



Full of Life.

## Town Center

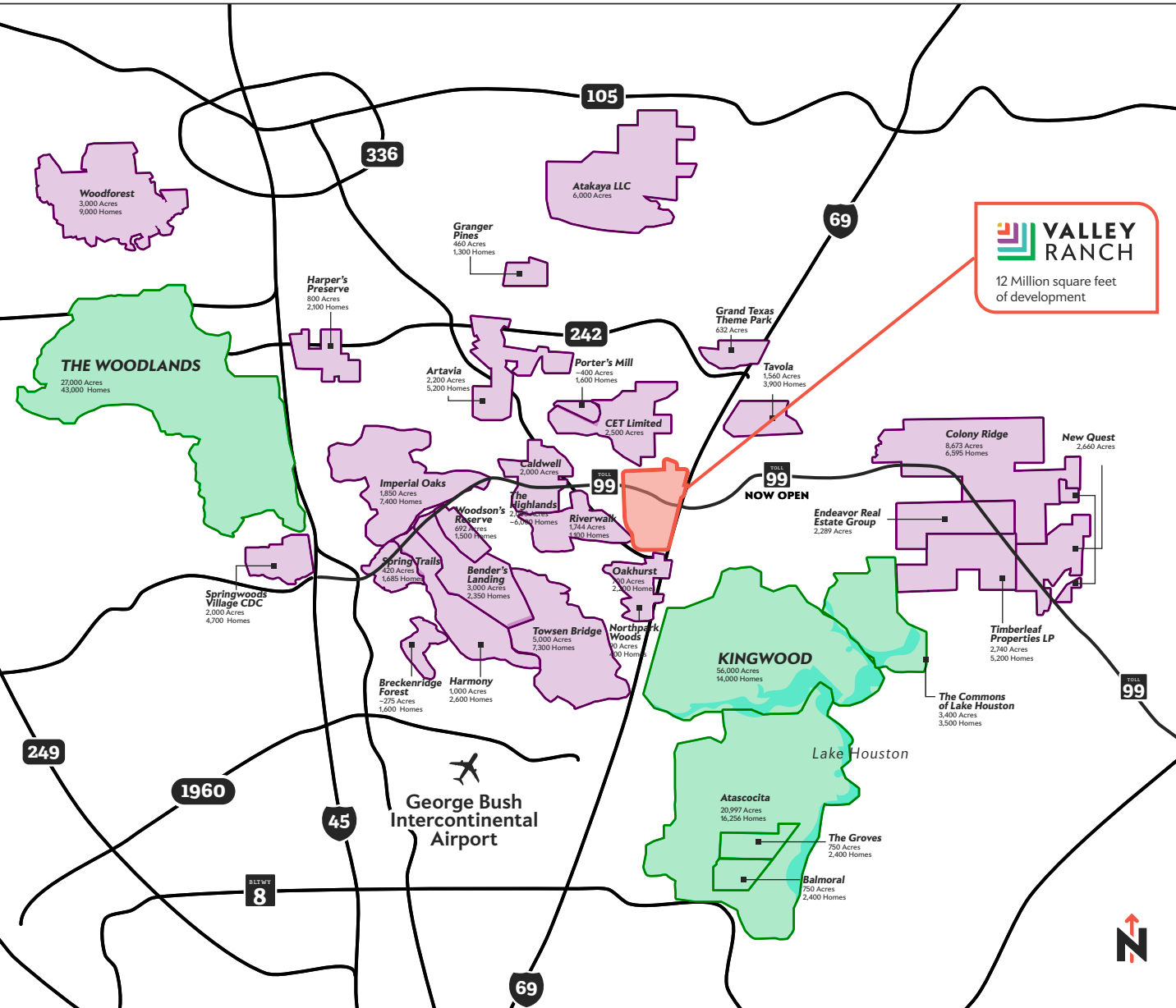
Retail available for lease within a thriving 1.5 million square foot mixed-use center



# The Epicenter of Houston's Fastest Growing Corridor



# A MOBILITY INSPIRED POPULATION BOOM



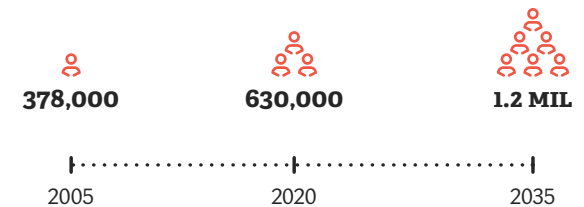
## Grand Parkway Expansion Leads to Growth



## Montgomery County

Valley Ranch is located in Montgomery County, the **10th 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

# 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.**

### Mixed-Use Development Including:

- ±5,300 Community Population\*
- ±2,800 Apartment Units
- ±3.5 Million square feet of Retail and Restaurants along the Grand Parkway
- ±240 Acres of Amenities, Lakes, Trails and Greenspace

**A TOP HOUSTON-AREA SHOPPING DESTINATION**

Valley Ranch Town Center

Valley Ranch Commerce District

Valley Ranch Wellness District

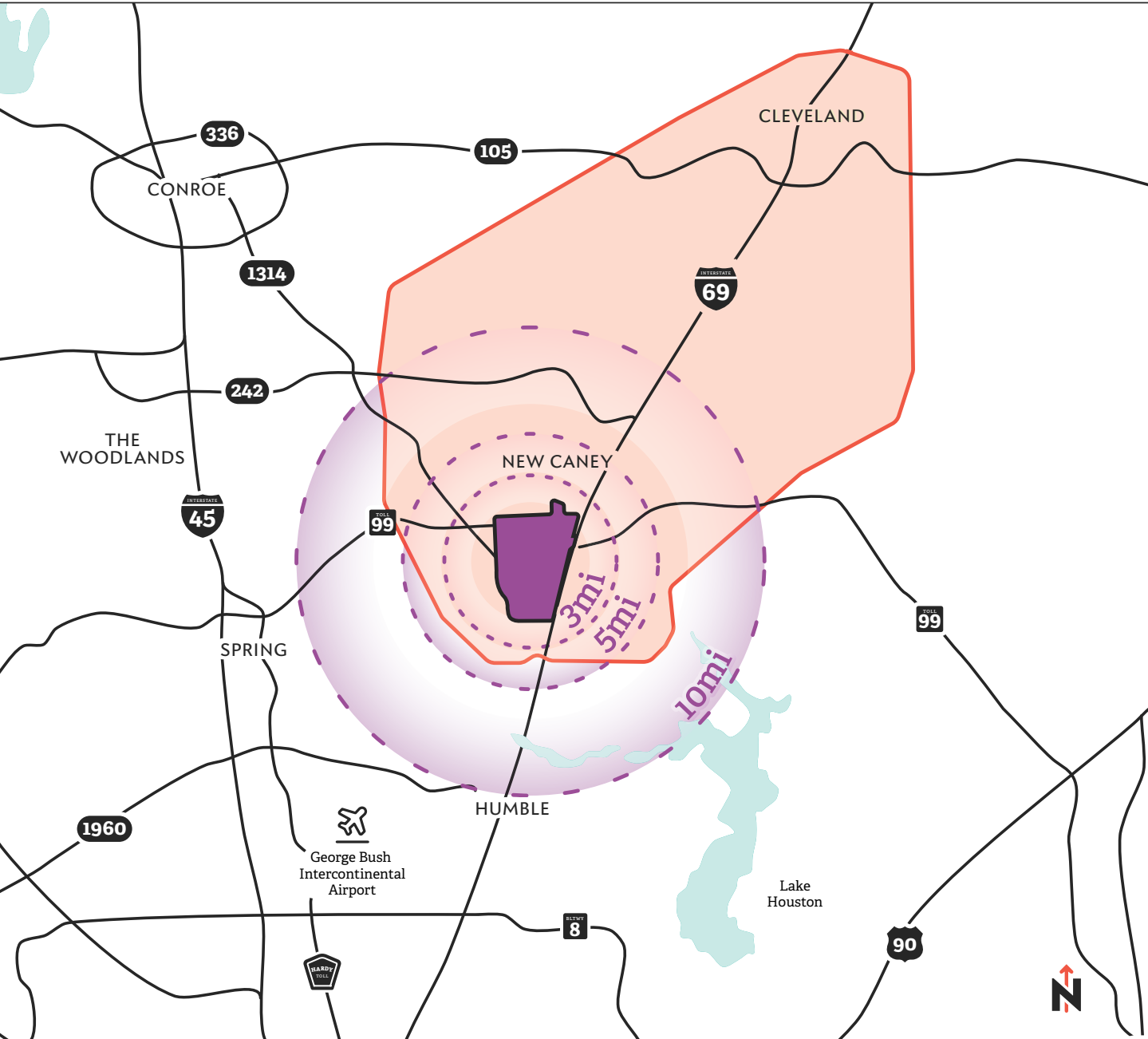
Valley Ranch Entertainment District

Valley Ranch Marketplace

Valley Ranch Residential District

\*Based on homesites and multi-family units, assumes average population to home of Houston DMA. 2.65

# A DYNAMIC GROWTH CORRIDOR



## Regional Demographics

### Primary Trade Area

Population	<b>236,757</b>
HH Income	<b>\$77,323</b>
Home Value	<b>\$147,373</b>

### 3Mi 5Mi 10Mi

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

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

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**Town Center:  
A 240-Acre  
Mixed-Use  
Development**



# A LEADING REGIONAL DESTINATION

## RANKING INDEX — Category: Shopping Centers

Rank	Name	Visits
1	Meyerland Plaza   Houston TX	8.96 Million
2	<b>Valley Ranch Town Center   New Caney, TX</b>	<b>7.2 Million</b>
3	Grand Parkway Marketplace I & II   Spring, TX	6.99 Million
4	Village Plaza At Bunker Hill   Houston, TX	6.97 Million
5	Fairfield Town Center   Cypress, TX	6.69 Million
6	Silverlake Village Shopping Center   Pearland, TX	6.42 Million
7	Shadow Creek Ranch   Pearland, TX	6.32 Million
8	Brazos Town Center   Rosenberg, TX	5.62 Million
9	Fairway Plaza   Pasadena, TX	5.52 Million
10	Victory Lakes Town Center   League City, TX	5.42 Million

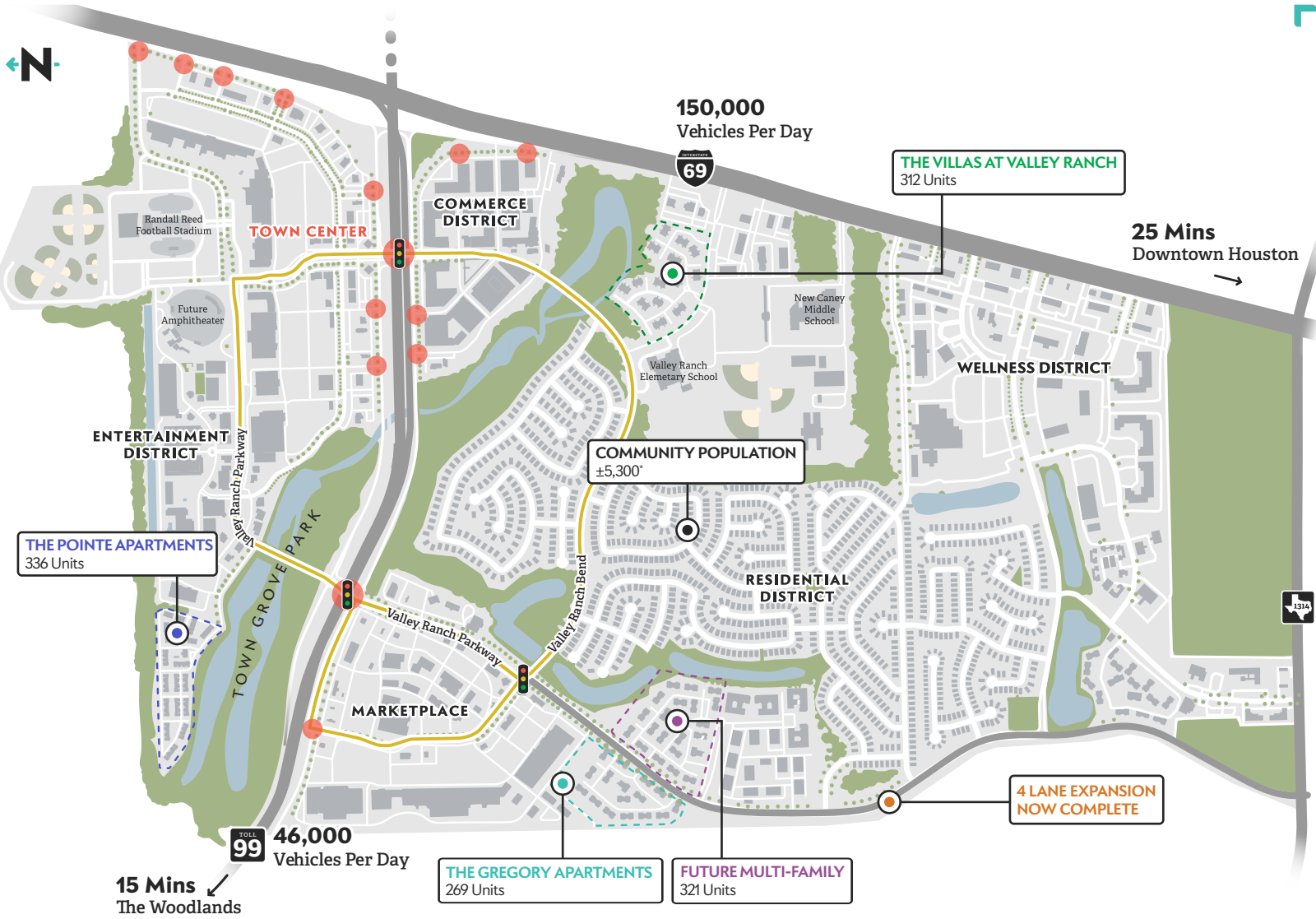
★  
MOST VISITED

## #2 Open-Air Shopping Center in Houston MSA

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




# EXCELLENT ACCESS & MOBILITY




## Premier Location

 **±240 Acres / 1.5 Million sf**  
Mixed-Used Development

 **1 Million sf**  
Dedicated to Retail, Dining and Entertainment

 Access to **±2,800 Multi-family Units**

 **Connected**  
to a 1,400 Acre Mixed-Use Development



# A THRIVING RETAIL DESTINATION




  
High Visibility


  
High Growth Corridors

  
Extensive Void of Services

  
High Traffic

 District Connectivity

 Lighted Intersection

 Access Points

# LIMITED OPPORTUNITIES REMAIN

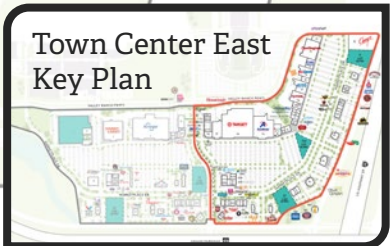
## Town Center West



Space	Tenant	Size
<b>1</b>	<b>Available</b>	<b>115,000 sf</b>
1A	Goody Goody Liquor	22,718 sf
1B	Roger's Salon	14,175 sf
2	Hobby Lobby	55,000 sf
3	Kroger	123,000 sf
3Z	Kroger Fuel Station	
<b>4A</b>	<b>Available</b>	<b>1,400 sf</b>
4B	Supercuts	1,125 sf
4C	Nails of America	3,447 sf
4E	Sally Beauty Supply	1,500 sf
4F	GNC	1,400 sf
4G	Lin's China Diner	2,230 sf
4K	Shogun	4,500 sf
4N	Signorelli	1,789 sf
<b>4P</b>	<b>Available</b>	<b>11,250 sf</b>
<b>21</b>	<b>Available Pad</b>	<b>1.29 ac</b>
21A	Mister Car Wash	5,805 sf
21B	Regions Bank	2,300 sf
22	Toasted Yolk	4,900 sf
22A	AT&T	4,839 sf
<b>22D</b>	<b>Available</b>	<b>2,120 sf</b>
<b>22E</b>	<b>Available</b>	<b>1,330 sf</b>
22F	UPS	1,400 sf
22H	Five Guys Burgers & Fries	2,400 sf
22K	Ideal Dental	2,150 sf
22M	The Joint Chiropractic	1,050 sf
22N	Sports Clips	1,400 sf
22P	Menchie's	1,779 sf
22S	Panda Express	2,100 sf
23	Bank of America	4,000 sf
24	Chick-Fil-A	4,876 sf
25	CareNow Urgent Care	4,000 sf
<b>26</b>	<b>Available Pad</b>	<b>1.59 ac</b>
27	Taco Bell	4,800 sf
28	Valvoline	2,087 sf
30A	DaVita Dialysis	8,970 sf
30B	Kung Fu Tea	1,200 sf
30C	Unique Pediatric Dentist	2,000 sf
30D	Thrive Mortgage	1,801 sf
30E	State Farm	1,240 sf
30F	Marbel Slab & Great American Cookies	1,666 sf
30G	F45 Fitness	3,023 sf
30H	Tesla Supercharger	

■ Leased ■ Available

# JOIN A MASTER-PLAN



## Town Center East

Space	Tenant	Size
5A	Available	3,522 sf
5B	Edward Jones	1,200 sf
5C	BatteriesPlus	1,275 sf
5D	Hotworx	2,000 sf
5E	Memorial Hermann	7,306 sf
5F	Dermani Medspa	2,000 sf
5G	Victoria's Secret	5,000 sf
5T	HomeGoods	23,018 sf
6A	Target	134,856 sf
7A	Academy	63,915 sf
7B	Party City	12,000 sf
7C	Available	815 sf
7D	James Avery	2,968 sf
7E	Available	4,735 sf
7G	Russo's Pizza	3,000 sf
7H	Yummy Tummy	1,580 sf
7J	Carter's OshKosh	4,500 sf
7K	Bath & Body Works	3,000 sf
7L	America's Best Contacts	4,000 sf
7M	Ulta	10,000 sf
7N	TJ Maxx	21,001 sf
7P	Ross	22,000 sf
7R	Rack Room Shoes	6,000 sf
7S	Petsmart	18,325 sf
7T	Five Below	11,500 sf
7U	Burlington	40,000 sf
7V	PopShelf	8,013 sf
7W	Available Pad	1.01 ac
8 & 9	Chuy's Tex Mex	2.93 ac
10	Saltgrass Steakhouse	5,678 sf
11A	Sherwin Williams	3,950 sf
11B	Chipotle	2,400 sf
12A	Verizon	3,150 sf
12B	NOA	1,750 sf
12C	Poke & Ramen	3,290 sf
12D	Tune Up Manly Salon	1,760 sf
12E	Buffalo Wild Wings	5,450 sf
13	Chili's	6,028 sf
14	Gringo's	8,310 sf
15	Olive Garden	7,916 sf
16A	Dave's Hot Chicken	3,400 sf
16C	Jersey Mike's	1,500 sf
16E	Aspen Dental	3,500 sf
17	Available Pad	1.30 ac
18A	Raising Cane's	3,181 sf
18B	Whataburger	3,583 sf
19	Freddy's	3,010 sf
19A	Grab 'N Go Tacos	2,290 sf
19C	Crumbl Cookies	1,280 sf
19D	Available	2,450 sf
19F	Schlotzky's	2,740 sf
19H	Mattress Firm	4,200 sf
19K	T-Mobile	1,750 sf
19L	My Eyelab	2,550 sf
19P	Smoothie King	1,050 sf
19R	MOD Pizza	1,750 sf
20A	Lens Crafters	3,500 sf
20B	Available	5,000 sf
20C	Pacific Dental Services	3,200 sf
20D	Waxing The City	1,642 sf
20E	Salata	2,826 sf
20F	Available	2,692 sf
20G	Community Resource Credit Union	1,725 sf

Leased
  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



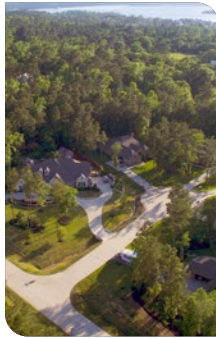
Retail



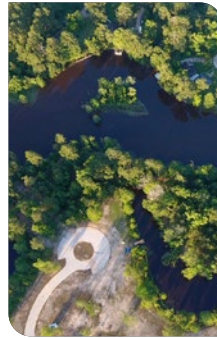
Multi-Family



Single-Family



Land




Recreational

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

**GHBA**  
Building a Greater Houston  
2017 Developer of the Year  
2021 Best Developer Community

**AGGIE 100**  
2019 - 2021 Aggie100 Company

  
2020 Top 30 Home Builder in Houston

**Star Awards**  
2020 Best Multi-Family Community in Texas

**HOUSTON CHRONICLE**  
2018 - 2021 Top 30 Workplace

**Inc. 5000**  
2021 Fastest-Growing Privately-Held Companies in the U.S.

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

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**For More  
Information**

**BRODY S. FARRIS**

Vice President | Retail Division

bfarris@signorellicompany.com

713.452.1740

**THE SIGNORELLI COMPANY HQ**

1401 Woodlands Parkway

The Woodlands, Texas 77380

signorellicompany.com

713.452.1700

