



Full of Life.

Marketplace

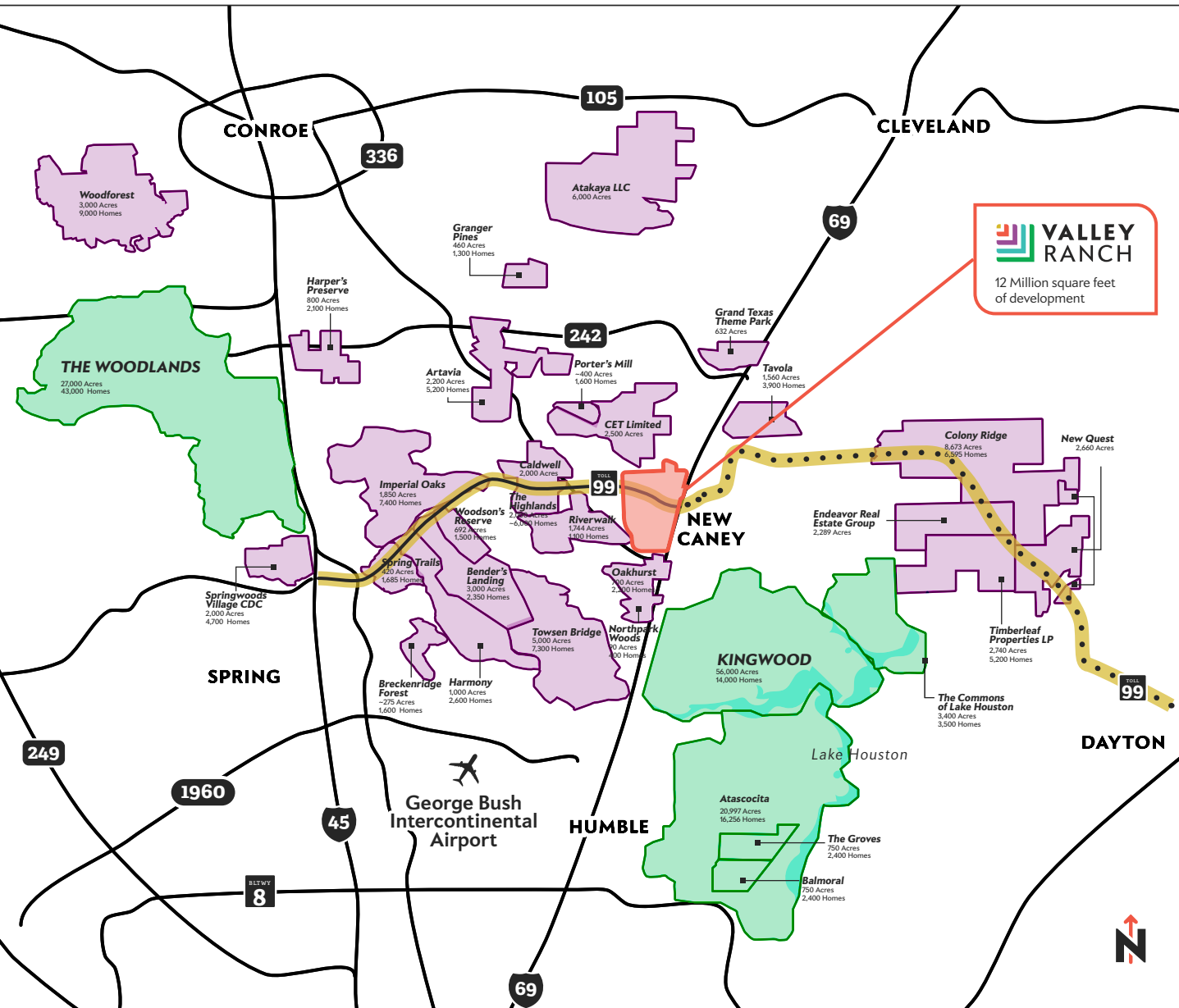
Retail available for lease within a thriving 1.5 million square foot mixed-use center



The Epicenter of Houston's Fastest Growing Corridor



A MOBILITY INSPIRED POPULATION BOOM



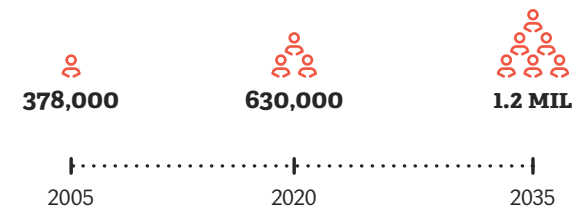
Grand Parkway Expansion Leads to Growth



Montgomery County

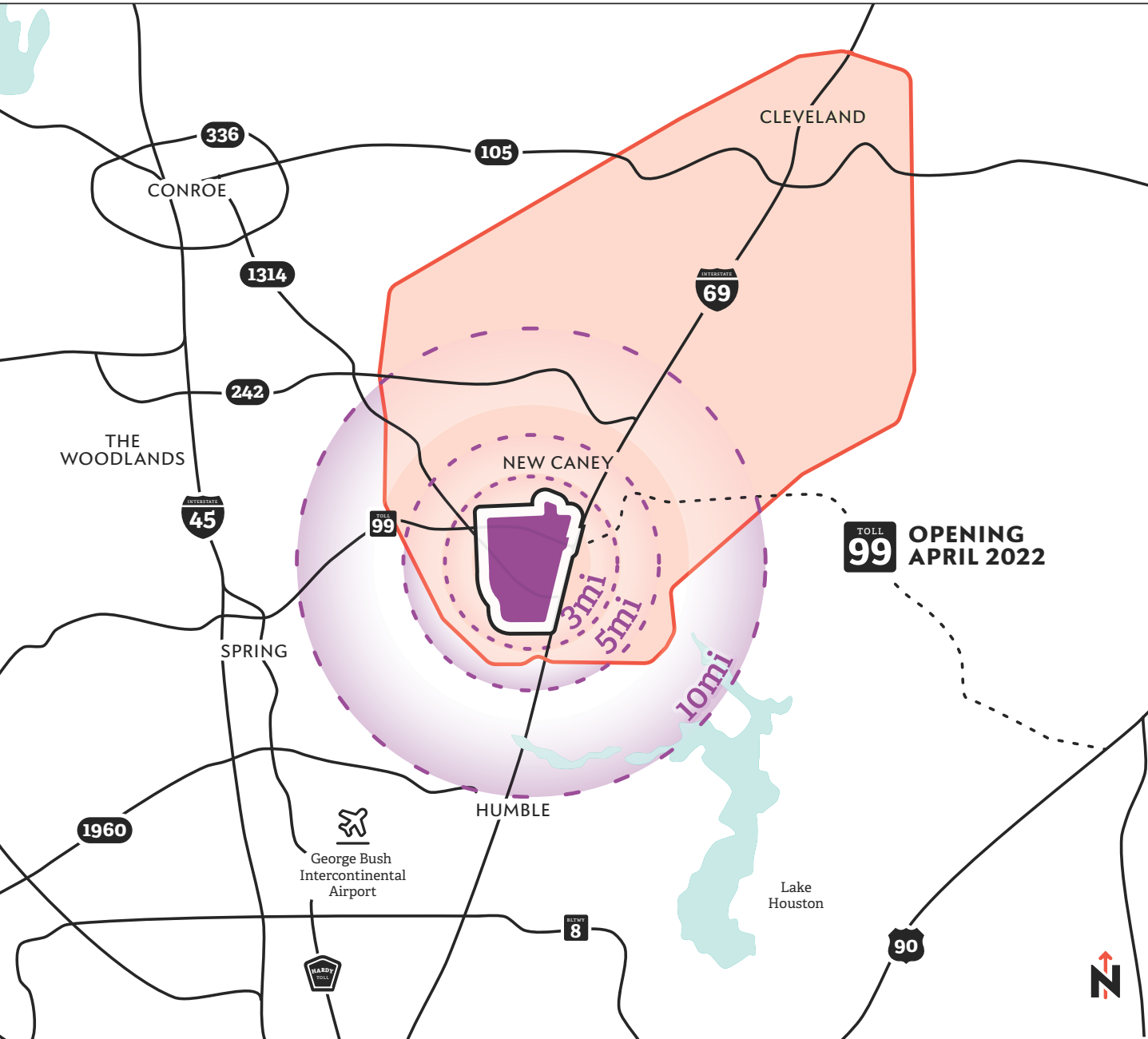
Valley Ranch is located in Montgomery County, the **18th Fastest Growing County** in the **USA***, consistently ranking within the Top 20 for over two decades.

Population is projected to double in size from 630,000 residents in 2020 to over 1.2 million in 2035.



*Source: Houston-Galveston Area Council

A DYNAMIC GROWTH CORRIDOR



Regional Demographics

Primary Trade Area

Population	236,757
HH Income	\$77,323
Home Value	\$147,373

	3Mi	5Mi	10Mi
--	-----	-----	------

Population	28,508	75,123	283,357
HH Income	\$84,953	\$92,489	\$102,696
Households*	3,987	12,781	57,609
College Educated	50.3%	55.7%	65.9%

*Source: Placer.ai
Households that are married-couple family

A LEADING REGIONAL DESTINATION

RANKING INDEX — Category: Shopping Centers

Rank	Name	Visits
1	Baybrook Mall Baybrook Mall, Friendswood, TX	12.42 Million
2	The Galleria Westheimer Rd, Houston TX	10.41 Million
3	Memorial City Mall Memorial City Way, Houston, TX	9.75 Million
4	The Woodlands Mall Lake Woodlands Dr, The Woodlands, TX	8.58 Million
5	Meyerland Plaza Beechnut St, Houston TX	7.92 Million
6	Village Plaza At Bunker Hill Katy Fwy, Houston, TX	7.14 Million
7	Fairfield Town Center US-290, Cypress, TX	6.92 Million
8	Valley Ranch Town Center N TX-59, New Caney, TX	6.79 Million
9	Grand Parkway Marketplace I & II N Grand Pkwy, Spring, TX	6.65 Million
10	Gulfgate Center Mall Gulfgate Mall, Houston, TX	6.20 Million

**OPEN-AIR
SHOPPING CENTERS**

MOST VISITED

#4 Open-Air Shopping Center in Houston MSA

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



An aerial architectural rendering of the Valley Ranch Marketplace development. The scene shows a large, multi-phase project with various building types, including residential units and commercial structures. A prominent feature is a winding river or canal that flows through the center of the development. A major road, likely a highway, runs parallel to the waterway. The surrounding area includes existing residential neighborhoods and dense greenery. The rendering is presented in a dusk or dawn setting, with soft lighting and long shadows.

Valley Ranch Marketplace:

A 160-Acre
Mixed-Use
Development

AN AWARD-WINNING MASTER-PLANNED COMMUNITY



At the Intersection of Main & Main

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 (sf).

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

A TOP HOUSTON-AREA SHOPPING DESTINATION

Mixed-Use Development Including:

- ±2,800 Apartment Units
- ±3 Million square feet of Retail and Restaurants
- ±240 Acres of Amenities, Lakes, Trails and Greenspace
- ±180 Acre Medical District

Valley Ranch Town Center

Valley Ranch Commerce District

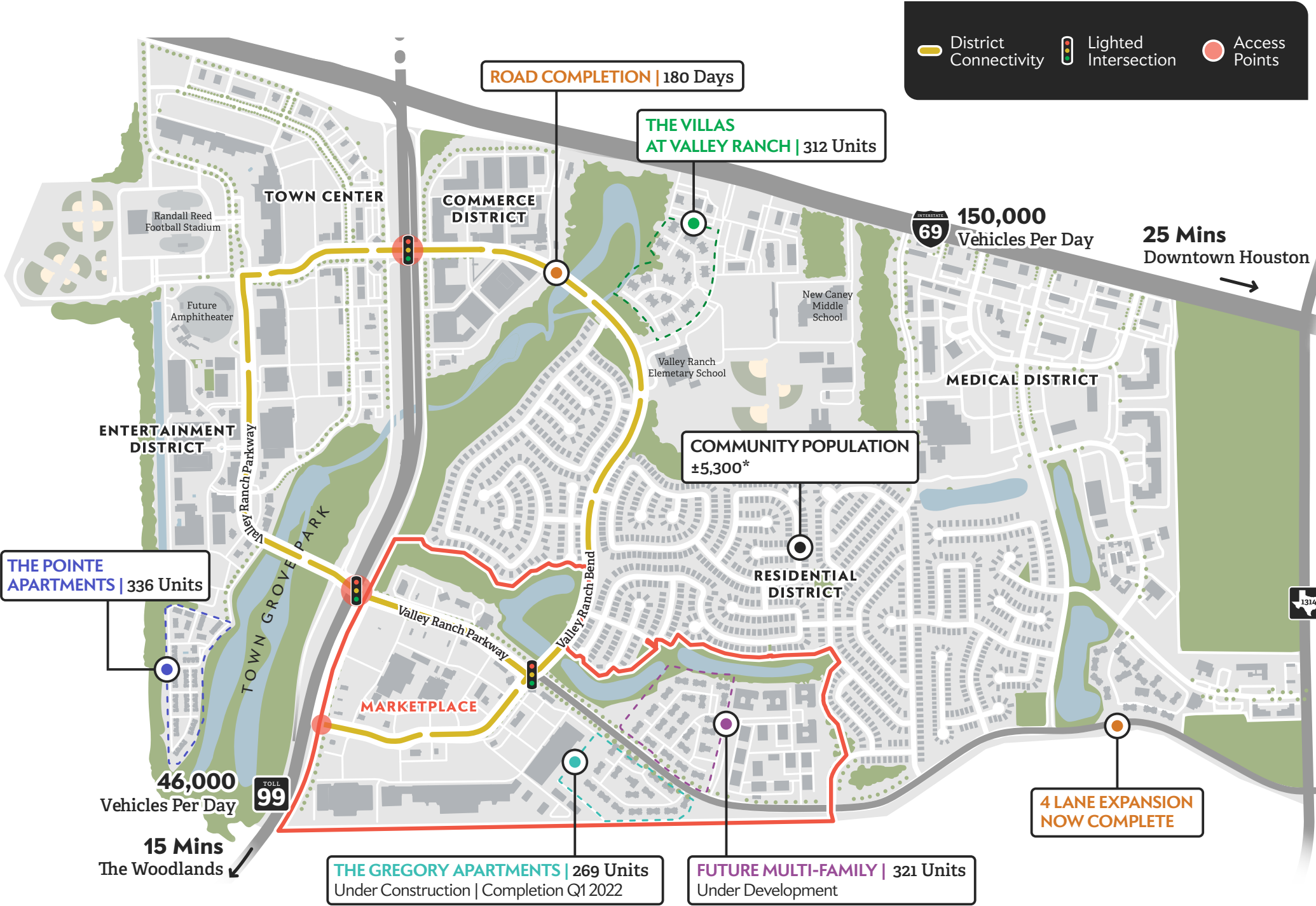
Valley Ranch Medical District

Valley Ranch Entertainment District

Valley Ranch Marketplace

Valley Ranch Residential District

EXCELLENT ACCESS & MOBILITY



- District Connectivity
- Lighted Intersection
- Access Points

ROAD COMPLETION | 180 Days

THE VILLAS AT VALLEY RANCH | 312 Units

150,000 Vehicles Per Day

25 Mins Downtown Houston

COMMUNITY POPULATION ±5,300*

THE POINT APARTMENTS | 336 Units

46,000 Vehicles Per Day

15 Mins The Woodlands

THE GREGORY APARTMENTS | 269 Units
Under Construction | Completion Q1 2022

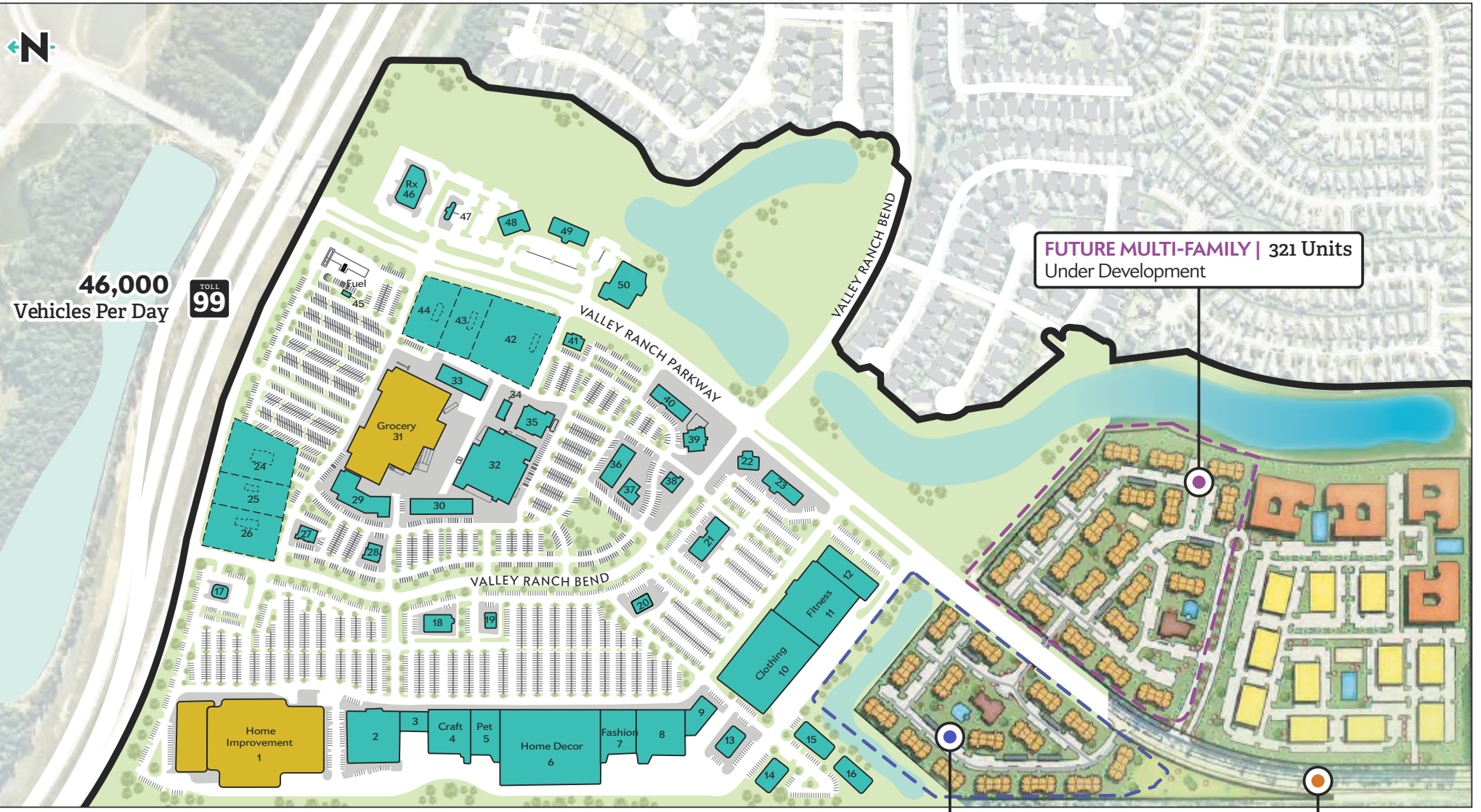
FUTURE MULTI-FAMILY | 321 Units
Under Development

4 LANE EXPANSION NOW COMPLETE

JOIN A MASTER-PLAN



46,000
Vehicles Per Day



FUTURE MULTI-FAMILY | 321 Units
Under Development

THE GREGORY APARTMENTS | 269 Units
Under Construction | Completion Q1 2022

4 LANE EXPANSION
NOW COMPLETE

15 Mins
The Woodlands

■ In Negotiations ■ Available

ABOUT THE SIGNORELLI COMPANY



Enriching Lives & Lifestyles for Decades

Since 1994, The Signorelli Company (TSC) has developed and built the finest places where families can live, work, and play. Headquartered in The Woodlands, TX, with developments across all four quadrants of the Greater Houston area, TSC is one of the fastest growing privately held development companies in the State of Texas.

Our approach includes identifying large parcels of land we believe possess critical elements needed for success:



Medical



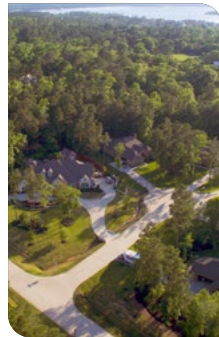
Retail



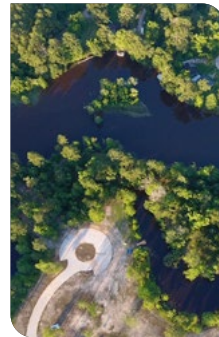
Multi-Family



Single-Family



Land



Recreational

-  **Location / Demographics**
-  **Current & Future Mobility**
-  **Void Analysis**
-  **Community / Business Friendly Environment**
-  **Scale / Long-Term Growth Markets**



2017 Developer of the Year
2021 Best Developer Community



2019 - 2021 Aggie100 Company



2020 Top 30 Home Builder in Houston



2020 Best Multi-Family Community in Texas



2018 - 2021 Top 30 Workplace



2021 Fastest-Growing Privately-Held Companies in the U.S.



2019 & 2021 Fast 100 Companies
2019 Top 10 Best Places to Work
2021 Middle Market Top 20
2020 Landmark Award for Top Headquarter Move



For More Information

BRODY S. FARRIS

Vice President | Retail Division

bfarris@signorellicompany.com

713.452.1740

JAMES TODD

Associate | Commercial Development

jtodd@signorellicompany.com

713.452.1736

THE SIGNORELLI COMPANY HQ

1401 Woodlands Parkway

The Woodlands, Texas 77380

signorellicompany.com

713.452.1700

