



LIVE, WORK, PLAY
+ **Be Healthy**

Endless Opportunities Promoting...

+ WELLNESS FOR BETTER OUTCOMES



Women + Children's



Sports Medicine



Outpatient Surgery +
Rehabilitation



Diagnostic Imaging

+ LIFE SCIENCE INNOVATION



Pharmaceutical Research +
Development



Biomedical Engineering



Cell + Gene Therapies
Research + Development



Biotechnology Development

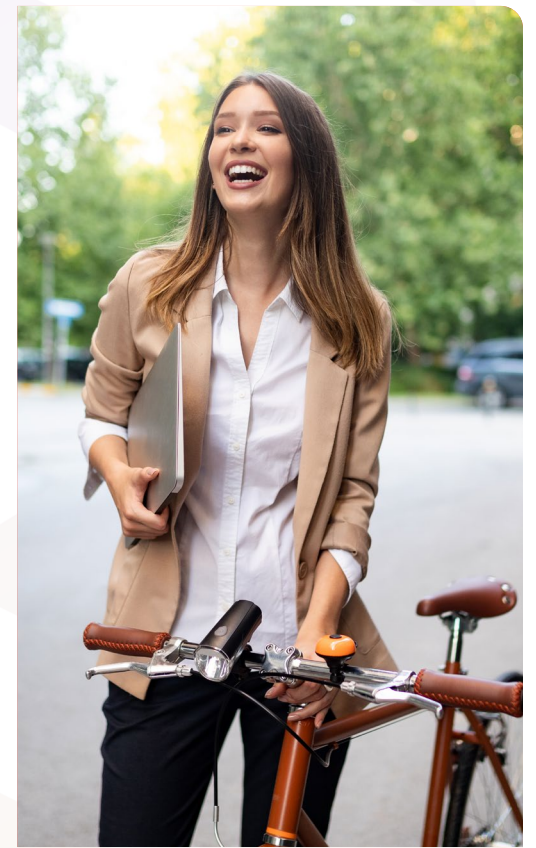
FOR HEALTHCARE PROFESSIONALS

With its own heartbeat, this place of balance reflects where healthcare is headed— more personal and connected; plus the opportunity to **attract and retain** the best and brightest talent the industry can offer.

Now is your chance to join Valley Ranch Wellness District

- + **Invest** in Real Estate at FMV (Physicians Only)
- + **Enhance** Your Income
- + **Invest** in Your Future for You and Your Family
- + **Own** Your Own Practice

Vibrancy at its Finest





Experience More

More than just a neighborhood amenity, Valley Ranch Wellness District celebrates and encourages the synergy of high-quality wellness and seamless living— offering the best in convenience and prosperity.

+ HEAL



- + Medical Offices
- + Outpatient Surgery + Rehabilitation
- + Diagnostic Imaging
- + Biomedical Research

+ LIVE



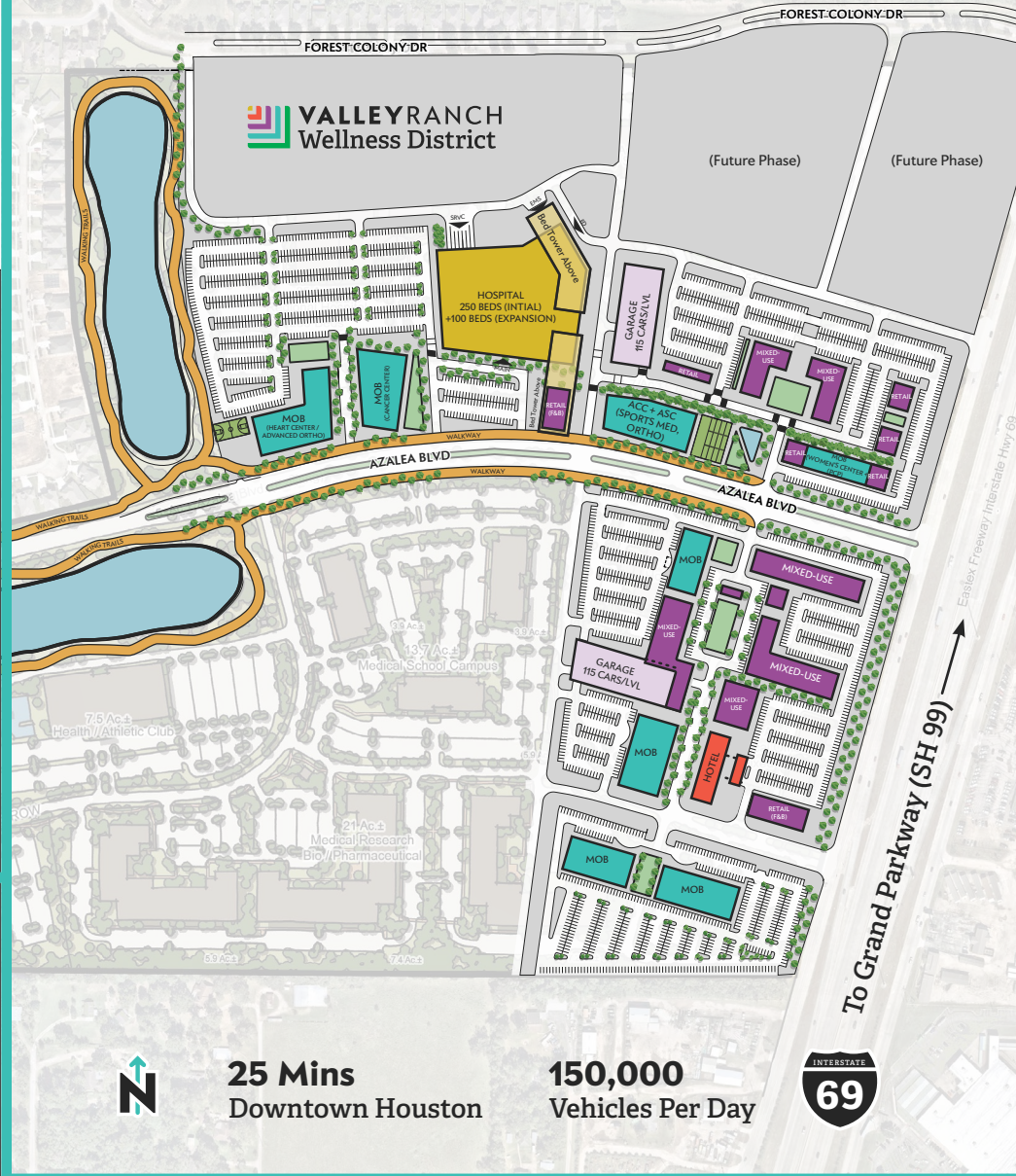
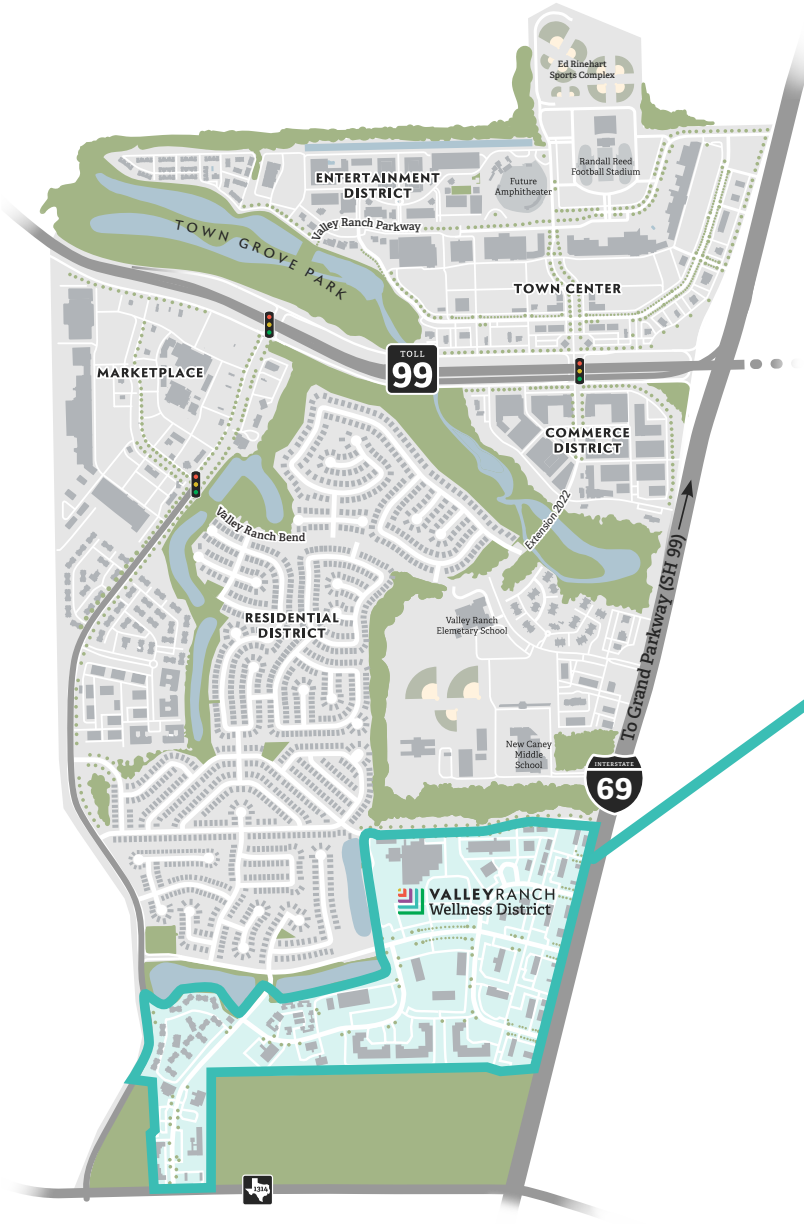
- + Apartments + Townhomes
- + Single-Family Homes
- + Independent + Assisted Living

+ VISIT



- + Parks + Trails
- + Hotels + Restaurants
- + Retail Focused on Wellness

Full of Opportunity

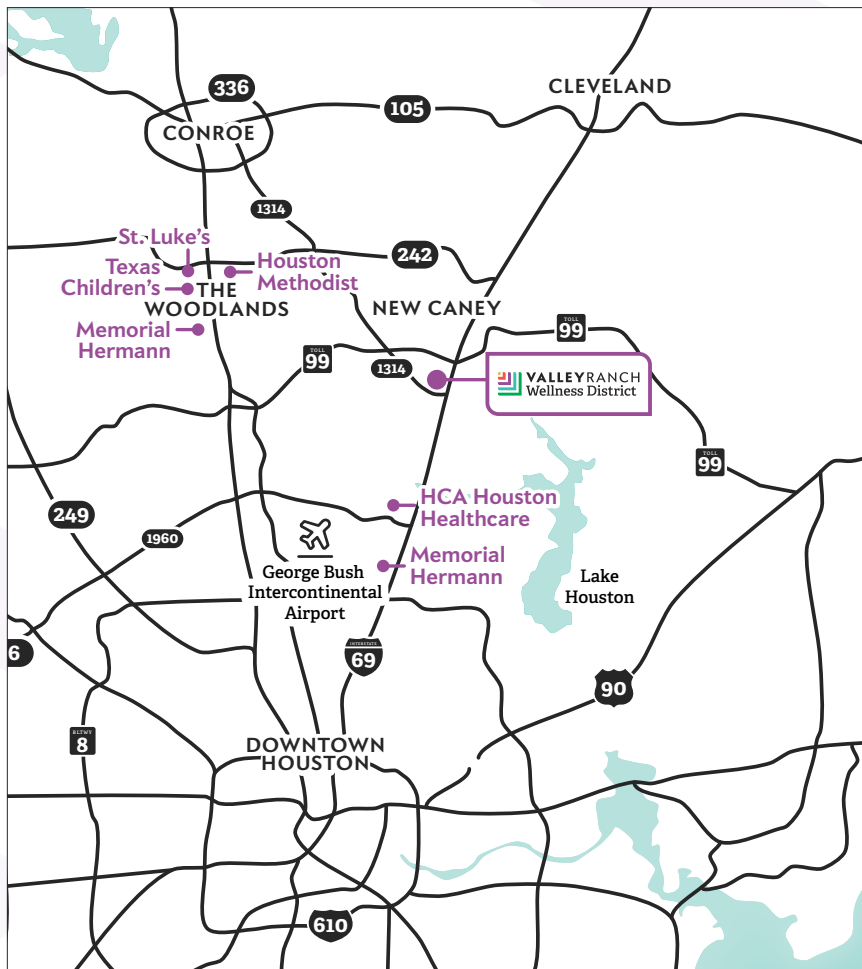


LEGEND

- | | |
|------------------------|------------------|
| + MOB (Medical Office) | + Hotel |
| + Hospital | + Walking Trails |
| + Retail / Mixed-Use | + Parking Garage |

Untapped Potential

Located in America's 18th fastest growing county—Montgomery County's population is projected to double in size from 630,000 residents to over 1.2 million by 2035. This expected surge in population paves the way for success in a highly demanding market.



REGIONAL SERVICE AREA DEMOGRAPHICS⁽¹⁾

1,304,000

Current Population
65% Under 45

\$88,375

Average Household
Income

450,000

Est. Households

13,600,000

Outpatient Procedures

70,000

Inpatient Discharges

69%

Population with
Private Insurance

7.1%

5-Year Growth in
Discharges

29.4%

5-Year Growth in
Hospital-Based Procedures

+ ESTIMATED POPULATION GROWTH

9.3% Population Growth (5-Year)



+ CONVENIENCE + LOCATION

- + 5 Minutes to Kingwood
- + 15 Minutes to The Woodlands
- + 25 Minutes to Downtown Houston

(1) Source: Stroudwater

Experience Valley Ranch



Valley Ranch Wellness District is located within the 1,400 acre master-planned community of Valley Ranch. With over 700 acres developed to date, Valley Ranch includes:

- + 1.5 Million sqft of Restaurants, Retail, and Entertainment
- + ±5,300 Community Population
- + ±2,800 Apartment Units
- + ± 240 Acres of Lakes, Parks, Trails, and Greenspace
- + New Caney ISD's 8,500 Seat Stadium, 35,000 sqft Natatorium



Valley Ranch Academy
EARLY LEARNING & ENRICHMENT



Notes

For More Information

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