# 

Full of Life.

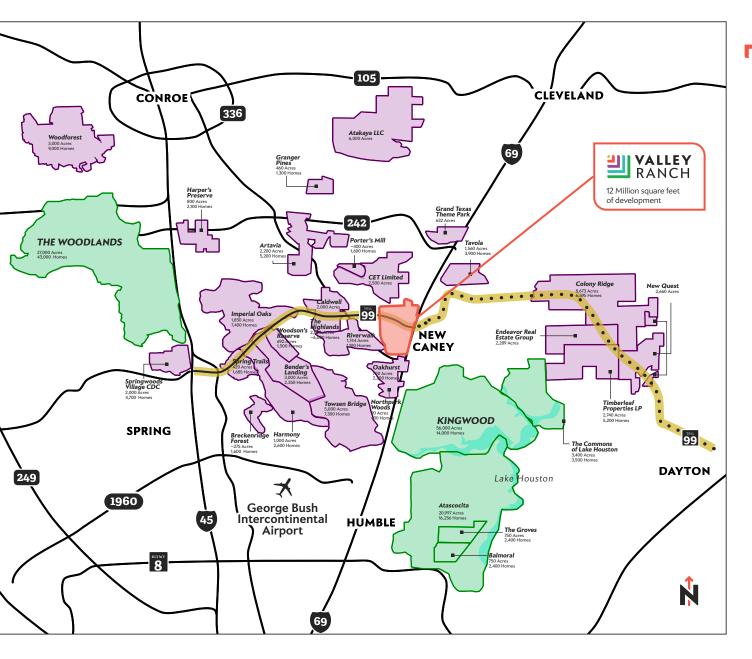


Retail available for lease within a thriving 1.5 million square foot mixed-use center





### **A MOBILITY INSPIRED POPULATION BOOM**



### Grand Parkway Expansion Leads to Growth

 Image: system
 Image: system
 Image: system

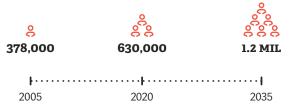
 22 New
 50k Acres
 178k

 Communities
 Under Development
 Est. New Homes

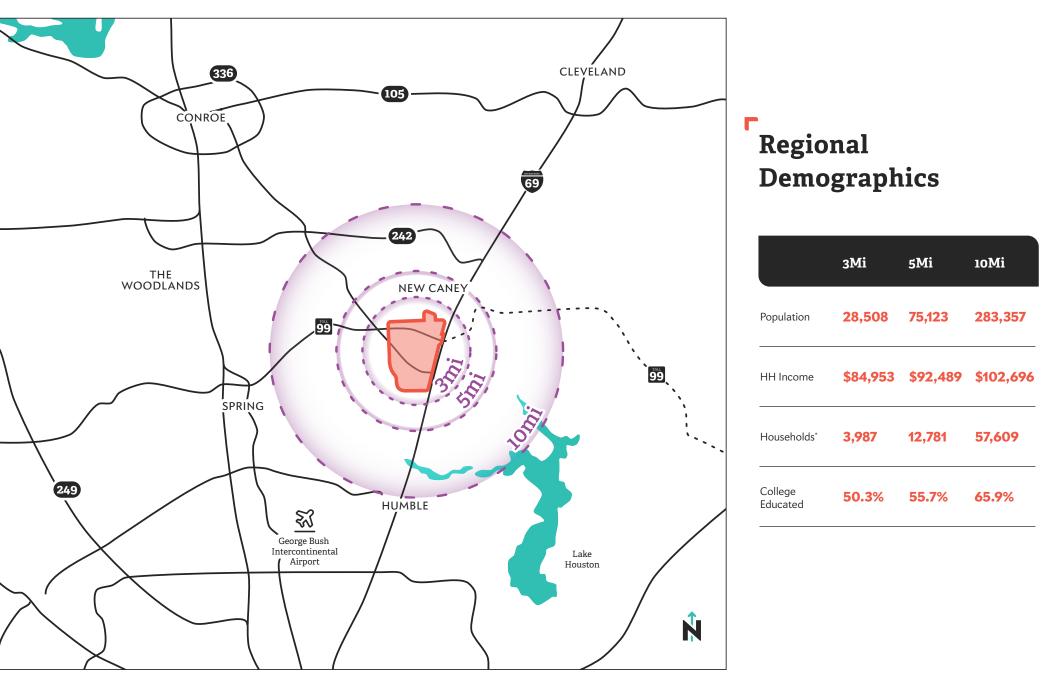
### Montgomery County

Valley Ranch is located in Montgomery County, the **18th Fastest Growing County** in the **USA**<sup>\*</sup>, 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.



# **A DYNAMIC GROWTH CORRIDOR**



\*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 OPEN-AIR	7.14 Million			
7	Fairfield Town Center   US-290, Cypress, TX     OPEN-AIR	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			
Showing Category: Shopping Centers   Region: 50mi   Total Venues: 801   Metric Visits   Oct 1, 2020 - Sep 30, 2021 Data provided by Placer Labs Inc. (www.placer.ai)					

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**.

# Town Center: A 240-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).

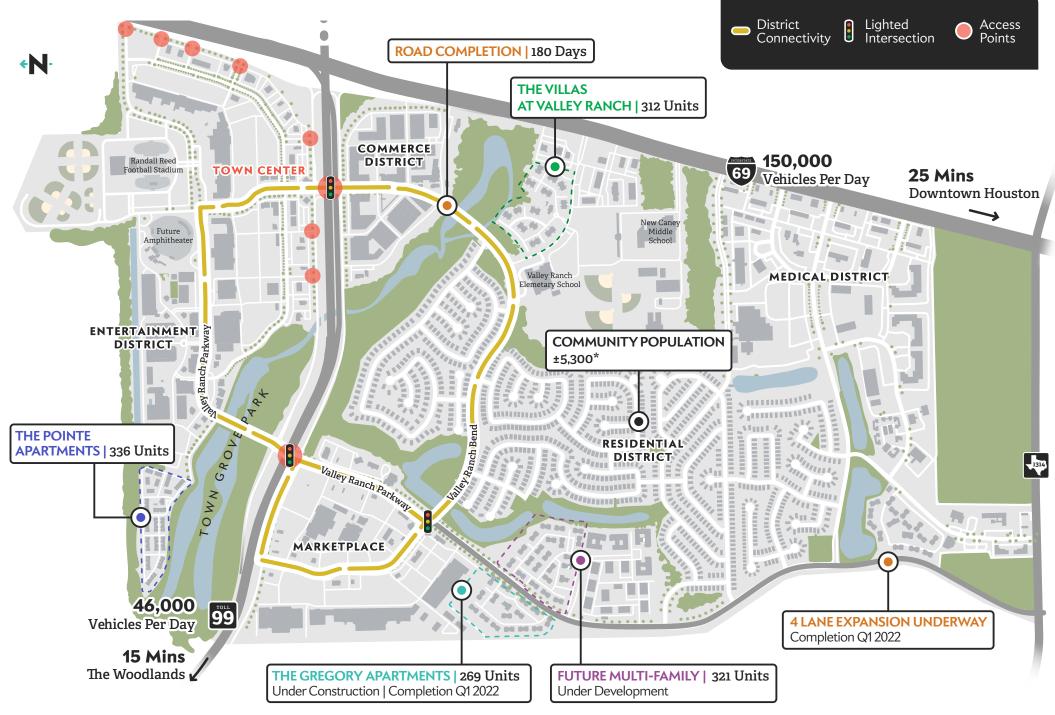
Today, the Valley Ranch success story offers true live, work, play dynamics within a community **Full of Life**.

#### A TOP HOUSTON-AREA SHOPPING DESTINATION



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**





### LIMITED OPPORTUNITIES REMAIN



#### **Town Center West**

Space	Tenant	Size
1	Available	32,282 sf
1A	In Negotiations	<b>22,718</b> sf
1B	In Negotiations	14,175 sf
2	Hobby Lobby	55,000 sf
3	Kroger	123,000 sf
3Z	Kroger Fuel Station	
4A	Available	1,400 sf
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	T. Jin's China Diner	2,230 sf
4K	Shogun	4,500 sf
4N	Signorelli	1,789 sf
4P	<b>Retail Building</b> Available Summer 2022	11,250 sf
21	Available Pad	1.29 ac
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
22D	Available	2,120 sf
22E	Gadget MD	1,330 sf
22F	UPS	1,400 sf
22H	Five Guys Burgers & Fries	2,400 sf
22K	Ideal Dental	2,150 sf
22M	Available	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	Available Pad	1.14 ac
26	Available Pad	1.59 ac
27	Taco Bell	4,800 sf
28	Valvoline	2,087 sf
30A	DaVita Dialysis	8,970 sf
30E	In Negotiations	7,090 sf
30J	Unique Pediatric Dentist	2,000 sf
30L	Kung Fu Tea	1,200 sf

LeasedAvailableIn Negotiations

## JOIN A MASTER-PLAN



#### **Town Center East**

Space	Tenant	Size		
5A	<b>Office / Retail</b> Available Summer 2022	17,625 sf		
5B	In Negotiations	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		
78 7H	Yummy Tummy	1,580 sf		
7J	Hallmark	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	Available	8,013 sf		
7W	Available Pad	1.01 ac		
8&9	Available Pad	2.93 ac		
10	Available Pad	1.47 ac		
11A	Sherwin Williams	3,950 sf		
11B	Chipotle	2,400 sf		
12A	Verizon	3,150 sf		
12B	NOA	1,750 sf		
12C	Sub Zero	1,400 sf		
12D	Poke	1,890 sf		
12E 12F	Tune Up Manly Salon Buffalo Wild Wings	1,760 sf 5,450 sf		
12F 13	Chili's	6,028 sf		
13 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		
18	Available Pad	1.24 ac		
19	Freddy's	3,010 sf		
19A	Grab 'N Go Tacos	2,290 sf		
19C	Available	1,280 sf		
19D	Family Express Clinic	2,450 sf		
19F	Schlotzky's	2,740 sf		
19H	Mattress Firm	4,200 sf		
19K 19L	T-Mobile	1,750 sf		
19L 19P	My Eyelab Smoothie King	2,550 sf 1,050 sf		
19P 19R	MOD Pizza	1,050 si 1,750 sf		
<b>20</b>	Retail Shops			
	Available Summer 2022	17,220 sf		
20A	In Negotiations	3,500 sf		
🗖 Leased 🛛 🗖 Available				

In Negotiations

# **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 guadrants 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:

Location / Demographics

**Current & Future Mobility** 

**Community / Business Friendly** 

Scale / Long-Term Growth Markets

**Void Analysis** 

Environment



Medical



Multi-Family

Single-Family



Land

Recreational

#### **Inc**. 5000

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

#### **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



GHBA

2017 Developer of the Year 2021 Best Developer Community



Retail

2020 Top 30 Home Builder in Houston

2020 Best Multi-Family Community in Texas

2018 - 2021 Top 30 Workplace

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All maps, elements and visuals in this packet depicting Valley Ranch and all its districts represent an arisis's conception of proposed development as of November 2021 No representation is made that the features depicted will be built, or, if built, will be as depicted. All plans for land uses, improvements and facilities are subject to change without notice and nothing presented herein shall obligate the owner or any other entity to restrict and uses or to construct or develops (mprovements or facilities: as shown on any of the maps or renderings, RI drawings are performance and sets (presentation purposes only and are not for computation or construction purposes. These drawings may or may not incorporate information and/or data provided to consultants relative to engineering and drainage, floodplains and environmental issues and should not be relied upon for any purpose. No representations or warranties, expressed or implied, concerning the actual design, location and character of the facilities shown on any may not incorporate information contained herein. Plans, maps, materials and specifications are subject to change, or modifications are subject to change, or modifications are subject to change, or modifications are subject to change on any mays are intended. Additionally, no warranty is made as to the accuracy of the inlustrations are provided as an exampte only and do not depict and immediated herein. Plans, maps, materials and specifications are subject to change, or modifications are subject to change, or modifications are subject to change only and do not depict and use may individe but is not limited to office, retail, and (place facility, secirity basing) secirity object (additionally, secirity basing) secirity object (additionally, encorvanity, is made as to the accuracy of the facilities and some and place and and and and and and change to depict and and and and and and object facility atter. Hang, mast as and exampte only and be not depict atual or promised as an exampte only and do not depict