

# VALLEY RANCH CROSSING

*Interstate 69 at Valley Ranch Crossing | Porter, Texas*

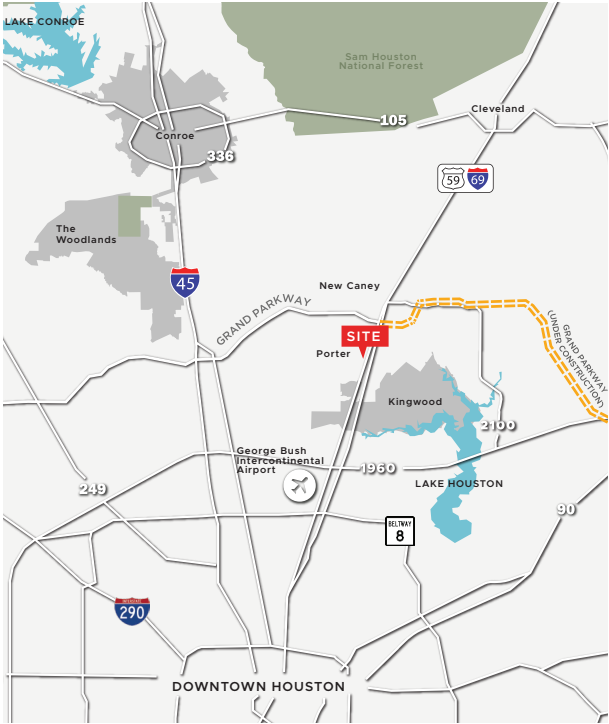


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# Property Information



## 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



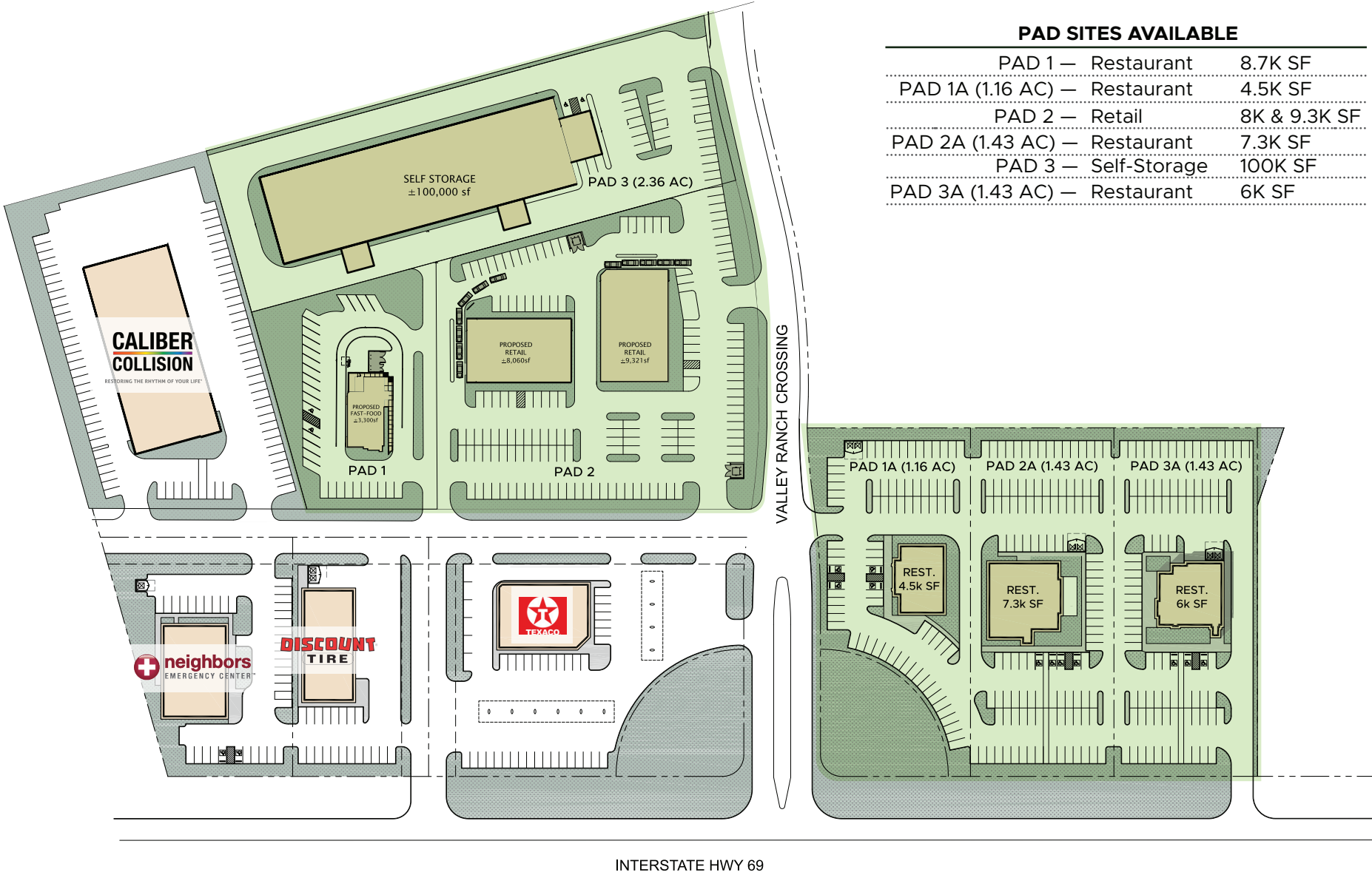


# Aerial View





# Valley Ranch Crossing Site Plan





# Valley Ranch Masterplan

