



VALLEYRANCH

Full of Life

**A 1,400-Acre Mixed-Use
Master Planned Community**

MEDICAL LEASING

**HOUSTON, TX
MONTGOMERY COUNTY**



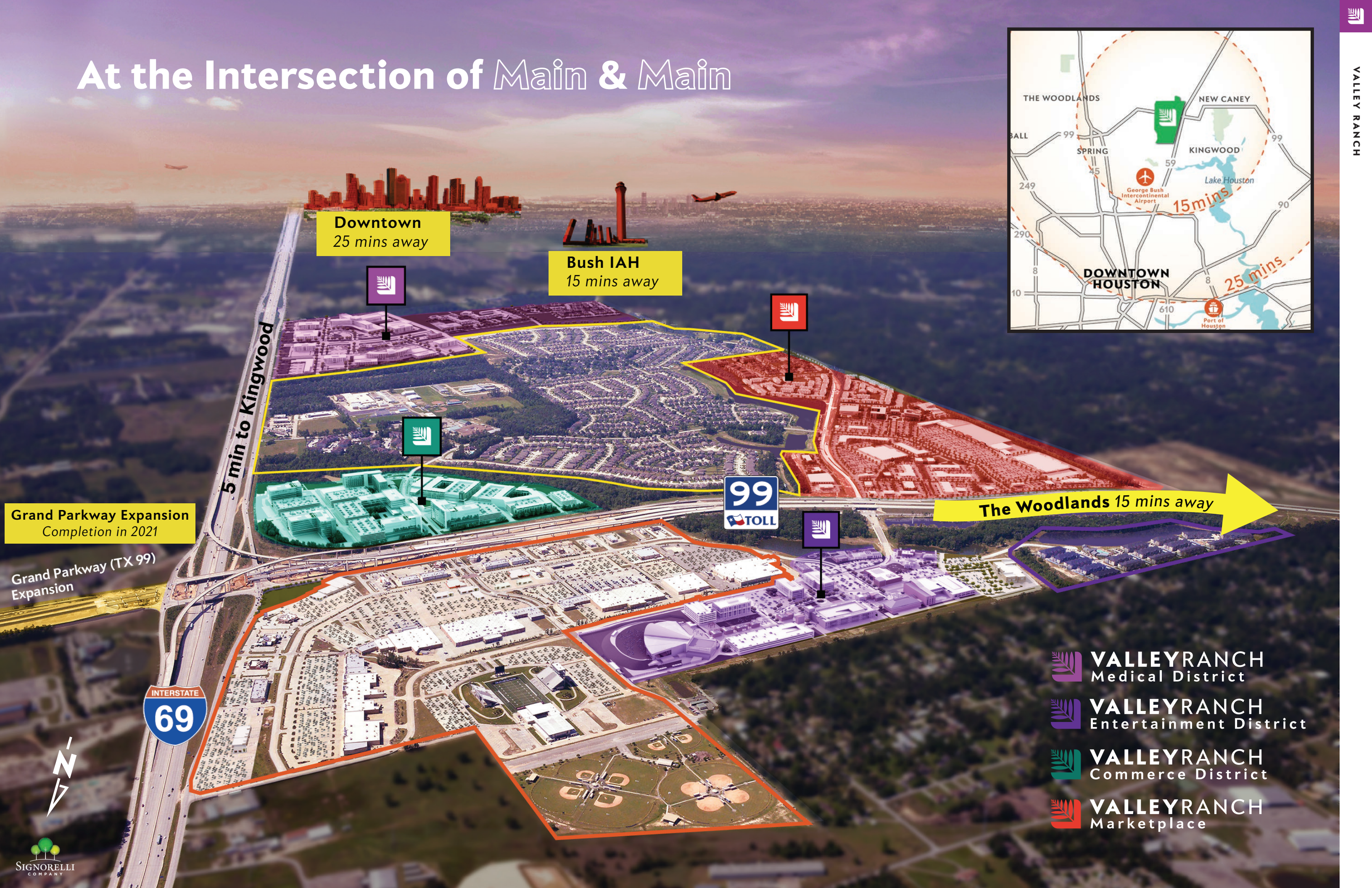
In 1999, the vision to create a vibrant mixed-use community was born when the Signorelli Company acquired the first of 8 parcels of land, creating Valley Ranch.

The Signorelli Company's long-term investment philosophy and patience for quality have enabled the 1,400-acre development to become the HUB of growth for the northeast Houston corridor.

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

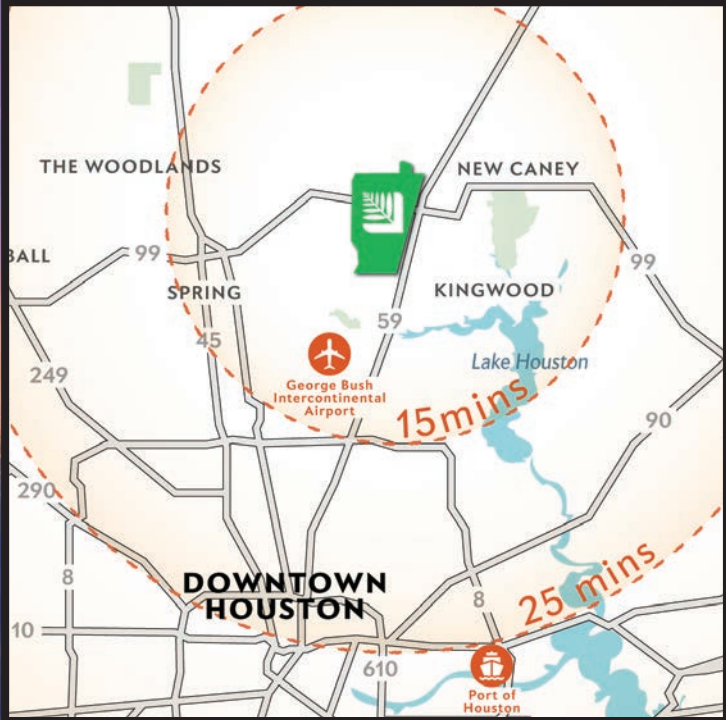


At the Intersection of Main & Main



Downtown
25 mins away

Bush IAH
15 mins away



The Woodlands 15 mins away

Grand Parkway Expansion
Completion in 2021

Grand Parkway (TX 99)
Expansion



-  **VALLEYRANCH**
Medical District
-  **VALLEYRANCH**
Entertainment District
-  **VALLEYRANCH**
Commerce District
-  **VALLEYRANCH**
Marketplace



FULL OF LIFE

The Epicenter of Houston's Fastest Growing Corridor

Valley Ranch is a
1,400 acre mixed-
use, master-planned
community

Over 1 Million Square Feet (SF) Stabilized:

- └ Retail
- └ Dining
- └ Shopping
- └ Multi-Family
- └ Entertainment
- └ Office

100-Acre Planned Medical District:

- └ Hospital Anchor
- └ Hospitality
- └ Medical Office Buildings
- └ Walkable Retail
- └ Multi-Family
- └ Direct Access and Visibility to I-69



**1 Owner /
Developer**
Quick Decision Making



**18th Fastest
Growing County
in the U.S.***

Montgomery County
Consistently Ranked
in the Top 20 for Over
Two Decades



240 acres of
Enhanced Amenities,
Lakes, Trails and Green
Space

700 Acres Shovel-Ready

- ✓ Utilities
- ✓ Detention
- ✓ Environmental
- ✓ Entitlements
- ✓ Mobility

Dynamic
Medical Anchored
Mixed-Use
Development

VALLEY RANCH OPPORTUNITIES

Valley Ranch Town Center



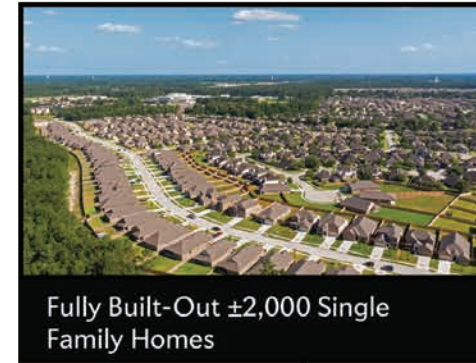
1 million SF Grocery/ Anchored Super Regional Retail Center

Commerce District



Future Office, Hotel, Convention Center and Retail

Residential District



Fully Built-Out ±2,000 Single Family Homes

Medical District



Future Hospitals, Medical Office Buildings, Hospitality and Retail

Entertainment District

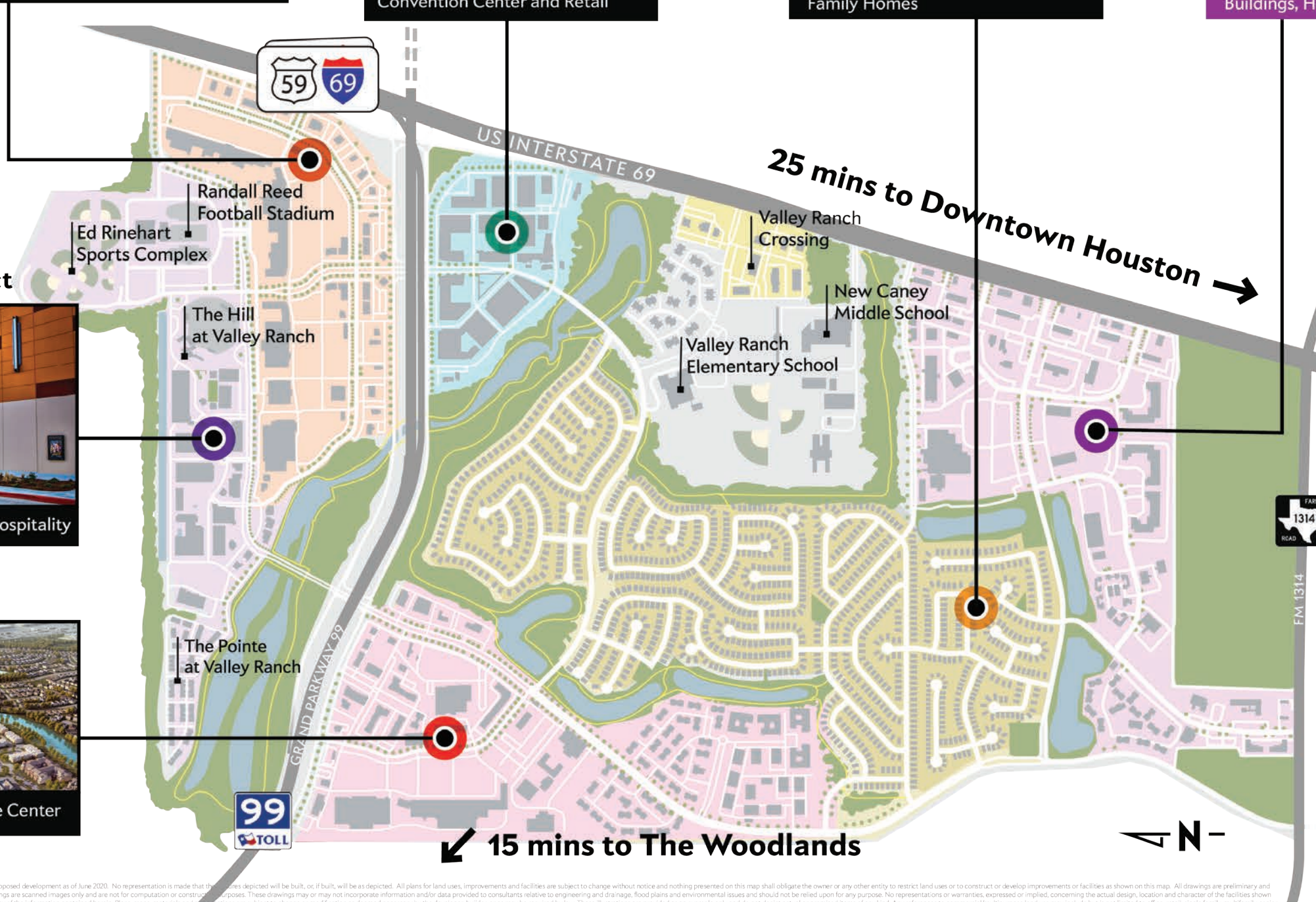


Theatre, Future Retail, Office, Hospitality

Marketplace



Future 1.5 million SF Mixed-Use Center



25 mins to Downtown Houston →

↙ 15 mins to The Woodlands

6 Distinct Districts at the Intersection of Main & Main

- High Visibility
- High Traffic
 - I-69: 106,000 Vehicles Per Day (VPD)
 - 99: 46,000 Vehicles Per Day (VPD)
- High Growth Corridors
- Extensive Void of Services and Strong Demand for Hospitals and Medical Office Buildings (MOB)

* Disclaimer: This map of Valley Ranch represents an artist's conception of proposed development as of June 2020. 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 on this map shall obligate the owner or any other entity to restrict land uses or to construct or develop improvements or facilities as shown on this map. 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, flood plains 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. These 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. Map not to scale.

EXPERIENCE VALLEY RANCH

Valley Ranch has become **The Hub** for all major services for the I-69 corridor

With Over 1 Million SF of mixed-use development already open and thriving in Valley Ranch Town Center (VRTC):

- 19 Restaurants
- 21 Shopping Options
- 12 Everyday Conveniences and Services
- ±650 Luxury Apartments

Key civic, entertainment, parks, and public venues create year-round attractions for all to enjoy:

- Cinemark Valley Ranch and XD
- Ed Rinehart Sports Complex
- Randall Reed Stadium
- The Hill at Valley Ranch

Quality of Life and Affordability

This high demand, high growth area provides a wide range of affordable new home options with best in class amenities that serve both the residents and the employees within the Valley Ranch masterplan.



“As more corporations, retailers and residents move to Montgomery County, Valley Ranch has become an excellent choice because of its prime location and elevated amenities.”

— Texas Senator Brandon Creighton

At the Epicenter for Growth

Recognized as the **18th Fastest Growing County** in the U.S., Montgomery County has consistently ranked within the Top 20 for over two decades. With its unique location at the heart of the county along I-69 and the expanding TX-99, Valley Ranch is the catalyst for the county’s continuous growth.

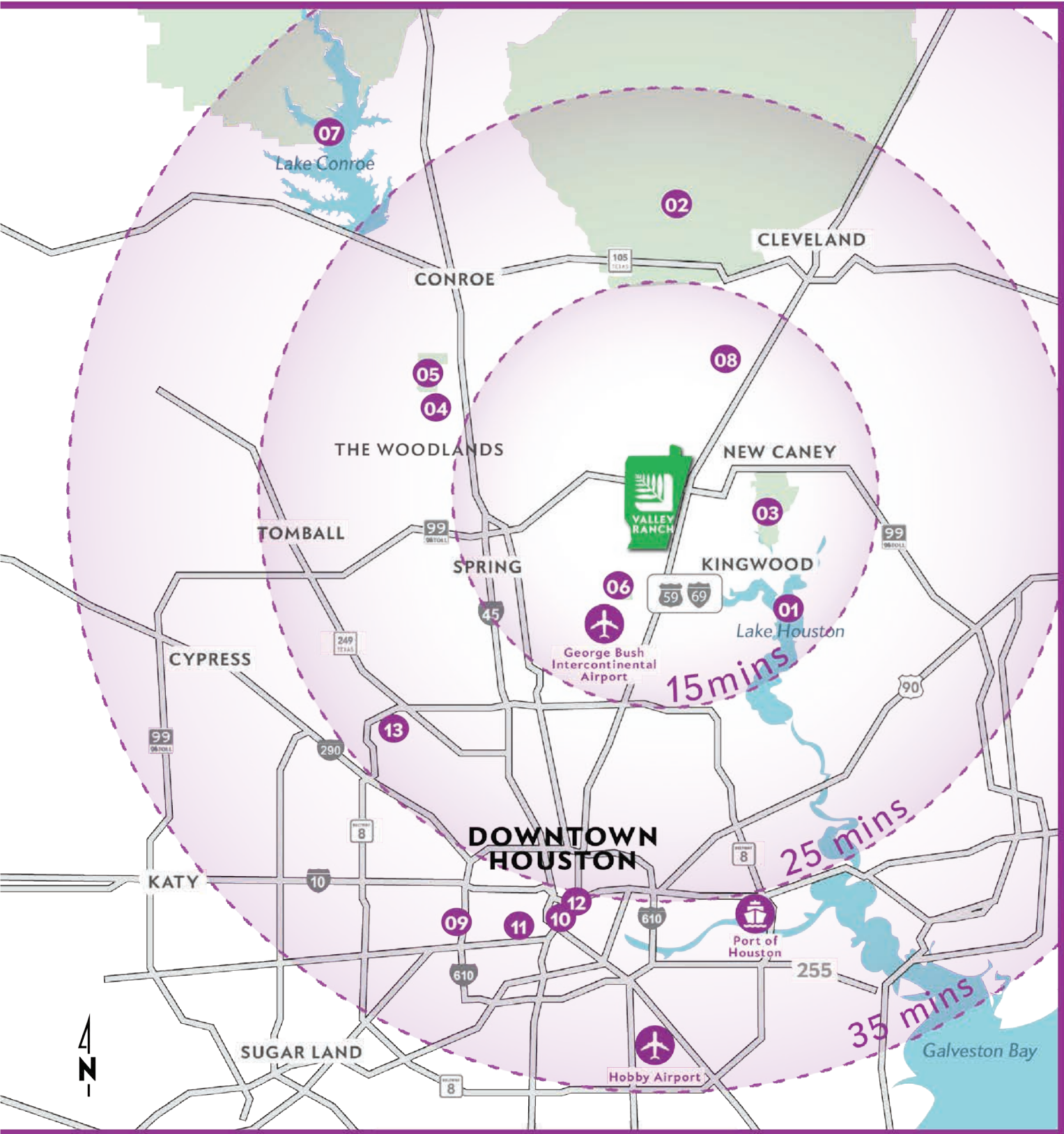
Accelerated Expansion Opportunities

Rapid permitting opportunities along with **700 acres of shovel-ready land** remain within Valley Ranch, allowing for a quick solution for new, best in class medical office space in as fast as 18 months.

Natural, Walkable and Connected

- 12 miles of nature trails
- 10 serene lakes
- 240 acres of parks and green space

WHERE LOCATION & CONVENIENCE INTERSECT



Area Amenities

International Flights 15 minutes from Valley Ranch

- George Bush Intercontinental Airport**

 - 15 minutes from Valley Ranch
 - 112 domestic and 70 international destinations
 - 40 to 50 million passengers per year
 - Major hub for United Airlines
- William P. Hobby Airport**

 - 35 minutes from Valley Ranch
 - 12 million passengers per year
 - Major hub for Southwest Airlines

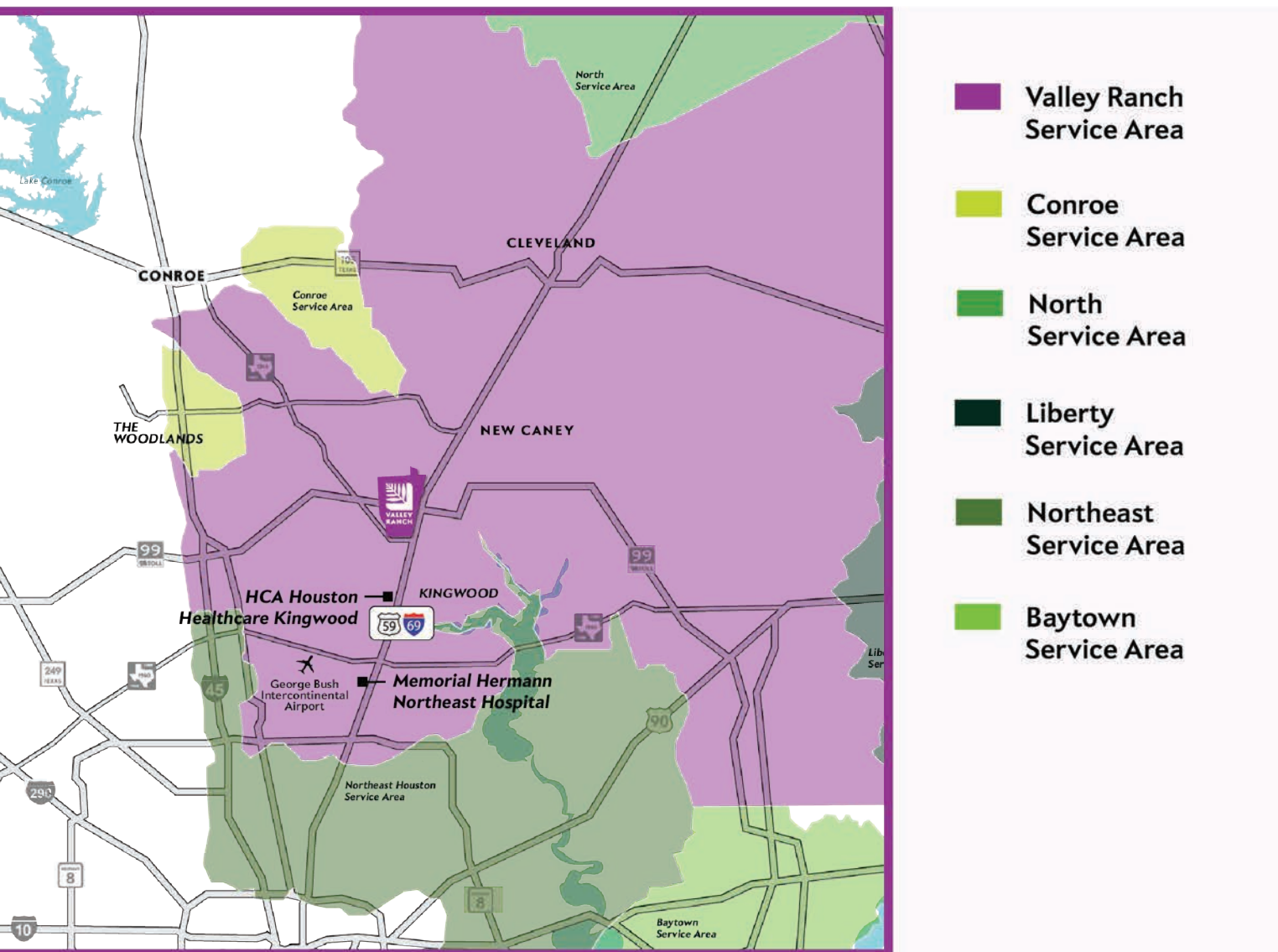
Local Attractions

- | | | |
|------------------------------------|---------------------------------------|----------------------------|
| 01 Lake Houston | 05 WG Jones State Forest | 10 Toyota Center |
| 02 Sam Houston National Forest | 06 Jesse Jones Park and Nature Center | 11 Houston Museum District |
| 03 Lake Houston State Park | 07 Lake Conroe | 12 Minute Maid Park |
| 04 Cynthia Woods Mitchell Pavilion | 08 Grand Texas | 13 Sam Houston Race Track |
| | 09 The Galleria | |



* Source: U.S. International Trade Administration

A STRONG SERVICE AREA FULL OF OPPORTUNITY



Regional Service Area Demographics*

The Valley Ranch Service area has evolved into a **dynamic growth corridor** supporting the need for comprehensive healthcare facilities and services to meet the health care needs of the growing community.

1,304,000
Current Population

9.3%
5-year Population Growth

65%
Population Under 45

69%
Population with Private Insurance

67,640
Estimated Households

\$88,375
Average Household Income

13,600,000
Outpatient Procedures

22.7%
5-Year Growth in
Hospital-based Procedures

43,000
Inpatient Discharges

7.1%
5-Year Growth in Discharges

Estimated Population Growth†



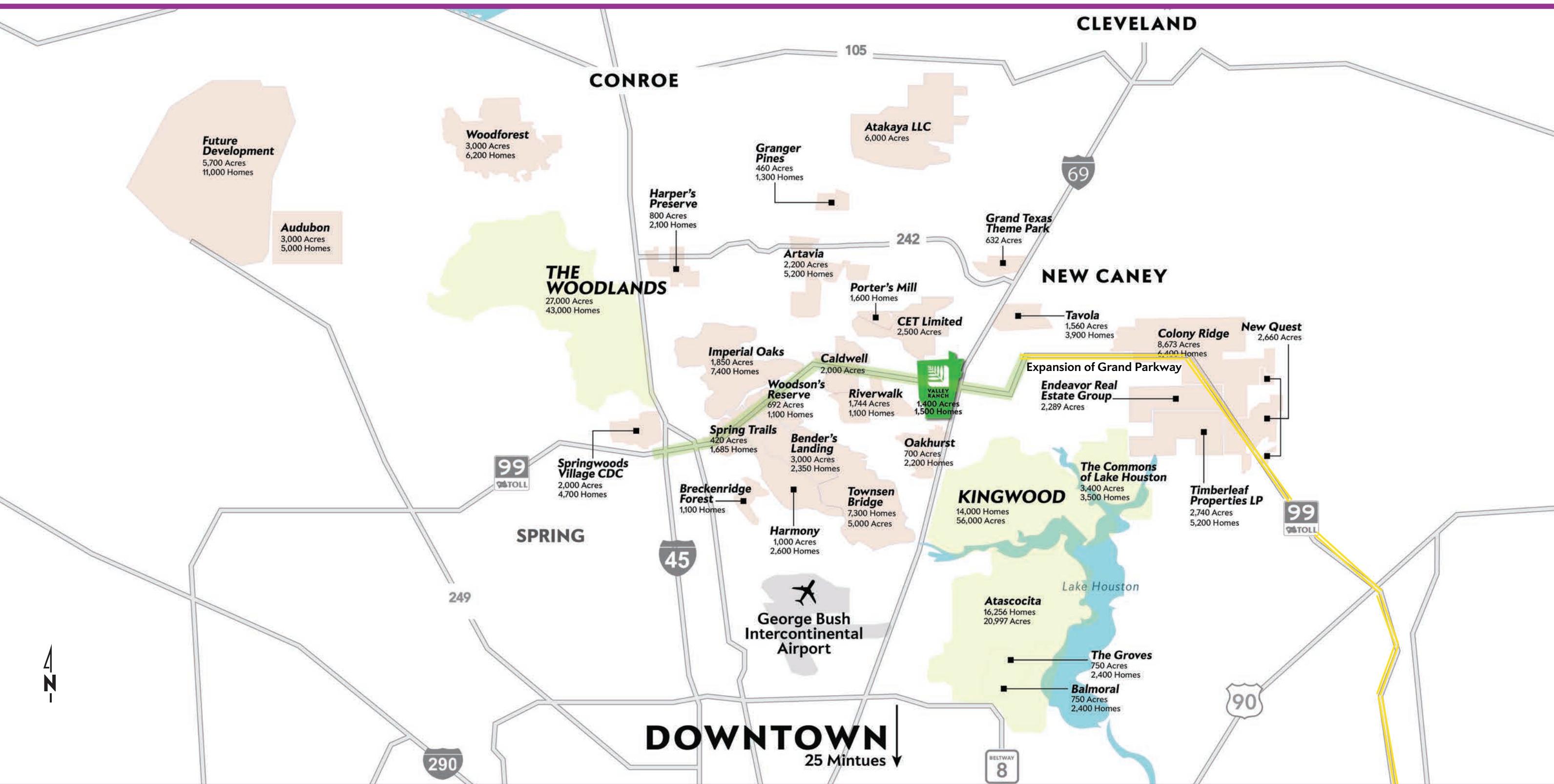
* Source: Stroudwater Associates

† Source: Houston-Galveston Area Council

AT THE EPICENTER OF GROWTH

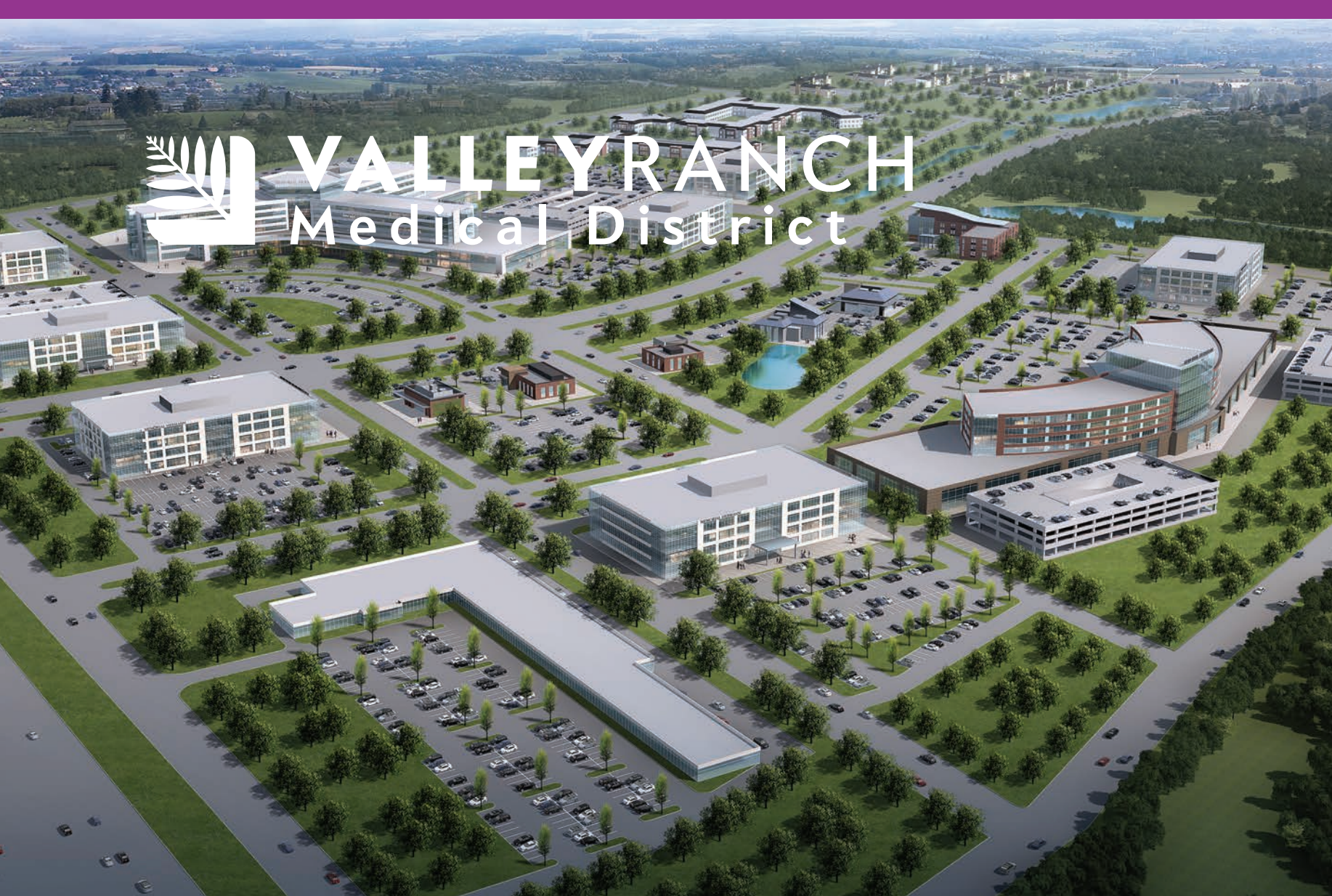


VALLEY RANCH

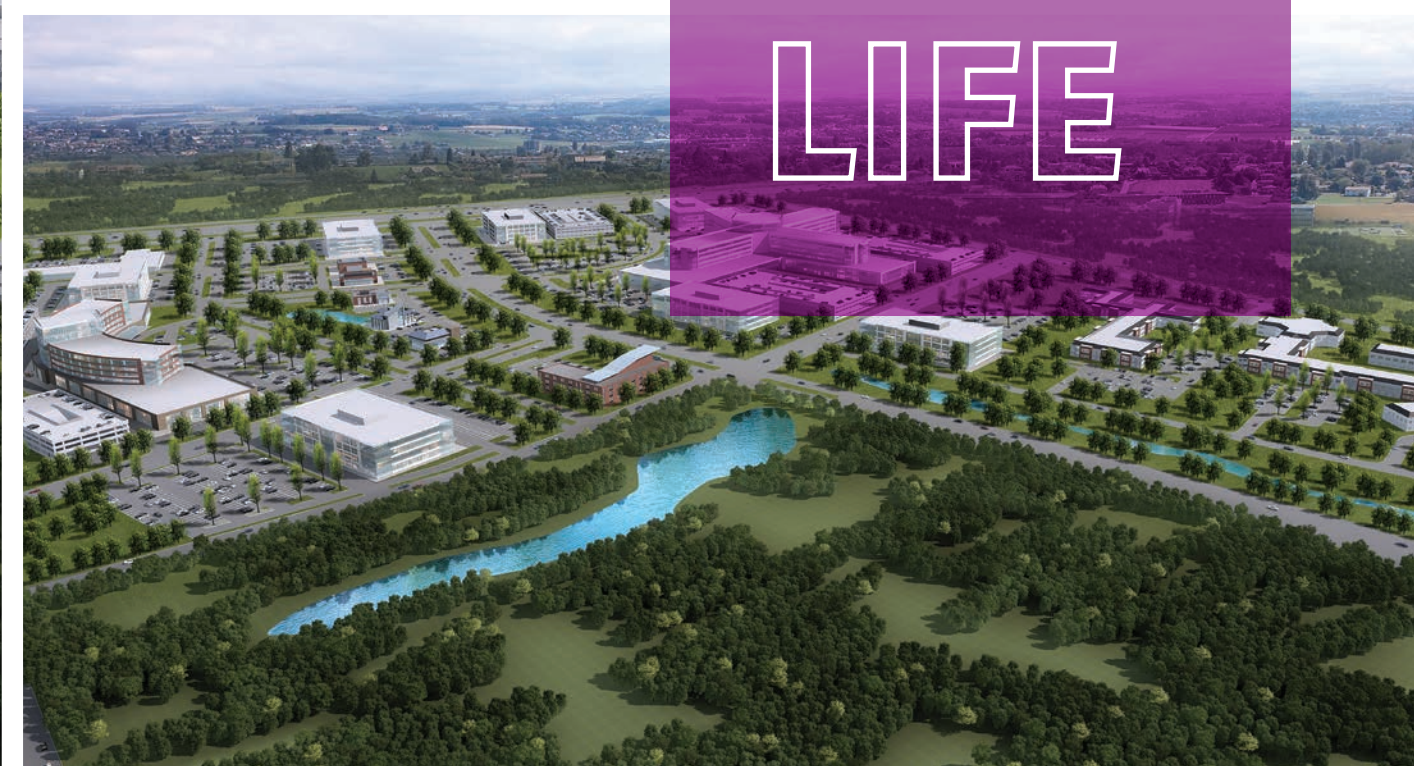


Built Out Communities Future / Under Development



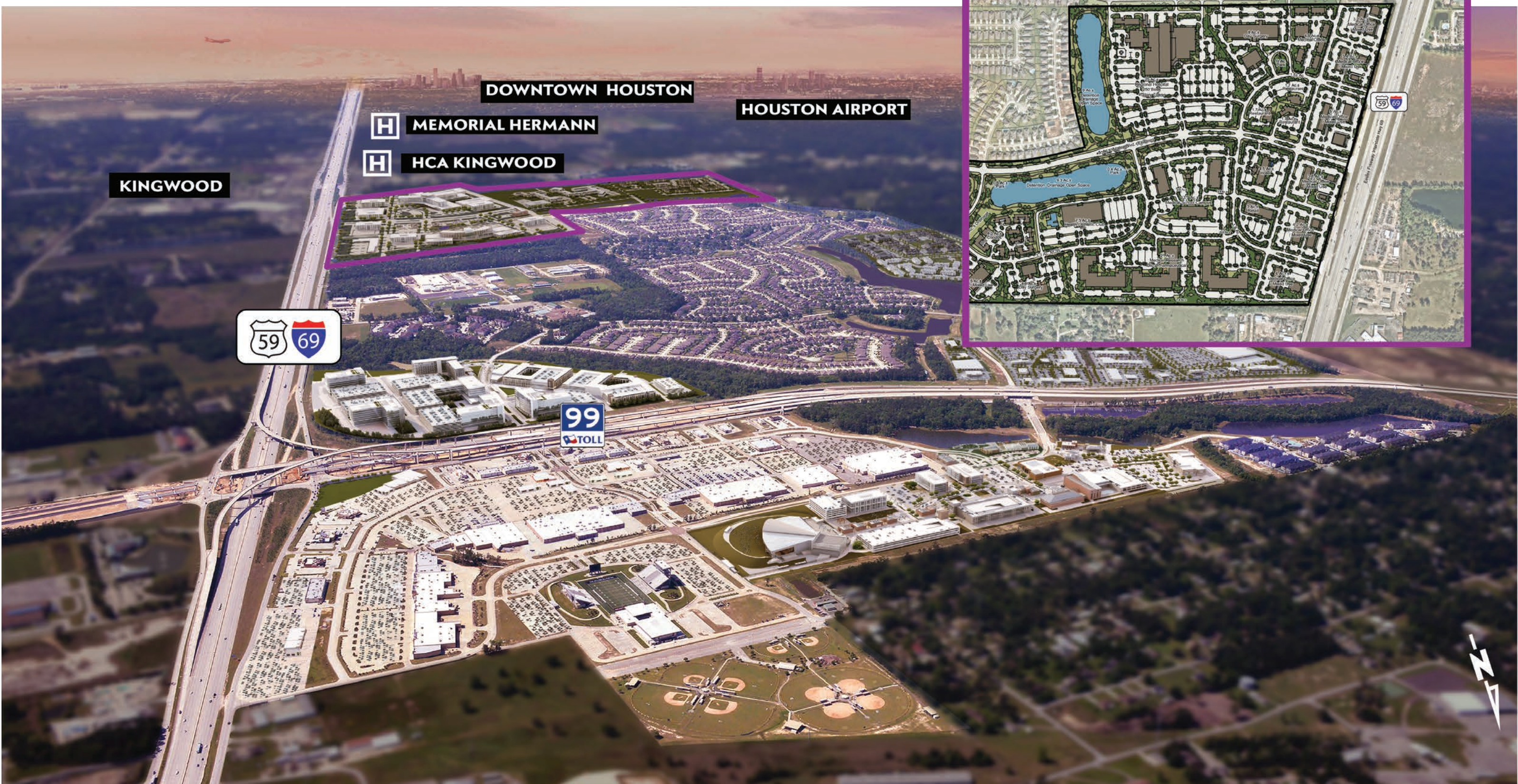


FULL
OF
LIFE



±100 Acres of Healthcare-Focused Multi-Use Development

VALLEY RANCH MEDICAL OPPORTUNITIES



DOWNTOWN HOUSTON

HOUSTON AIRPORT



MEMORIAL HERMANN



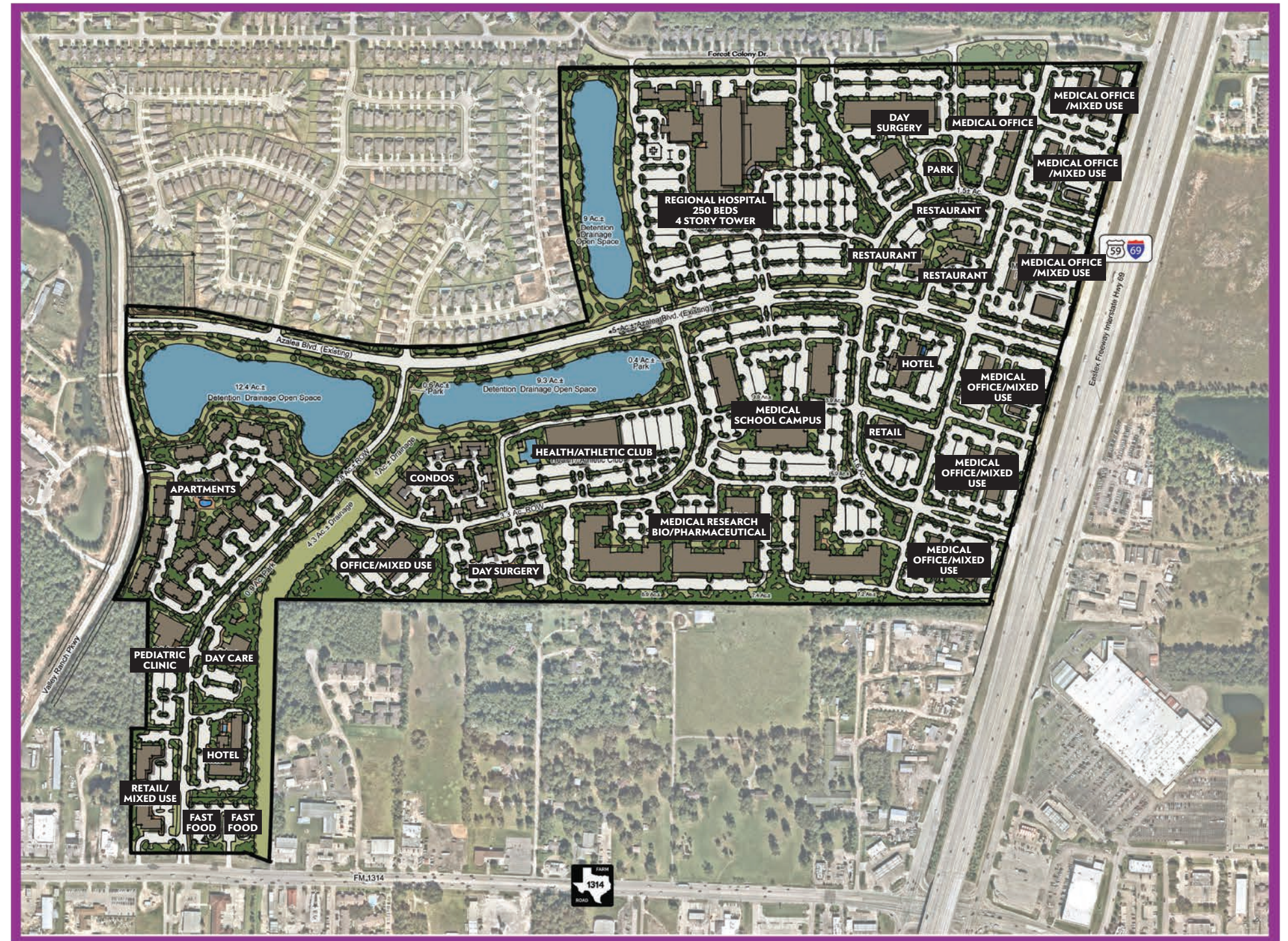
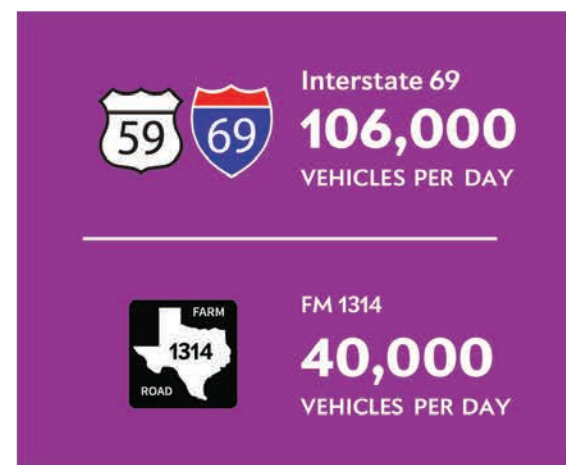
HCA KINGWOOD

KINGWOOD



VALLEY RANCH MEDICAL DISTRICT

- ± 200 acres of healthcare-focused development at Northeast Houston's fastest growing and highest demand intersection.
- Master planned development incorporating green space, retail, hospitality, multi-family and other conveniences supporting medical developments.
- Strategically designed with 2,800 feet of frontage on I-69 providing ideal access and visibility to over ±106,000 cars per day.
- Valley Ranch Parkway provides direct access to the Grand Parkway and to the rest of the amenities within the Valley Ranch master planned community.

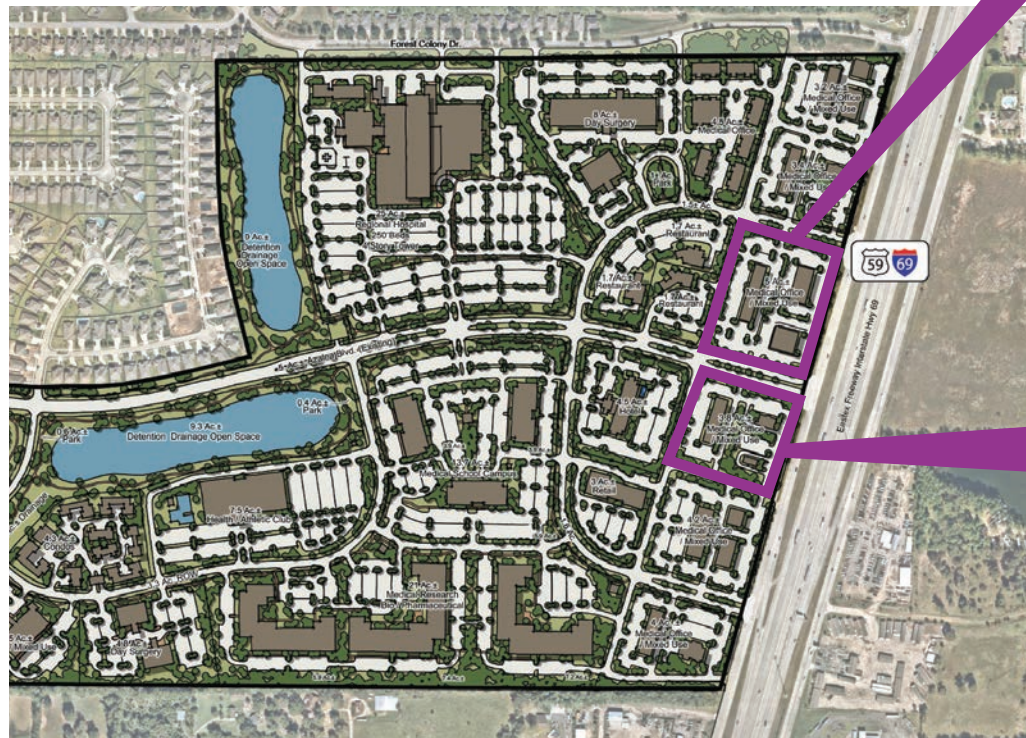


VALLEY RANCH

MEDICAL OFFICE BUILDING

±60,000-102,000 SF Medical Space

- └ Building frontage along I-69 providing strong visibility and direct access to Valley Ranch amenities
- └ Located in a unique and active lifestyle environment
- └ Three to Four-Story Medical Office Buildings with Future Parking Garage
- └ Customizable interior finishes
- └ Physician Investment Opportunities available
- └ Build-to-Suit Options available



THE SIGNORELLI COMPANY



Since 1994, The Signorelli Company has developed and built the finest places where families can live, work, and play. With developments in Texas and Oklahoma, TSC is one of the largest privately held development companies in the state of Texas.



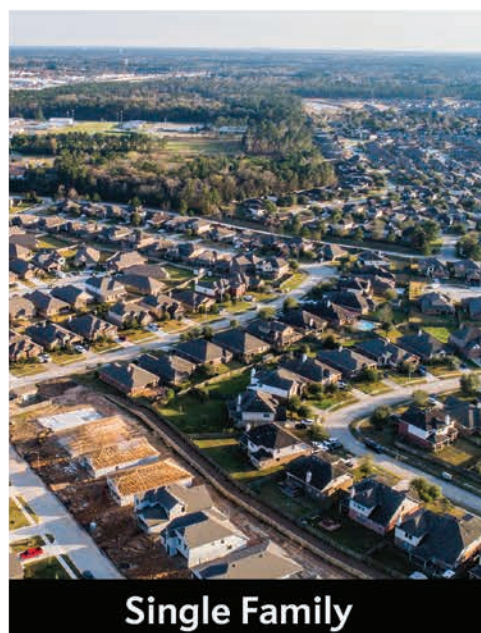
Commercial



Retail



Multi-Family



Single Family



Land



Recreational

Proven Track Record of Success

- ┌ A vertically-integrated real estate development firm founded by **Danny Signorelli** in 1994
- ┌ Headquartered in **The Woodlands, Texas**
- ┌ Completed over **\$1 Billion** in development
- ┌ Established track record with over **12,000 acres** of development
- ┌ Created over **500 acres** of parks, trails, lakes and public areas to the benefit of our communities
- ┌ Generated over **2,500 jobs**, including over **1,750 sustainable jobs** in retail, multi-family, and mixed-use developments to date
- ┌ Helped provide places to live for over **10,000 families** throughout the Greater Houston area

Celebrated and Recognized as One of Houston's Top Mixed-Use, Master-Planned Development Companies

- ┌  2020 Landmark Award for Headquarter Move
2018 - 2020 Landmark Awards for Houston's **Top Projects** Finalist
2019 **Fast 100** Companies
2019 **Top 10** Best Places to Work
- ┌  2017 **Developer of the Year**
- ┌  2018-2020 **Top 50** Workplace
- ┌  2019 **Top 30 Home Builder** in Houston
- ┌  2019-2020 **Aggie100** Company
- ┌  2020 **Best Multi-Family** Community in Texas

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