

VALLEY RANCH CROSSING

INTERSTATE 69 AT VALLEY RANCH CROSSING | *Porter, Texas*



FOR ADDITIONAL INFORMATION

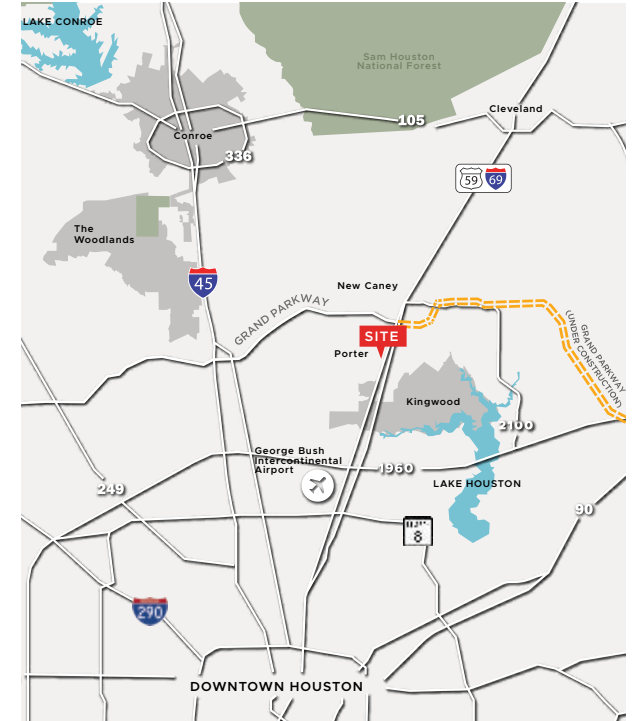
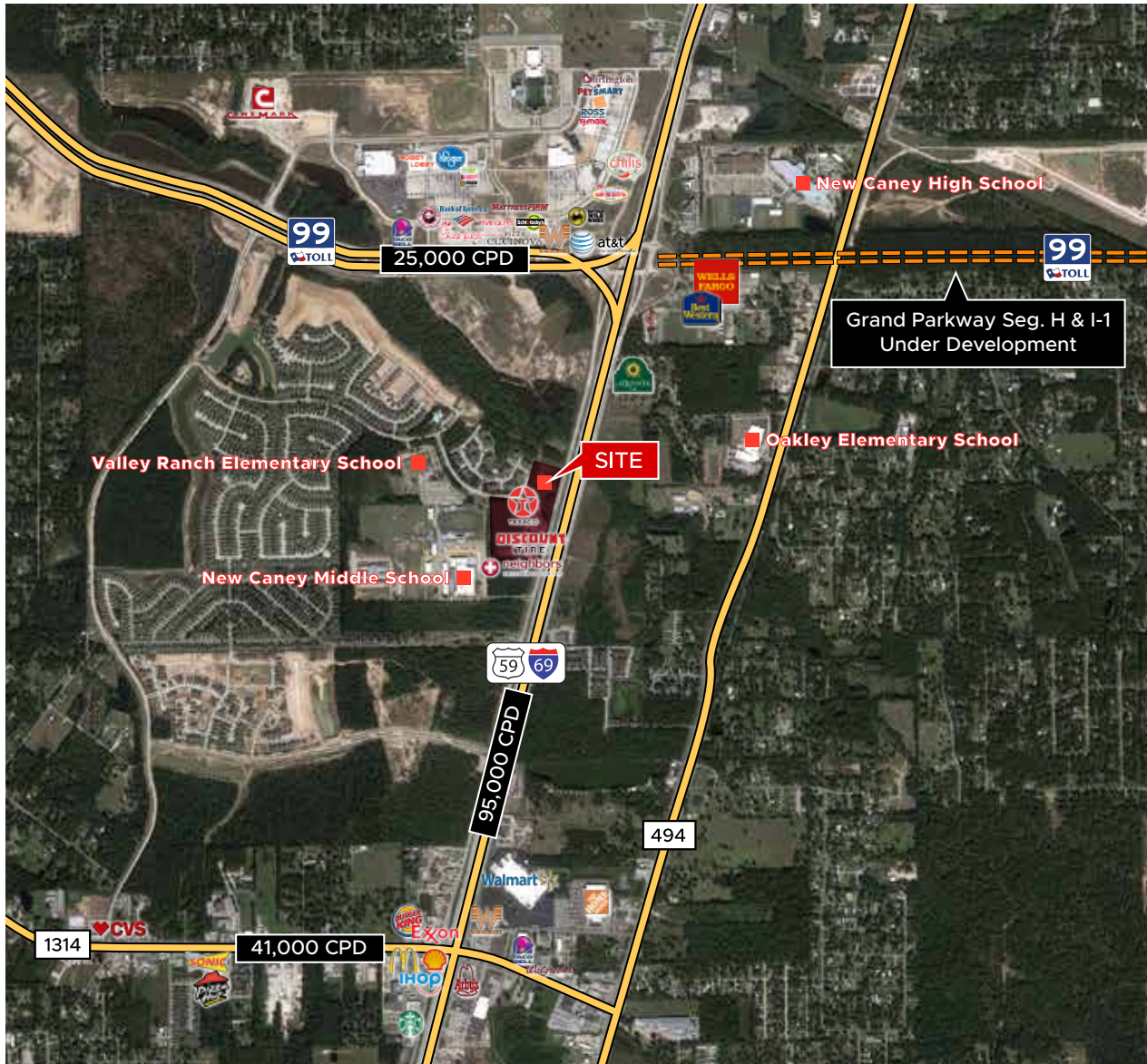
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PROPERTY INFORMATION



TRAFFIC COUNTS

Intersection	Count	Year
Grand Parkway	25,000 CPD	2018
Interstate 69	95,000 CPD	2017
FM 1314	41,000 CPD	2016

DEMOGRAPHICS

	5 Mile	10 Miles	15 Miles
Population	72,916	265,762	615,056
Estimated Households	25,131	91,793	210,919
Est. Average HH Income	\$82,286	\$93,596	\$89,270

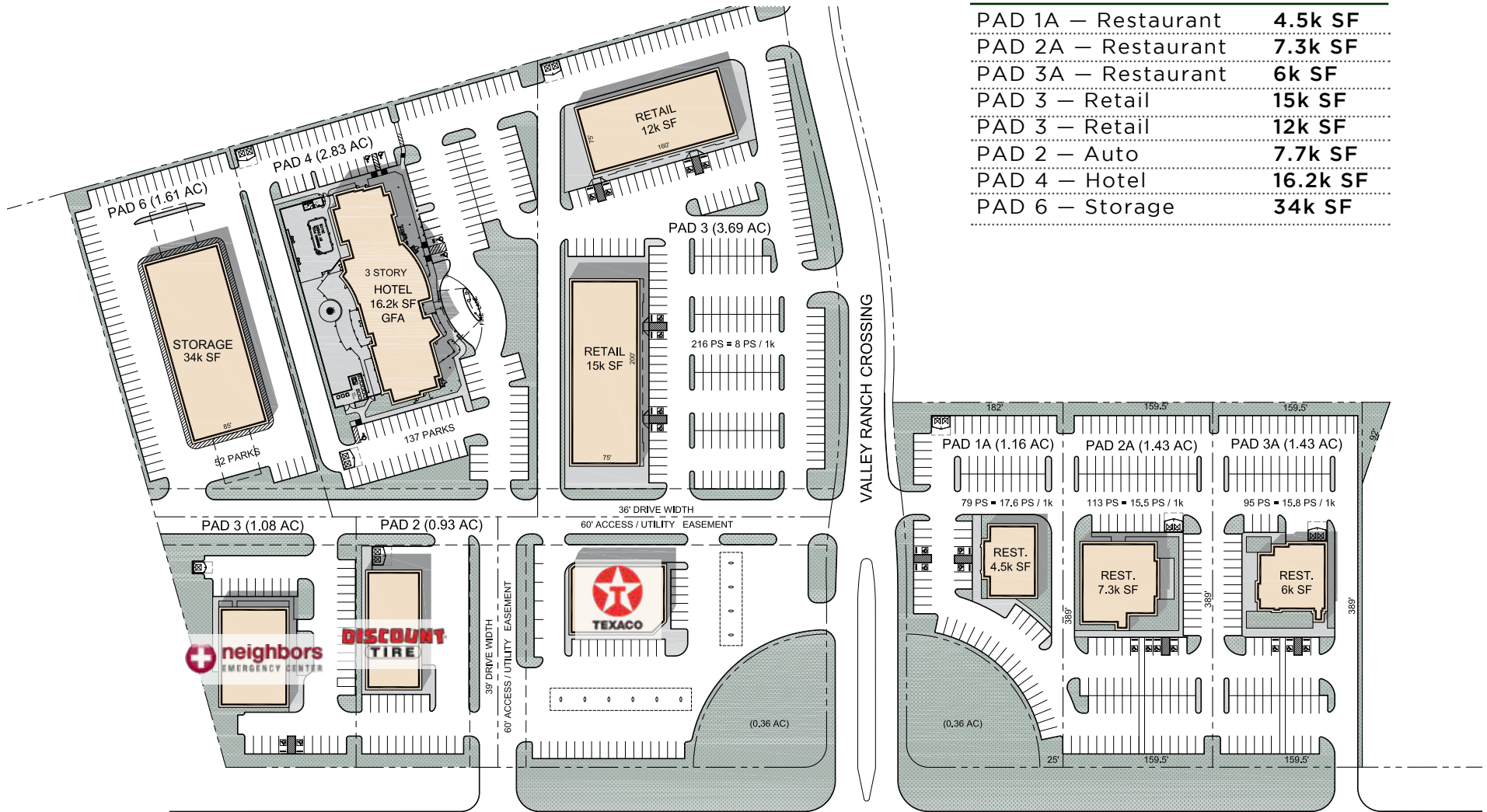
LOCATION



AERIAL VIEW



VALLEY RANCH CROSSING SITE PLAN



PAD SITES AVAILABLE

PAD 1A – Restaurant	4.5k SF
PAD 2A – Restaurant	7.3k SF
PAD 3A – Restaurant	6k SF
PAD 3 – Retail	15k SF
PAD 3 – Retail	12k SF
PAD 2 – Auto	7.7k SF
PAD 4 – Hotel	16.2k SF
PAD 6 – Storage	34k SF

INTERSTATE HWY 69

VALLEY RANCH MASTERPLAN

