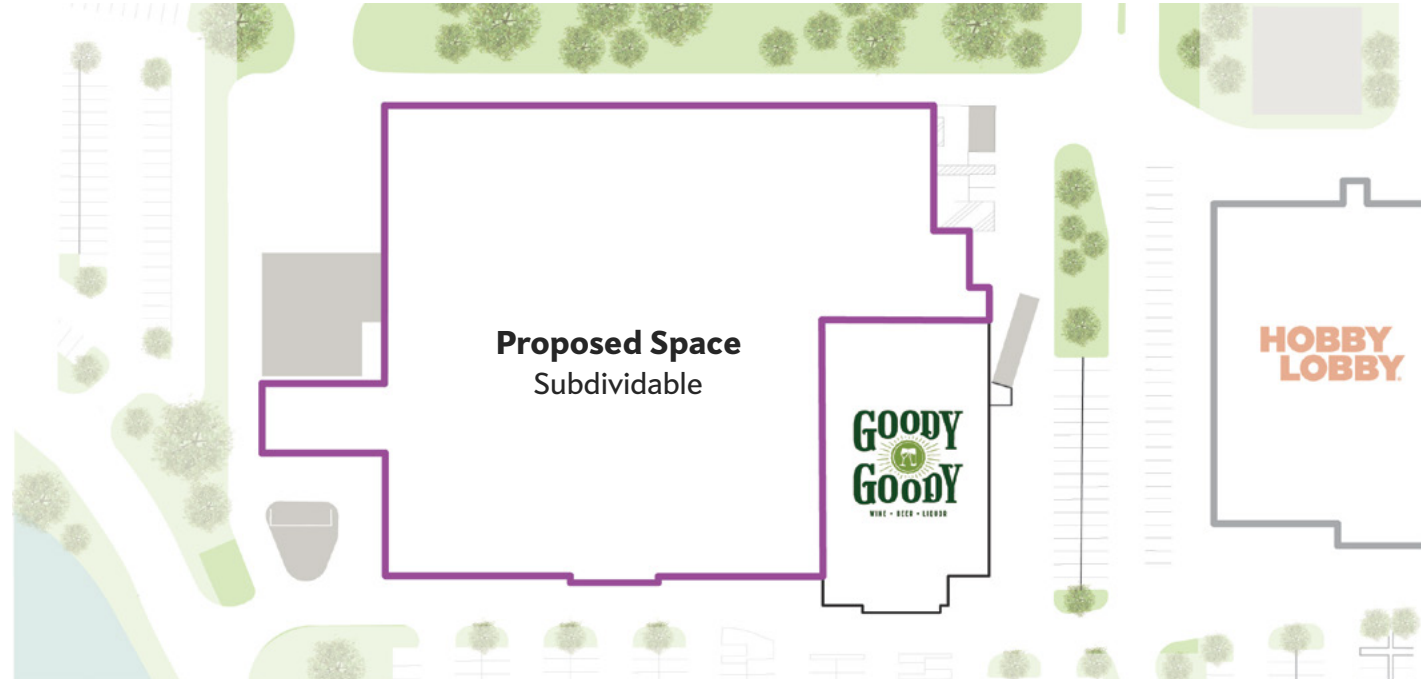
Kroger
HOBBY LOBBY
PETSMART
Burlington
ROSS
tj-maxx
GOODY GOODY
HomeGoods
Academy

View from the West

Secure the Last Anchor Space in Valley Ranch Town Center

±115,000 sf

- Full Space or Can be Split Into Multiple Spaces
- 21 Total HVAC Units (Over 210 Tons)
- ±550 Parking Spaces
- Pylon Sign Available
- 3,000 Amp Electrical, 3 Phase Service





For More Information

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*All maps, elements and visuals in this packet depicting Valley Ranch and all its districts represent an artist's conception of proposed development as of July 2022. No representation is made that the features depicted will be built, or, if built, will be as depicted. All plans for land uses, improvements and facilities are subject to change without notice and nothing presented herein shall obligate the owner or any other entity to restrict land uses or to construct or develop improvements or facilities as shown on any of the maps or renderings. All drawings are preliminary and subject to change and are for presentation purposes only. Further, said drawings are scanned images only and are not for computation or construction purposes. These drawings may or may not incorporate information and/or data provided to consultants relative to engineering and drainage, floodplains and environmental issues and should not be relied upon for any purpose. No representations or warranties, expressed or implied, concerning the actual design, location and character of the facilities shown on any maps are intended. Additionally, no warranty is made as to the accuracy of the information contained herein. Plans, maps, materials and specifications are subject to change, or modification as deemed necessary by the developer, builder, or as may be required by law. The illustrations are provided as an example only and do not depict actual or promised items of any kind. Any references to commercial/multipurpose land use may include but is not limited to office, retail, single-family, multifamily, senior housing, house of worship, specialty, gas station, daycare facility, etc. Maps not to scale.