

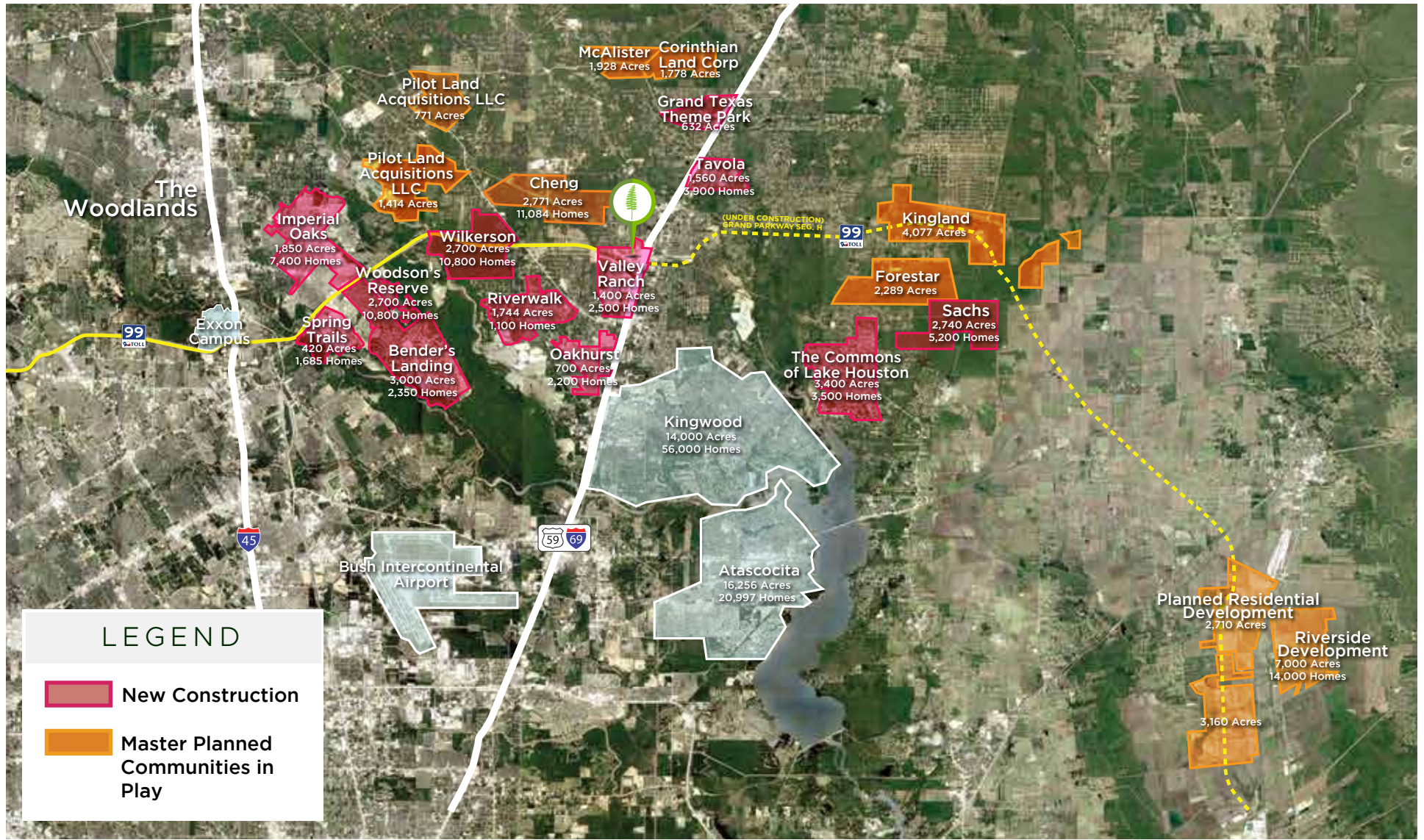


Valley Ranch Town Center

INTERSTATE 69 & GRAND PARKWAY (99) | Montgomery County, Texas

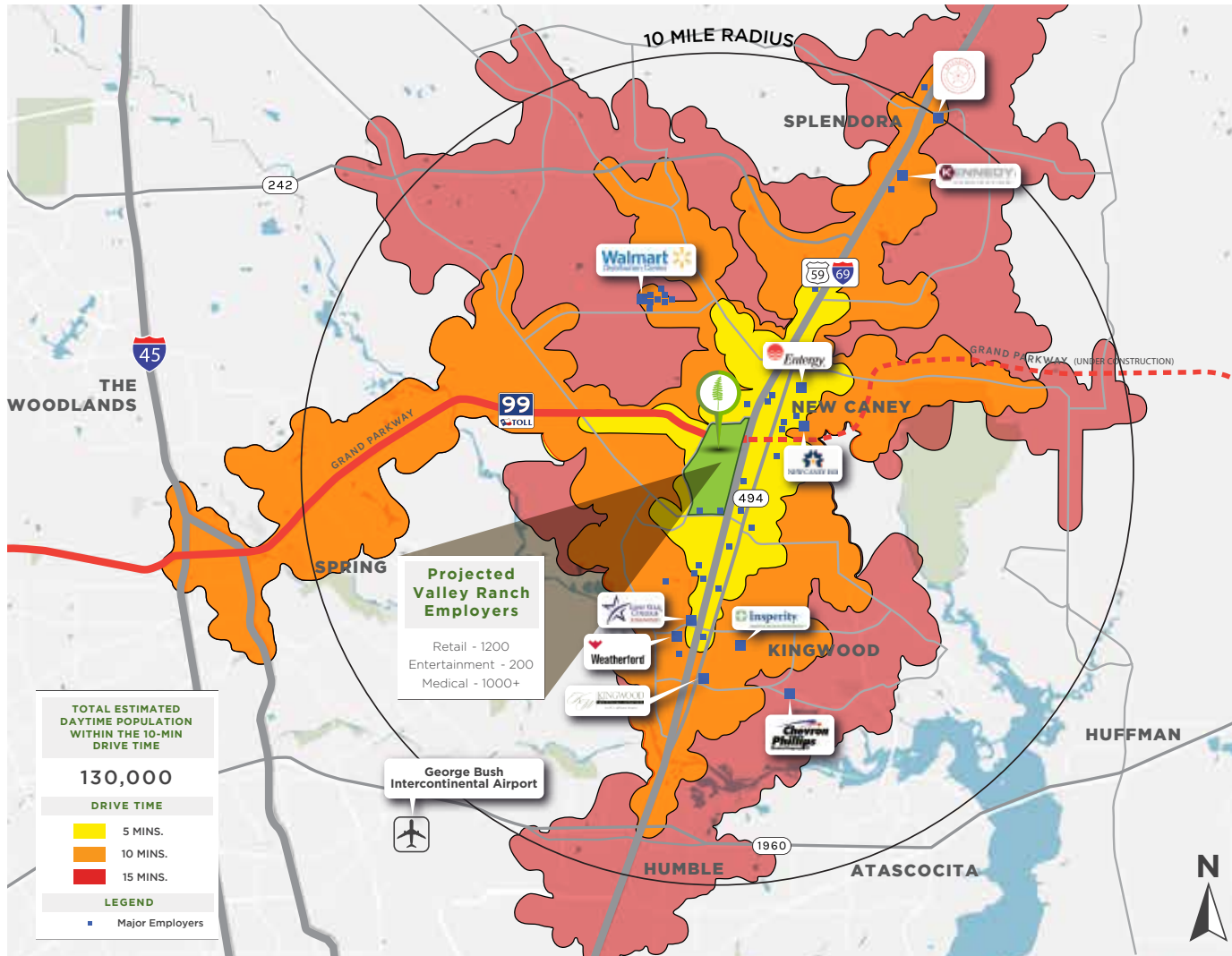
SURROUNDING DEVELOPMENTS

Valley Ranch Town Center, New Caney, TX



DAYTIME POPULATION SUMMARY

Valley Ranch Town Center, New Caney, TX



Demographic Source: ESRI's U.S. Updated Demographic (2016/2021) Data

AT THE CENTER OF IT ALL

Valley Ranch Town Center is located at the rapidly growing corridor at Interstate 69 and the recently constructed Grand Parkway, making it easily accessible to some of the region's most prominent employers such as Chevron Phillips, Entergy, Walmart Distribution Center, Weatherford International, as well as:

- Insperty: 2,200 employees
- Splendora ISD: 1,000 employees
- New Caney ISD: 2,500 employees
- Kingwood Medical Center: 1,200 employees
- Lone Star College Kingwood: 12,057 Students

Located in the 7th fastest growing county in the nation, Montgomery County, Valley Ranch Town Center is located at the epicenter growth in Northeast Houston. With regional entertainment and civic destinations, including multiple sports complexes, a planned world-class amphitheater and 100 acres of public lakes and parks, Valley Ranch Town Center provides a truly unique shopping and dining experience to the residents and nearby employees alike.

VALLEY RANCH TOWN CENTER

Valley Ranch Town Center, New Caney, TX



TENANT ROSTER

- | | | | | | |
|------------------------------|---------------------------|-------------------------|----------------------------|------------------------|--------------------------|
| 1. Academy Sports + Outdoors | 9. Chili's Bar + Grill | 18. Mattress Firm | 27. Pizza Cucinova | 36. Subway | 45. UPS |
| 2. Airi Poke & Ramen | 10. Family Express Clinic | 19. Menchie's | 28. Rack Room Shoes | 37. Sub Zero ice cream | 46. Verizon |
| 3. AT&T | 11. Five Guys | 20. Nails of America | 29. Regions Bank | 38. Supercuts | 47. Whataburger |
| 4. Bank of America | 12. GNC | 21. Nails of America #2 | 30. RC's NYC Pizza & Pasta | 39. Taco Bell | 48. Valvotine Oil Change |
| 5. Buffalo Wild Wings | 13. Gringo's | 22. NCISD | 31. Ross Dress for Less | 40. TJ Maxx | 49. Yummy Tummy |
| 6. Burlington | 14. Hobby Lobby | 23. Olive Garden | 32. Sally Beauty | 41. T-Mobile | |
| 7. Chick-fil-a | 15. Ideal Dental | 24. Panda Express | 33. Schlotzsky's | 42. Tune Up Maly Salon | |
| 8. Cinemark Theatre | 16. Kroger Marketplace | 25. Party City | 34. Shogun Japanese Grill | 43. Toasted Yolk Cafe | |
| | 17. Lin's China Diner | 26. PetSmart | 35. SportClips | 44. Ulta | |

AVAILABLE PAD SITES, RETAIL & ANCHOR

Valley Ranch Town Center, New Caney, TX



TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
1	Shop Space	1,400 - 4,900
2	Jr. Anchor	12,000 - 65,000
3	Jr. Anchor	1,100 - 4,700
4	Jr. Anchor	3,000 - 7,500
5	Jr. Anchor(s)	3,500 - 11,500
6	Shop Space	8,013
7	Pad Site	1.76
8	Pad Site	1.19

TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
9	Pad Site	1.48
10	Pad Site	1.06
11	Shop Space	1,760
12	Pad Site	1.61
13	Pad Site	1.54
14	Pad Site	1.39
15	Shop Space	1,400 - 3,500
16	Shop Space	1,050 - 3,450

TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
17	Pad Site	1.26
18	Pad Site	1.60
19	Pad Site	1.63
20	Shop Space	1,400 - 7,000
21	Shop Space	1,400 - 7,000
22	Shop Space	11,000
23	Pad Site	0.89
24	Pad Site	1.09
25	Pad Site	1.02

VALLEY RANCH MASTERPLAN

1400-acre land plan



JUST MINUTES AWAY

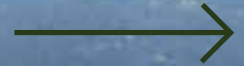
Valley Ranch Town Center, New Caney, TX

KINGWOOD
(5 minutes)

DOWNTOWN
HOUSTON
28 MILES
(25 minutes)

GEORGE BUSH
INTERCONTINENTAL AIRPORT
14 MILES
(10 minutes)

THE WOODLANDS
(12 minutes)



AERIAL VIEW

Valley Ranch Town Center, New Caney, TX



TP
THE POINTE
Opening April 2019
456 units

CINEMARK

99
TOLL

VALLEY RANCH
RESIDENTIAL
COMPONENT BUILT OUT

FUTURE
AMPHITHEATER

15 MINUTES TO
THE WOODLANDS

NATATORIUM

ED RINEHART
SPORTS COMPLEX

NCISD TEXAN
DRIVE STADIUM

Valvoline

Dayita

HOBBY LOBBY

Bank of America

SportClips
GNC

SUPERCLIPS
GNC

Kroger

Freddy's
MATTRESS FIRM

at&t

FIVE GUYS

SALLY

NAILS OF AMERICA

SHOEBUS
SUSHI & SAKE BAR

Schlotzsky's

Regions

Academy

LIN'S CHINA DINER

NAILS OF AMERICA

TJ-maxx

Express Pet Care

T-Mobile

Party City

JAMES AVERY

ULTA

ROSS

PET SMART

Burlington

Olive Garden

Wendy's

GRINGO'S

chili's

NAILS OF AMERICA #2

VINE UP

verizon

verizon

15 MINUTES TO BUSH
INTERCONTINENTAL
AIRPORT

59 69

ROCK PAPER

SUBZERO

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