

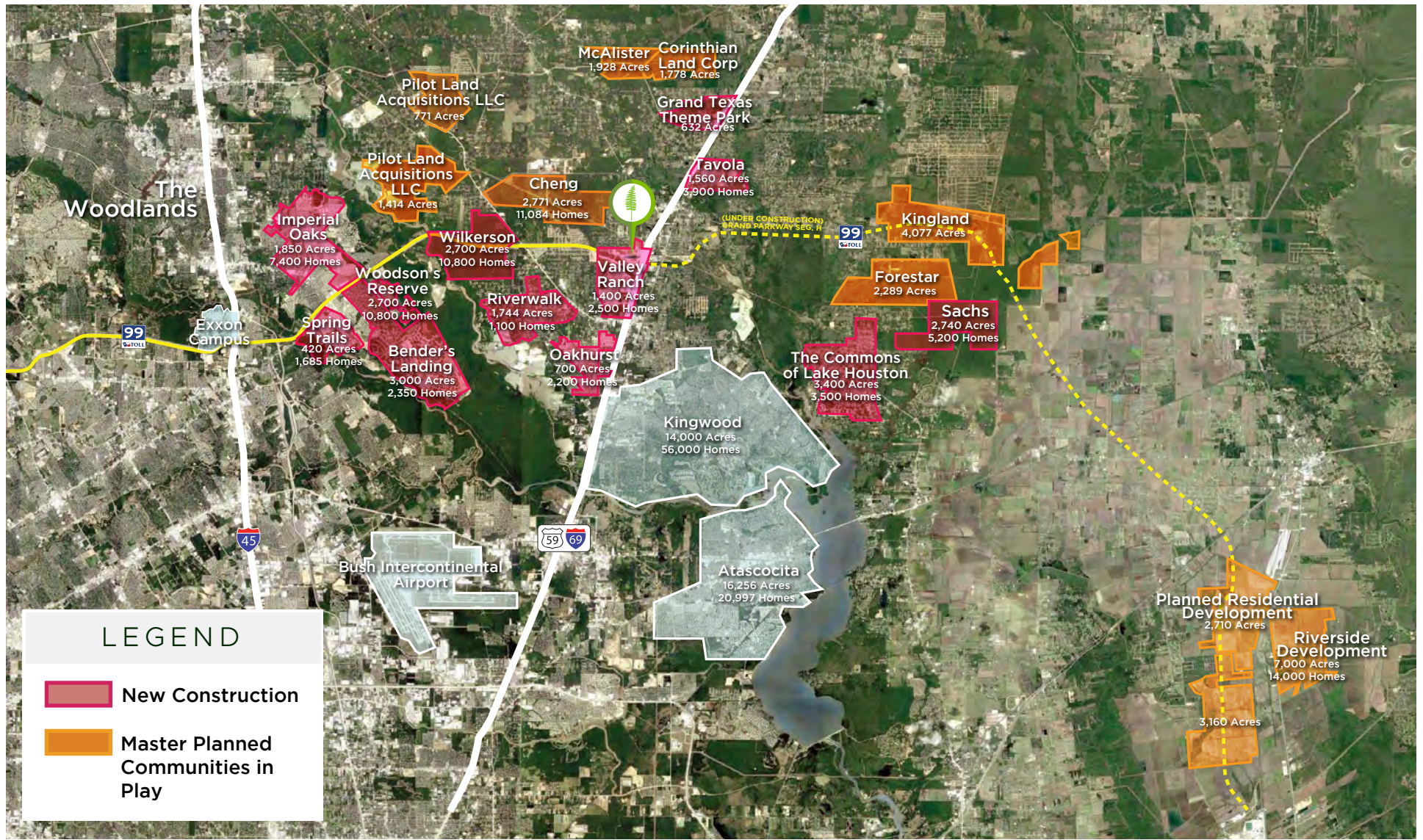


Valley Ranch Town Center

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

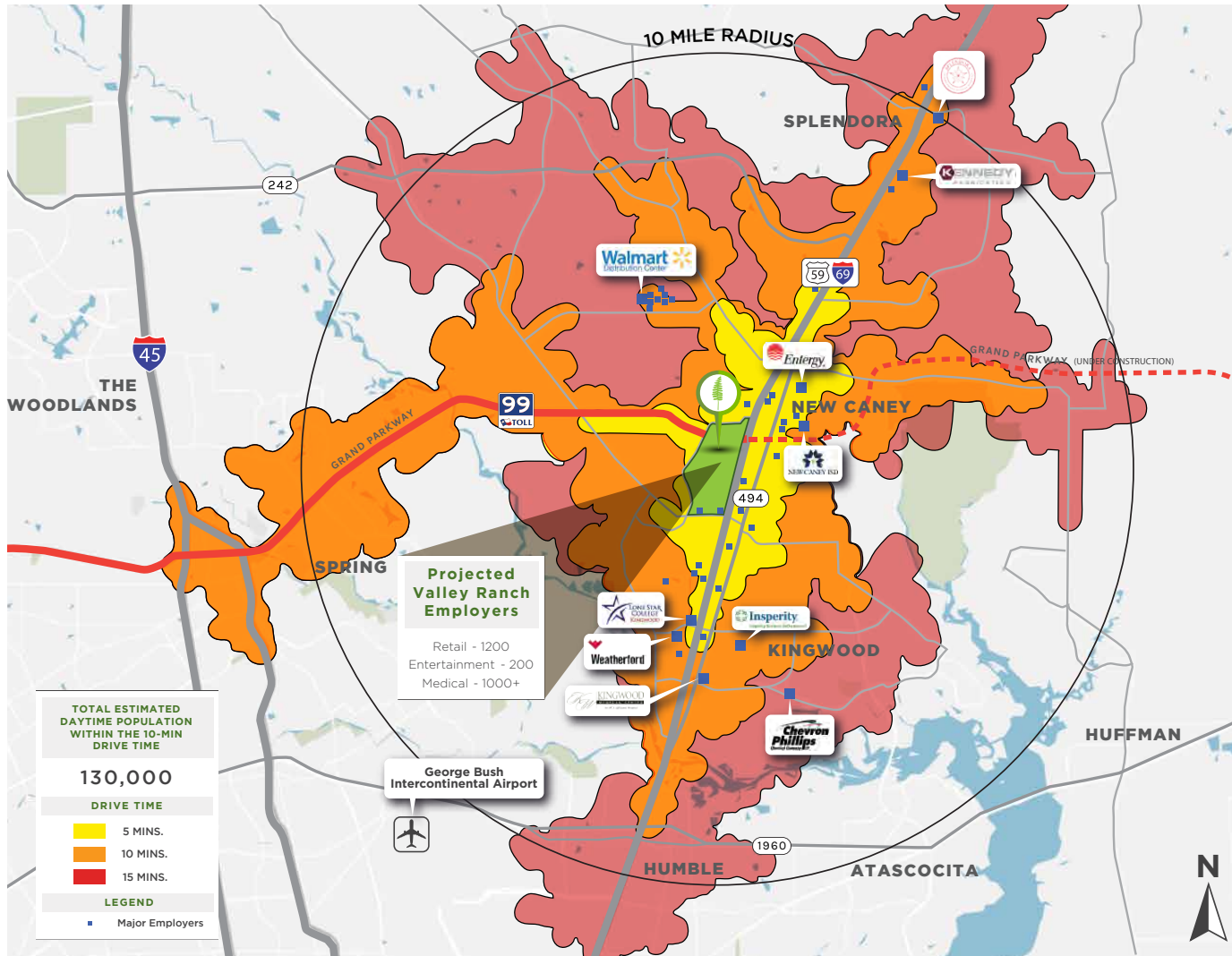
SURROUNDING DEVELOPMENTS

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

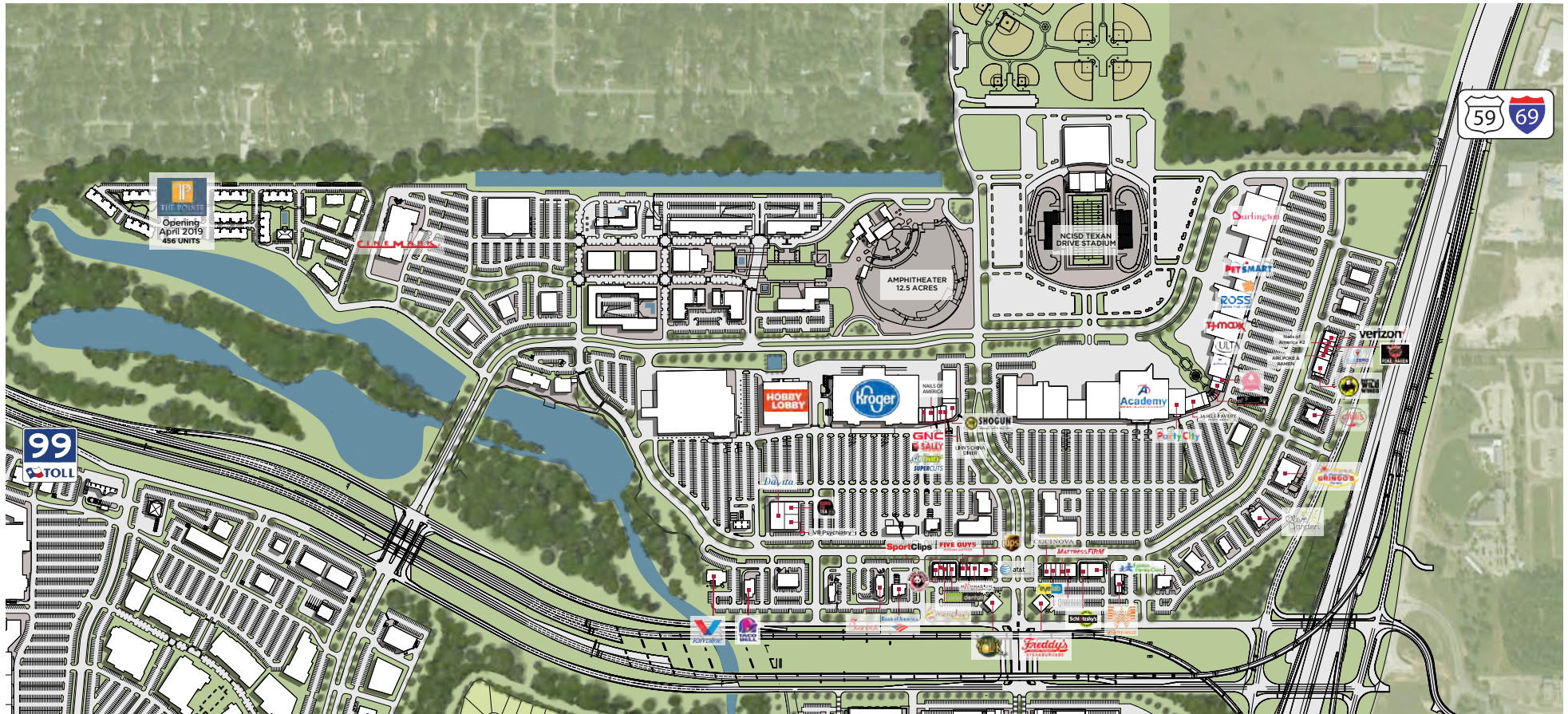
Valley Ranch Town Center is located at the rapidly growing corridor at Interstate 69 and the recently constructed Grand Parkway, making it easily accessible to some of the region's most prominent employers such as Chevron Phillips, Entergy, Walmart Distribution Center, Weatherford International, as well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

- Inesperity: 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

Valley Ranch Town Center, New Caney, TX

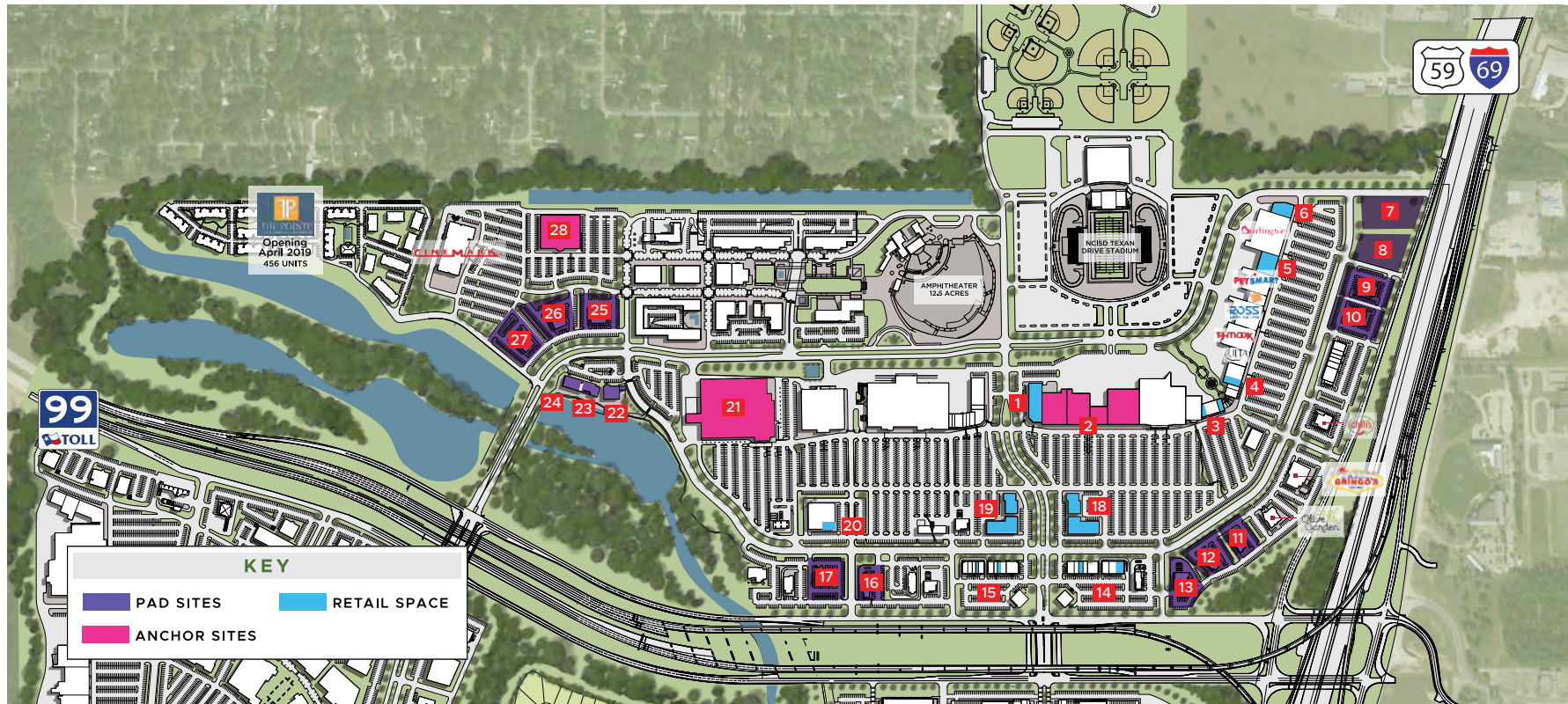


TENANT ROSTER

- | | | | | | |
|------------------------------|---------------------------|-------------------------|----------------------------|-------------------------|--------------------------|
| 1. Academy Sports + Outdoors | 9. Chili's Bar + Grill | 18. Mattress Firm | 27. Pizza Cucinova | 36. Subway | 45. UPS |
| 2. Airi Poke & Ramen | 10. Family Express Clinic | 19. Menchie's | 28. Rack Room Shoes | 37. Sub Zero ice cream | 46. Verizon |
| 3. AT&T | 11. Five Guys | 20. Nails of America | 29. Regions Bank | 38. Supercuts | 47. Whataburger |
| 4. Bank of America | 12. GNC | 21. Nails of America #2 | 30. RC's NYC Pizza & Pasta | 39. Taco Bell | 48. Valvoline Oil Change |
| 5. Buffalo Wild Wings | 13. Gringo's | 22. NCISD | 31. Ross Dress for Less | 40. TJ Maxx | 49. Yummy Tummy |
| 6. Burlington | 14. Hobby Lobby | 23. Olive Garden | 32. Sally Beauty | 41. T-Mobile | |
| 7. Chick-fil-a | 15. Ideal Dental | 24. Panda Express | 33. Schlotzsky's | 42. Tune Up Manly Salon | |
| 8. Cinemark Theatre | 16. Kroger Marketplace | 25. Party City | 34. Shogun Japanese Grill | 43. Toasted Yolk Cafe | |
| | 17. Lin's China Diner | 26. PetSmart | 35. SportClips | 44. Ulta | |

AVAILABLE PAD SITES, RETAIL & ANCHOR

Valley Ranch Town Center, New Caney, TX



TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
1		Shop Space 1,400 - 4,900
2		Jr. Anchor 12,000 - 65,000
3		Jr. Anchor 1,100 - 5,010
4		Jr. Anchor 3,000 - 7,000
5		Jr. Anchor(s) 3,500 - 11,500
6		Shop Space 8,013
7	1.76	Pad Site
8	1.19	Pad Site
9	1.48	Pad Site
10	1.06	Pad Site

TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
11	1.61	Pad Site
12	1.54	Pad Site
13	1.39	Pad Site
14		Shop Space 1,400 - 3,500
15		Shop Space 1,050 - 3,450
16	1.26	Pad Site
17	1.60	Pad Site
18	1.63	Pad Site
19		Shop Space 1,400 - 7,000
20		Shop Space 1,400 - 7,000

TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
21		Shop Space 136,000
22	0.89	Pad Site
23	1.09	Pad Site
24	1.02	Pad Site
25	1.47	Pad Site
26	1.53	Pad Site
27	1.40	Pad Site
28		Pad Site 55,000

VALLEY RANCH MASTERPLAN

1400-acre land plan



JUST MINUTES AWAY

Valley Ranch Town Center, New Caney, TX

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 Town Center, New Caney, TX



THE POINTE
Valley Ranch Town Center
Opening April 2019
456 units

CINEMARK

VALLEY RANCH
RESIDENTIAL
COMPONENT BUILT OUT

15 MINUTES TO
THE WOODLANDS

FUTURE
AMPHITHEATER

NATATORIUM

ED RINEHART
SPORTS COMPLEX

NCISD TEXAN
DRIVE STADIUM

HOBBY
LOBBY

Valvoline

Dayita

SportClips

dental

FIVE GUYS

menchie's

SUPER CUTS

SUPERWAY

SALLY

Kroger

NAILS OF AMERICA

SHOEBUS

SUSHI & SAKE BAR

Chick-fil-A

Bank of America

at&t

UPS

REGIONS

TOASTED YOLK

Freddy's

STEAKBURGER

MATTRESS FIRM

Schlitzky's

CARL

Express Family Clinic

PIZZA CUCINOVA

eye lab

T-Mobile

Academy

Party City

JAMES AVERY

ULTRA

ROSS

PET SMART

Durlington

Olive Garden

GRINGO'S

chili's

NAILS OF AMERICA #2

VINE UP

verizon

59 69

POKE RAMEN

SUBZERO

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