



VALLEYRANCH

Full of Life

**A 1,400-Acre Mixed-Use
Master Planned Community**

RETAIL LEASING

**HOUSTON, TX
MONTGOMERY COUNTY**



SIGNORELLI
COMPANY

In 1999, the vision to create a vibrant mixed-use community was born when the Signorelli Company acquired the first of 8 parcels, creating Valley Ranch.

The Signorelli Company's long-term investment philosophy and patience for quality have enabled the 1,400-acre development to become the HUB of growth for the northeast Houston corridor.

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

 **VALLEY RANCH**

At the Intersection of Main & Main

Downtown
25 mins away

Bush IAH
15 mins away

Grand Parkway Expansion
Completion in 2021

The Woodlands 15 mins away



FULL
OF
LIFE

The Epicenter of Houston's Fastest Growing Corridor

VALLEY RANCH

Valley Ranch is a **1,400 acre** mixed-use, master-planned community



1 Owner / Developer

Quick Decision Making



18th Fastest Growing County in the U.S.*

Montgomery County Consistently Ranked in the Top 20 for Over Two Decades



240 acres of Enhanced Amenities, Lakes, Trails and Greenspace

Over 1 Million Square Feet (SF) Stabilized:

- └ Retail
- └ Dining
- └ Shopping
- └ Multi Family
- └ Entertainment
- └ Office

Retail Opportunities Across 6 Dynamic Districts:

- └ Valley Ranch Town Center
- └ Entertainment District
- └ Marketplace
- └ Commerce District
- └ Medical District
- └ Residential District

Residential District Sold Out with Nearly 2,000 Homes

700 Acres Shovel-Ready

- ☑ Utilities
- ☑ Detention
- ☑ Environmental
- ☑ Entitlements
- ☑ Mobility

Projected 12 million SF of Mixed-Use at Full Build Out

* Source: Houston-Galveston Area Council

Valley Ranch Retail Opportunities

Valley Ranch Town Center



1 million SF Grocery/ Anchored Super Regional Retail Center

Commerce District



Future Office, Hotel, Convention Center and Retail

Residential District



Neighborhood Retail

Medical District



Medical, MOB, Hospitality and Retail Pads Now Available

Entertainment District



Theatre, Retail, Office, Hospitality

Marketplace



1.5 million SF Mixed-Use Center Anchor and Jr. Anchor Positions Available

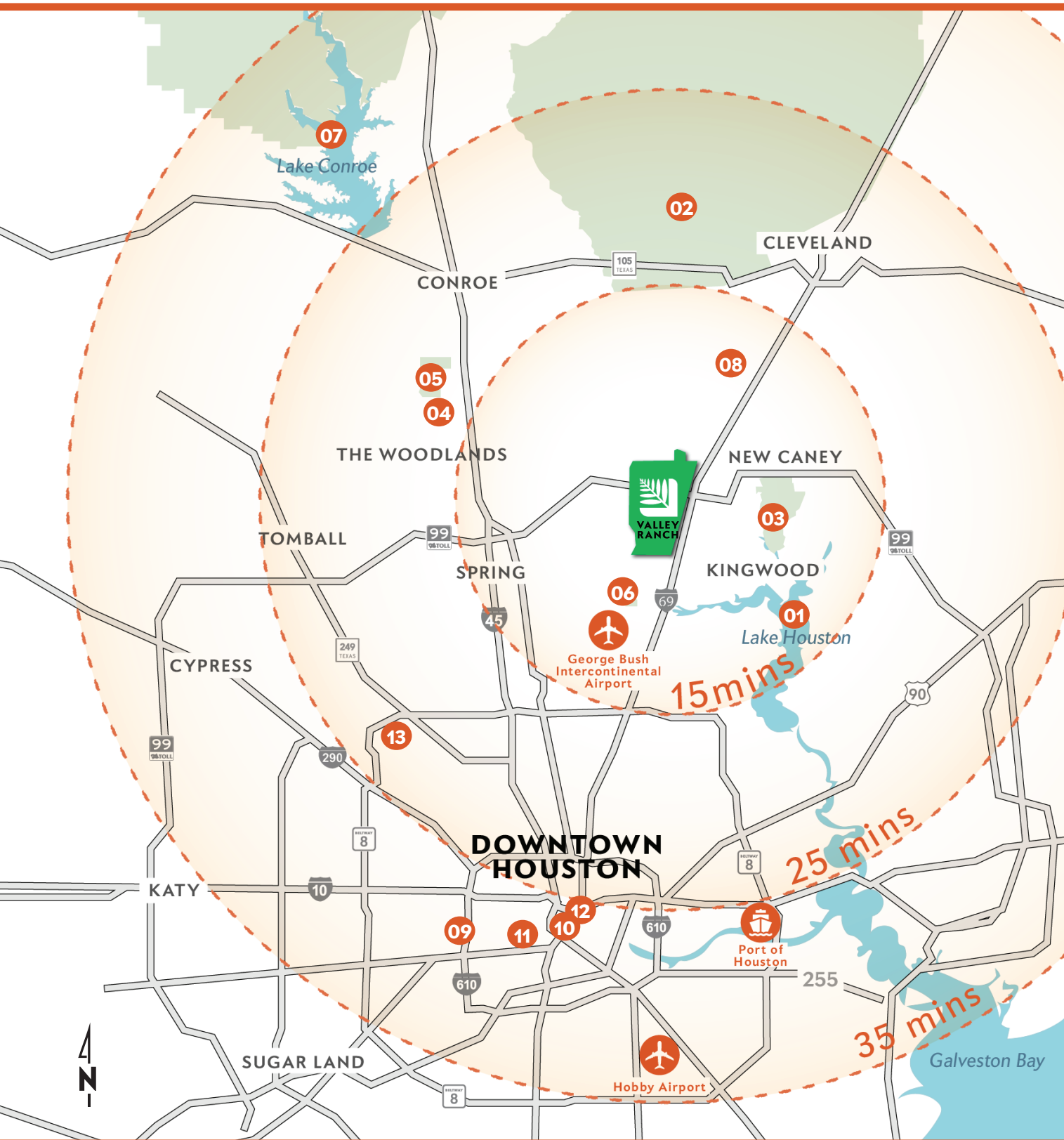


6 Distinct Districts at the Intersection of Main & Main

- ┌ High Visibility
- ┌ High Traffic
 - 69 I-69: 105,000 Vehicles Per Day (VPD)
 - 99 99: 46,000 Vehicles Per Day (VPD)
- ┌ High Growth Corridors
- ┌ Extensive Void of Services — Excellent Opportunities to Capture Market Share without Cannibalization

* Disclaimer: This map of Valley Ranch represents an artist's conception of proposed development as of June 2020. 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 on this map shall obligate the owner or any other entity to restrict land uses or to construct or develop improvements or facilities as shown on this map. All drawings are preliminary and subject to change, and are for presentation purposes only. Further, said drawings are scanned images 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, flood plains 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 maps are intended. Additionally, no warranty is made as to the accuracy of the information contained herein. Plans, maps, materials and specifications are subject to change or modification as deemed necessary by the developer, builder, or as may be required by law. These illustrations are provided as an example only and do not depict actual or promised items of any kind. Any references to commercial/multipurpose land use may include but is not limited to office, retail, single family, multifamily, senior housing, house of worship, specialty, gas station, daycare facility, etc. Map not to scale.

Where Location & Convenience Intersect



Area Amenities

International Flights 15 minutes from Valley Ranch

- | | |
|--|---|
| <p>George Bush Intercontinental Airport</p> <ul style="list-style-type: none"> 15 minutes from Valley Ranch 112 domestic and 70 international destinations 40 to 50 million passengers per year Major hub for United Airlines | <p>William P. Hobby Airport</p> <ul style="list-style-type: none"> 35 minutes from Valley Ranch 12 million passengers per year Major hub for Southwest Airlines |
|--|---|

One of North America's Largest Ports*

- Port of Houston**
- 25 minutes from Valley Ranch
 - Busiest US port, based on foreign tonnage
 - Handles 70% of all the shipping volume of the Gulf of Mexico

Local Attractions

- | | | |
|--|---|---|
| <p>01 Lake Houston</p> <p>02 Sam Houston National Forest</p> <p>03 Lake Houston State Park</p> <p>04 Cynthia Woods Mitchell Pavilion</p> | <p>05 WG Jones State Forest</p> <p>06 Jesse Jones Park and Nature Center</p> <p>07 Lake Conroe</p> <p>08 Grand Texas</p> <p>09 The Galleria</p> | <p>10 Toyota Center</p> <p>11 Houston Museum District</p> <p>12 Minute Maid Park</p> <p>13 Sam Houston Race Track</p> |
|--|---|---|



* Source: U.S. International Trade Administration

Experience Valley Ranch

Valley Ranch has become **The Hub** for all major services for the I-69 corridor.

With Over 1 Million SF of mixed-use development already open and thriving in Valley Ranch Town Center (VRTC):

- 18 Restaurants
- 21 shopping options
- 12 Everyday Conveniences and Services
- ±650 Luxury Apartments

Our key civic, entertainment, parks, and public venues create year-round attractions boosting traffic and increasing sales for the entire Valley Ranch tenant mix:

- Cinemark Valley Ranch and XD
- Ed Rinehart Sports Complex
- Randall Reed Stadium
- Future Outdoor Amphitheater

Valley Ranch 4th Fest 2019

Pat Green headlines annual festival attended by 10,000+ at the Site of the Future Outdoor Amphitheater.



"This location is a top performer among all of our restaurants. Even in the first year of business it exceeded our expectations"

**Jonathan Kim, Chief Operating Officer
Gringo's Tex-Mex**



With tenant store sales consistently out performing peer stores, combined traffic counts of 150,000 VPD rapidly expanding, and population growth projected to double over the next 15 years **Valley Ranch Town Center's unrivaled location** and experiential mixed-use concept ensure long-term relevance and exponential growth opportunities.

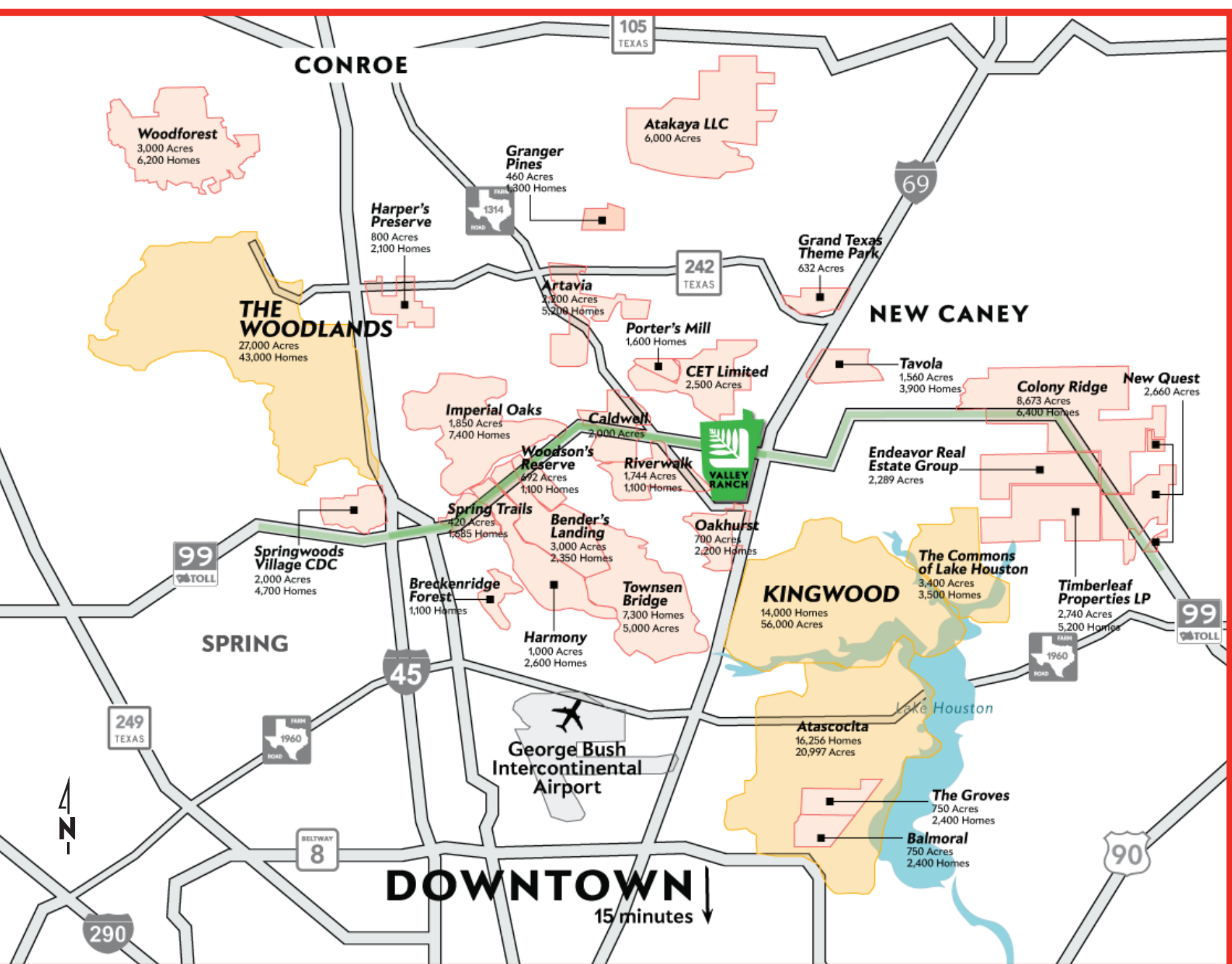
**Valley Ranch is the strongest opportunity
for new stores today... and tomorrow.**



- 12 miles of nature trails
- 10 serene lakes
- 240 acres of parks and green space



A Mobility Inspired Population Boom



Yellow box: Built Out Communities
Pink box: Future / Under Development

Grand Parkway Expansion Leads to Growth



22 new communities



50k acres under development



178k est. new homes

The expansion of the Grand Parkway (99) connecting I-45 to I-69 triggered a wave of new developments between the two interstates. Combined with the sellout of nationally leading master-planned communities, The Woodlands and Kingwood, the corridor is booming with over 22 new communities underway.

Montgomery County

Valley Ranch is located in Montgomery County, the **18th 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.



2005
378,000



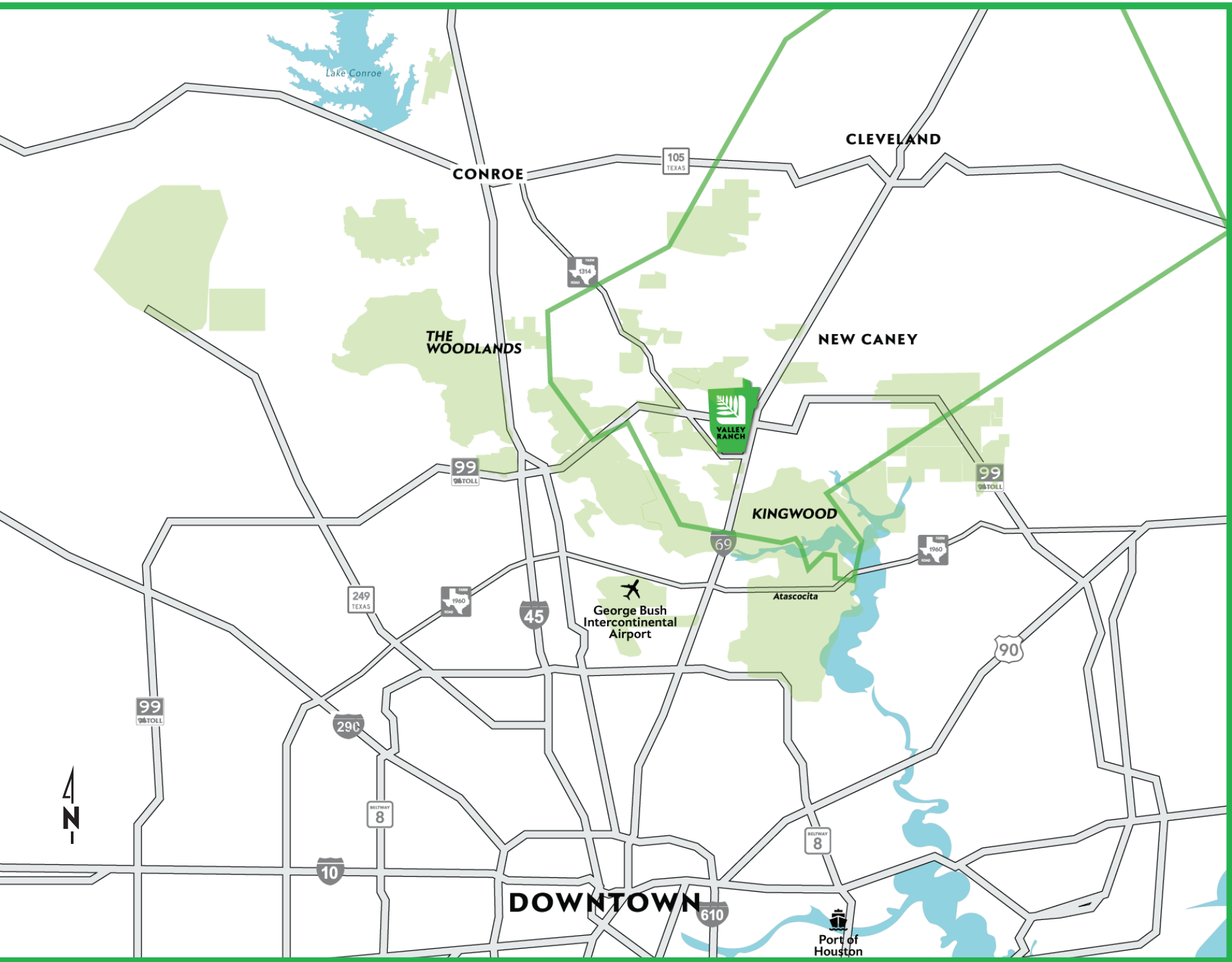
2020
630,000



2035
1.2 million

* Source: Houston-Galveston Area Council

A Strong Trade Area Full of Opportunity



Formerly a dry precinct, the heavily populated corridor was underserved for decades due to the false economic barrier. With over 500,000 people within 15 minutes, and an average household income of \$88,000, the Valley Ranch trade area is supporting record sales and showing high demand.

Regional Trade Area Demographics*

The Valley Ranch trade area has evolved into a **dynamic growth corridor** supporting excellent sales today and painting a picture for a very promising tomorrow.

 **1,304,000**
Current Population

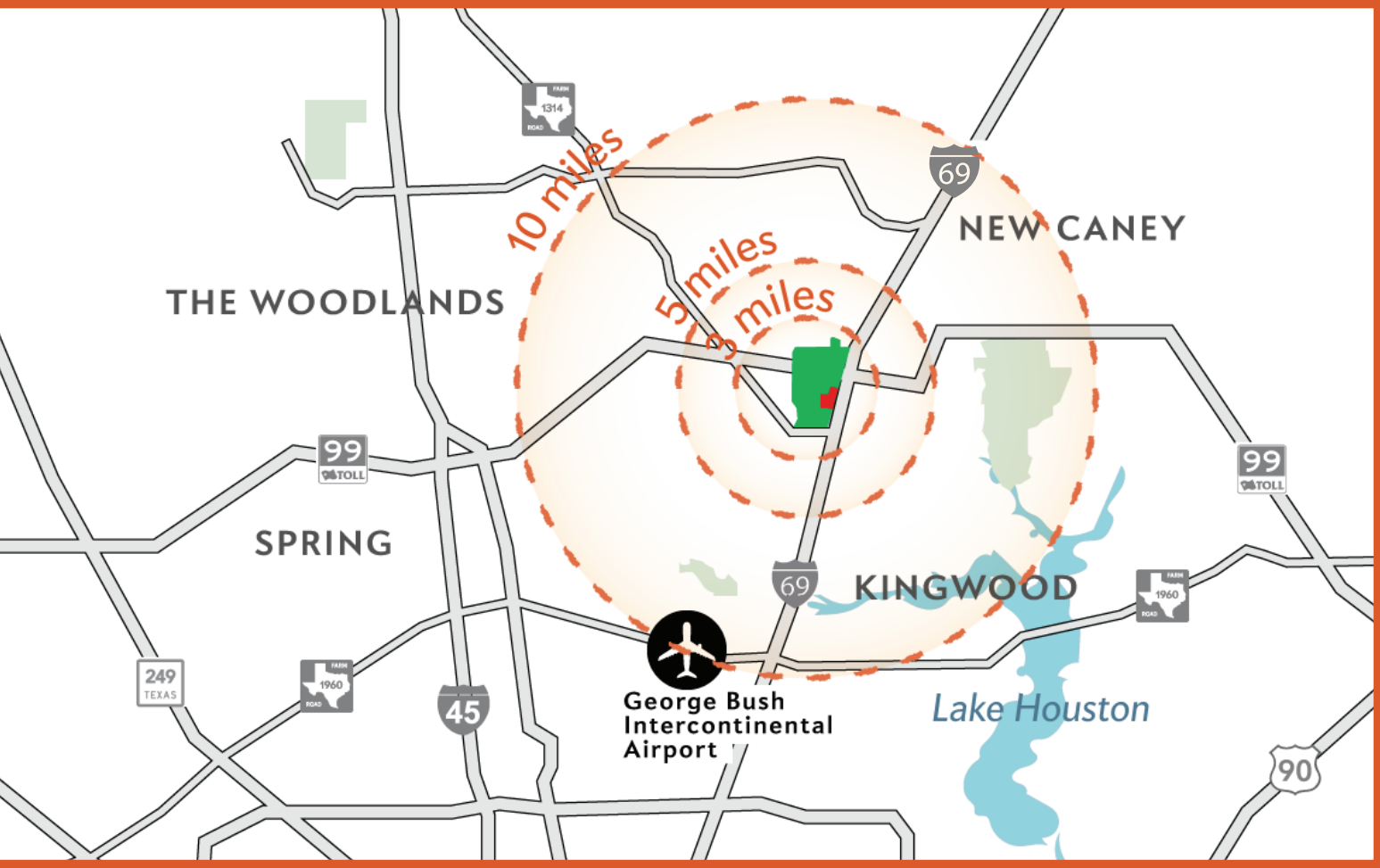
 **67,640**
Estimated Households

 **\$88,375**
Average Household Income



* Source: Houston-Galveston Area Council

Demographics



Population

28,508

3-mile radius

75,123

5-mile radius

283,357

10-mile radius

Household Income

\$84,953

3-mile radius

\$92,489

5-mile radius

\$102,696

10-mile radius



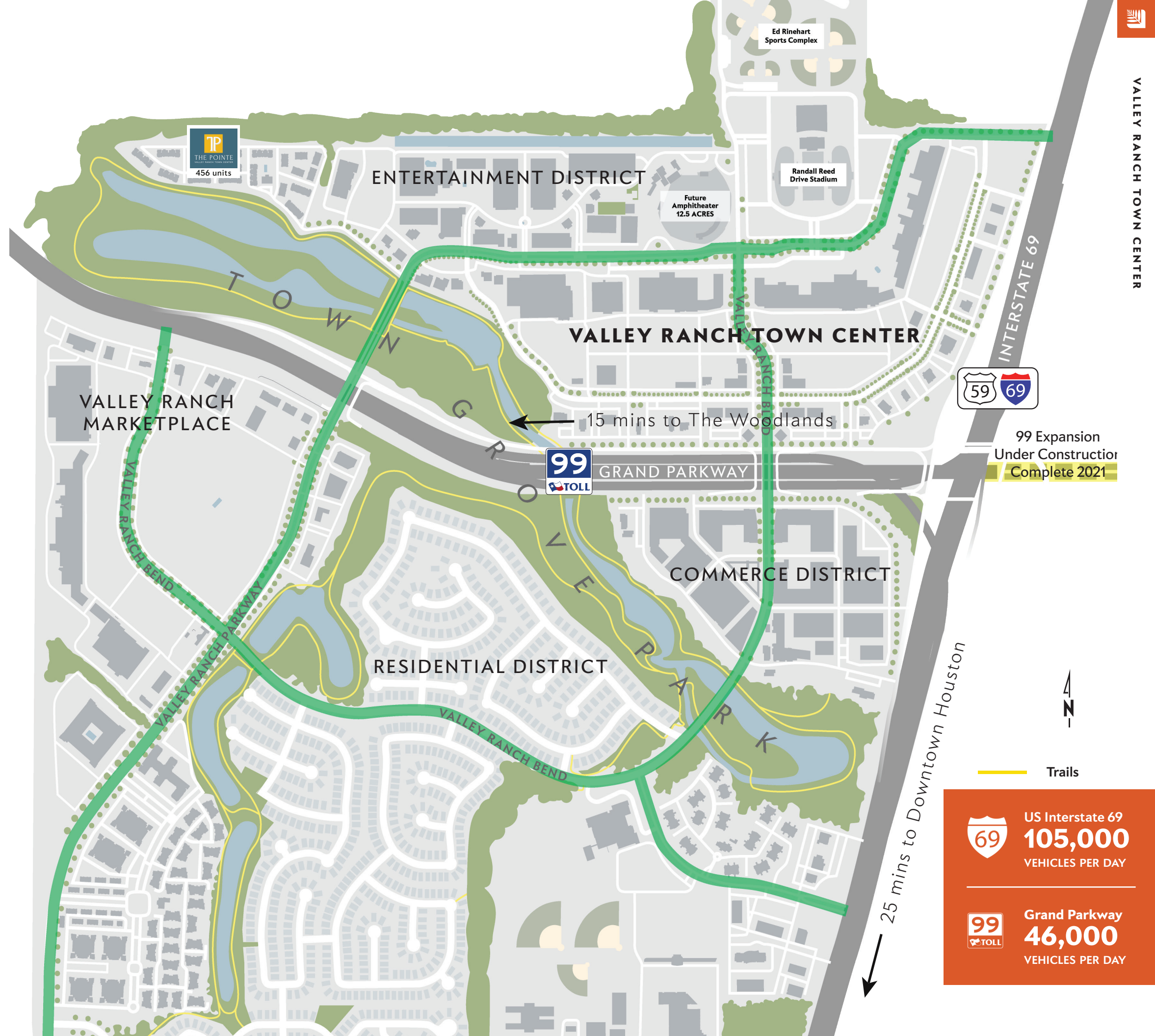
VALLEYRANCH Town Center



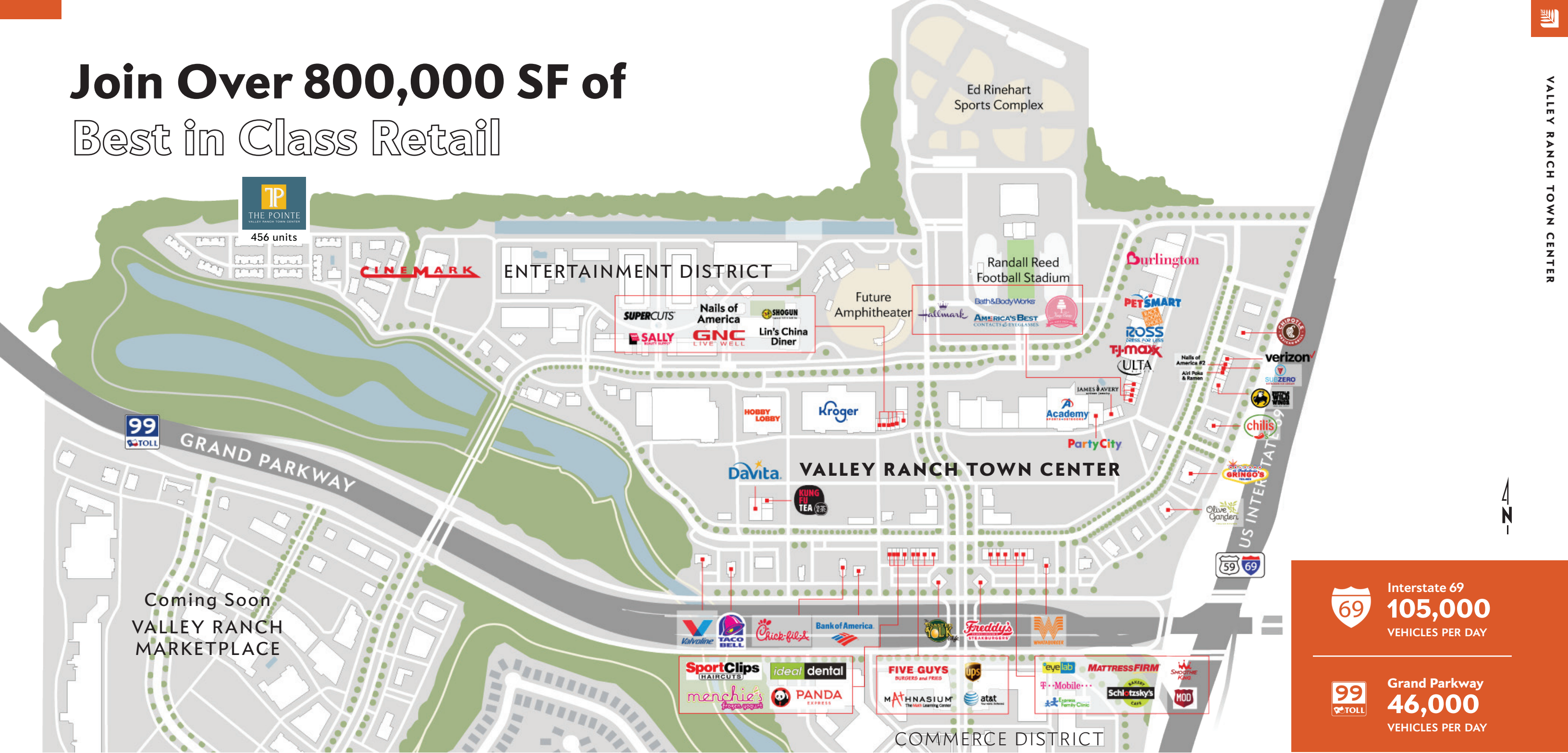
1 Million SF of Existing Mixed-Use Development

Valley Ranch Town Center

- ┌ A 240-acre super-regional retail center and the preeminent mixed-use development in Northeast Houston
- ┌ Direct access to Grand Parkway (99) and I- 69
- ┌ Over 800,000 SF and 55 existing retail, grocery, restaurant, and entertainment destinations, anchored by Kroger, Cinemark, Academy, TJ Maxx, and Hobby Lobby
- ┌ Conveniently surrounded by the Commerce District, Marketplace, and the Entertainment District representing an estimated 4.5 million SF of Class-A office, hospitality, retail, and medical development opportunities.



Join Over 800,000 SF of Best in Class Retail



Tenant Roster

Academy Sports + Outdoors	Buffalo Wild Wings	Five Guys	Kung Fu Tea	Nails of America #2	Ross Dress for Less	Taco Bell	Whataburger
Airi Poke & Ramen	Burlington	Freddy's Steakhburgers	Lin's China Diner	NCISD	Sally Beauty	TJ Maxx	Valvoline Oil Change
America's Best Contacts & Eyeglasses	Chick-fil-a	GNC	Mathnasium	Olive Garden	Schlotzsky's	T-Mobile	Yummy Tummy
AT&T	Chili's Bar & Grill	Gringo's Tex-Mex	Mattress Firm	Panda Express	Shogun Japanese Grill	Tune Up Manly Salon	
Bank of America	Chipotle	Hobby Lobby	Menchies	Party City	Smoothie King	Toasted Yolk Cafe	
Bath & Body Works	Cinemark	Ideal Dental	MOD Pizza	PetSmart	SportClips	Ulta	
	DaVita	James Avery	MyEyeLab	Rack Room Shoes	Sub Zero ice cream	UPS	
	Express Family Clinic	Kroger Marketplace	Nails of America	Regions Bank	Supercuts	Verizon	

Available Anchor, Retail & Pad Sites



Anchor & Jr. Anchor

Tract	Space Size
1	55,000 SF
2	136,000 SF
3	12,000 - 65,000 SF
4	11,500 SF

Shop Space

Tract	Space Size	Tract	Space Size
1	1,400 SF	9	1,400 - 7,000 SF
2	1,790 SF	10	1,400 - 7,000 SF
3	1,400 - 15,800 SF	11	1,050 SF
4	815 SF	12	2,120 SF
5	5,010 SF	13	1,260 - 3,560 SF
6	3,000 SF		
7	8,013 SF		
8	5,506 SF		

Pad Site

Tract	Pad Size	Tract	Pad Size
1	1.47 AC	10	1.26 AC
2	1.54 AC	11	1.39 AC
3	1.38 AC	12	1.54 AC
4	1.02 AC	13	1.61 AC
5	1.09 AC	14	1.34 AC
6	0.89 AC	15	1.19 AC
7	1.63 AC	16	1.76 AC
8	0.75 AC	17	1.30 AC
9	1.60 AC	18	1.70 AC

Last VRTC Anchor Opportunity

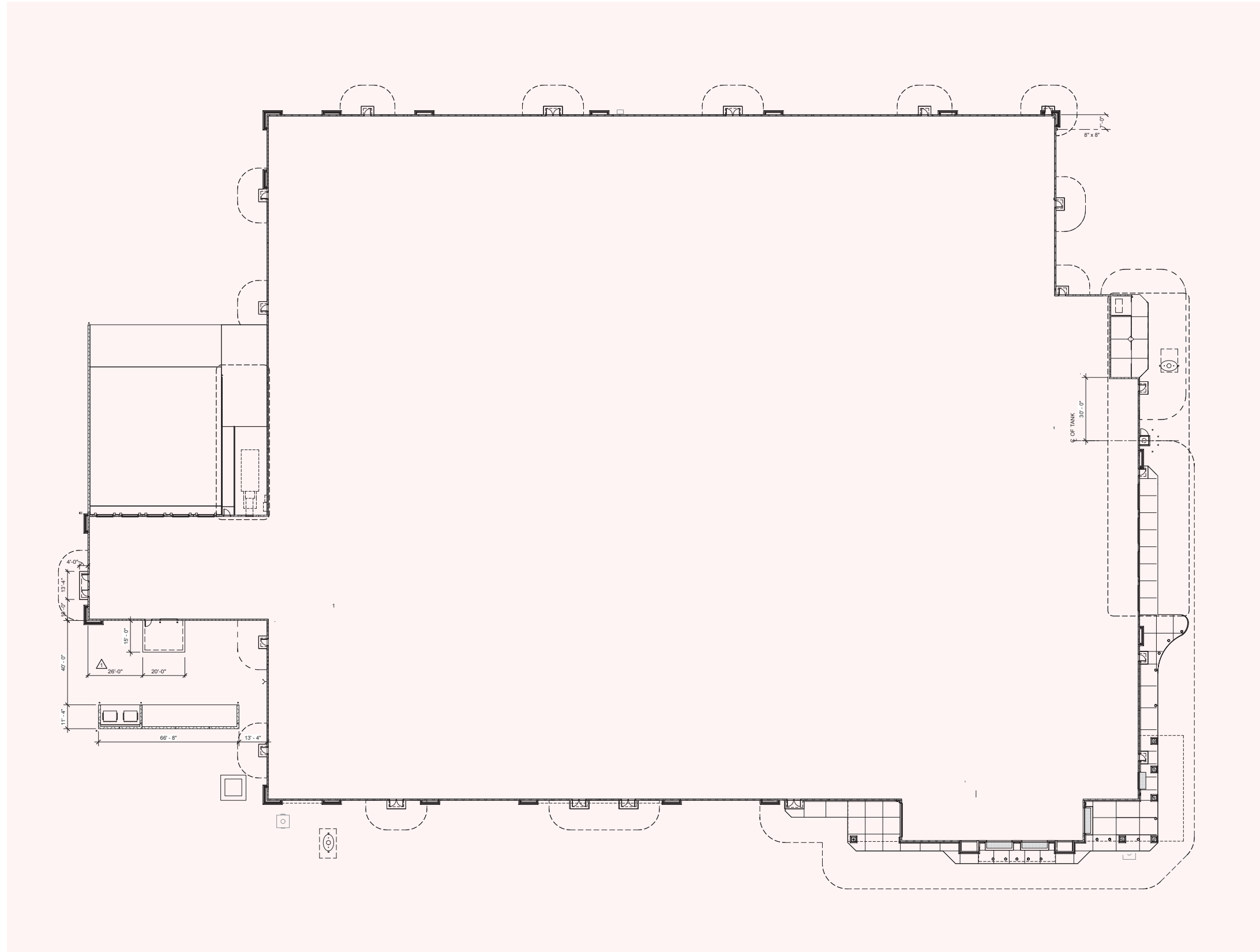
Join: **HOBBY LOBBY**



- ┌ 136,000-SF Box Available (Dividable)
- ┌ Highly visible intersection at two major highways: I-69 and The Grand Parkway (99)
- ┌ New Construction—built in 2017 with brand new mechanical systems
- ┌ At the heart of VRTC with over 1.5 million sq ft of retail and mixed-use at completion
- ┌ Regional entertainment and civic destinations, including multiple sports complexes, a planned world class amphitheater and 240 acres of lakes and parks add to the project's competitive advantage
- ┌ Completion of Section H & I of Grand Parkway from I-69 to I-10 East in Q1—2022



VRTC Anchor Floor Plan



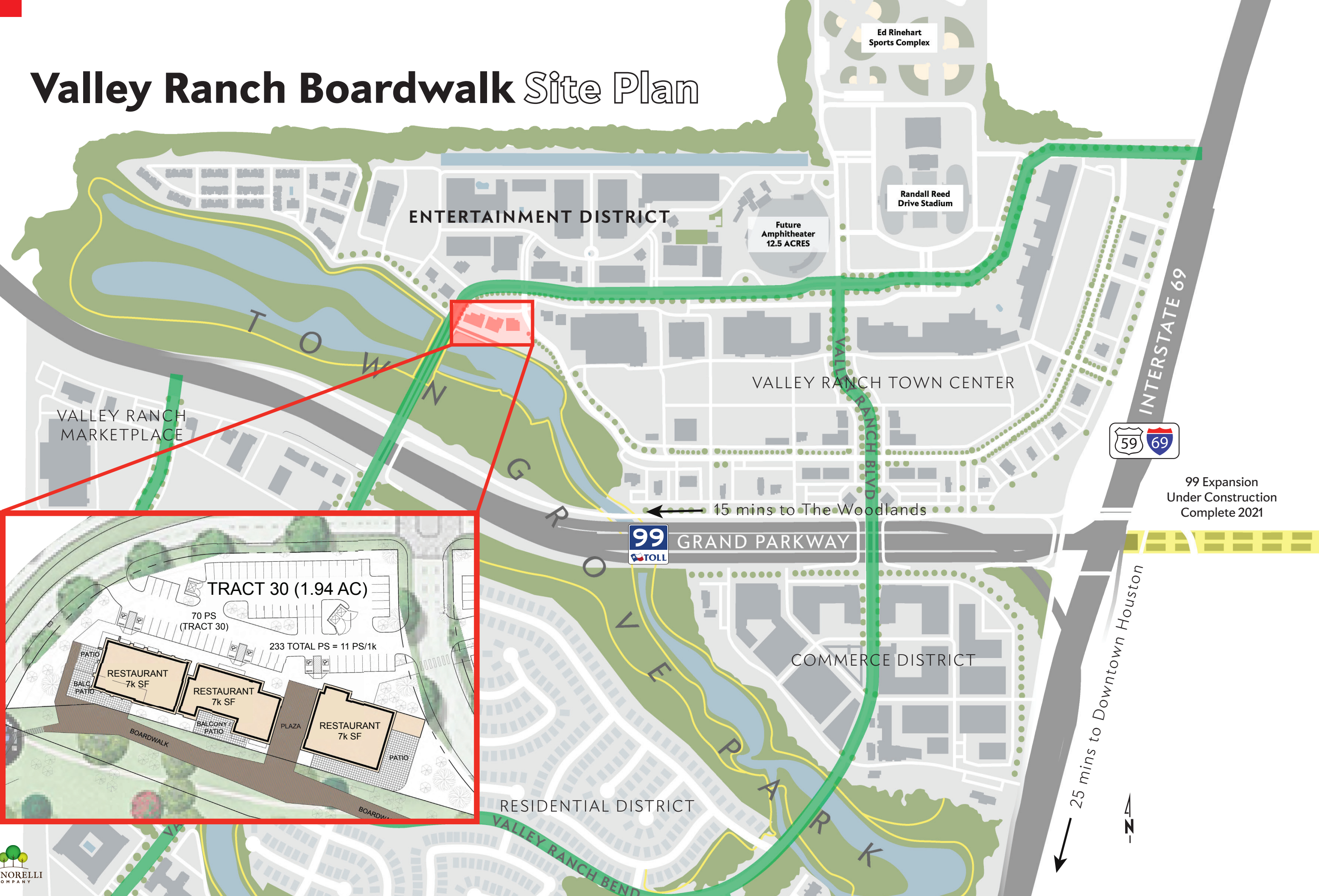
- ┌ **Building Size**
+/- 136,000 SF
- ┌ **Ceiling Height**
Up to 24'5" at the
bottom of the bar joist
- ┌ **Column Spacing**
Up to 58"
- ┌ **HVAC**
26 Total Units
(over 240 Tons)
- ┌ **Electrical**
3,000 AMP. 277/480 V, 3
Phase Service
- ┌ **# of Parking Spots**
+/- 550

Valley Ranch Boardwalk

21,000 SF of waterfront dining and entertainment available
at the front door of the Entertainment District



Valley Ranch Boardwalk Site Plan



The Signorelli Company



For over twenty-five years, The Signorelli Company has developed and built the finest places where families can live, work, and play. With developments in Texas and Oklahoma, TSC is one of the largest privately held development companies in the state of Texas.



Commercial



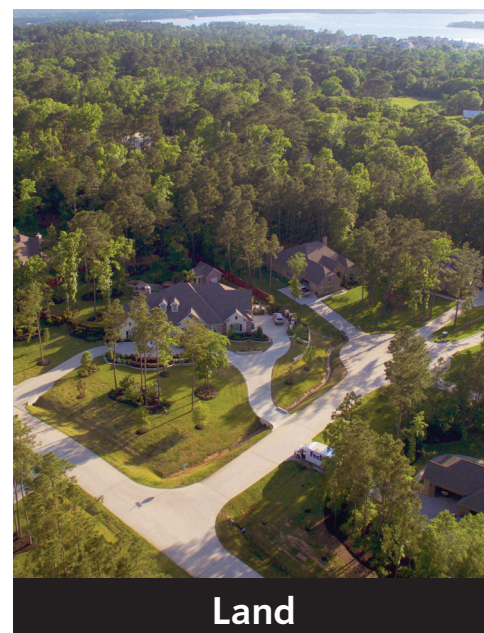
Retail



Multi-Family



Single Family



Land



Recreational

Proven Track Record of Success

- ┌ A vertically-integrated real estate development firm founded by **Danny Signorelli** in 1994
- ┌ Headquartered in **The Woodlands, Texas**
- ┌ Completed over **\$1 Billion** in development
- ┌ Established track record with over **12,000 acres** of development
- ┌ Created over **500 acres** of parks, trails, lakes and public areas to the benefit of our communities
- ┌ Generated over **2,500 jobs**, including over **1,750 sustainable jobs** in retail, multi-family, and mixed-use developments to date
- ┌ Helped provide places to live for over **10,000 families** throughout the Greater Houston area

Celebrated and Recognized as One of Houston's Top Mixed-Use, Master-Planned Development Companies



2018 - 2020 Landmark Awards for Houston's **Top Projects** Finalist

2019 **Fast 100** Companies

2019 **Top 10** Best Places to Work



2017 **Developer of the Year**

metrostudy

2019 **Top 30 Home Builder** in Houston



2019 **Aggie100** Company



2019 **Top 5** Workplace



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