



MONTGOMERY COUNTY

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



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 of land, 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*.

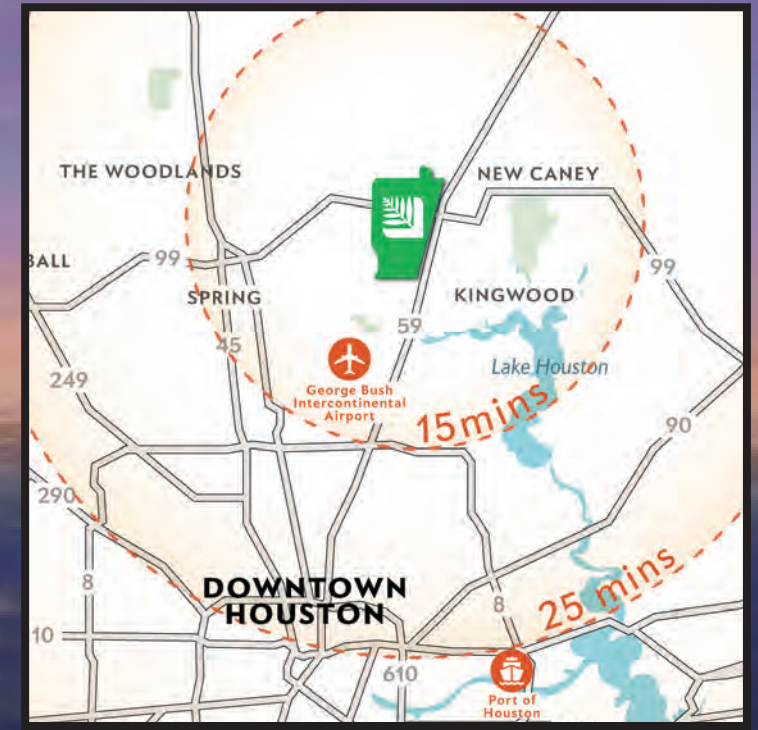
 VALLEY RANCH

At the Intersection of Main & Main

Port of Houston
25 mins away

Downtown
25 mins away

Bush IAH
15 mins away



The Woodlands 15 mins away

Grand Parkway Expansion
Completion in Spring 2022



-  **VALLEYRANCH**
Medical District
-  **VALLEYRANCH**
Entertainment District
-  **VALLEYRANCH**
Commerce District
-  **VALLEYRANCH**
Marketplace



FULL
OF
LIFE

The Epicenter of Houston's Fastest Growing Corridor

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:

- ┆ Entertainment District
- ┆ Marketplace Commerce District
- ┆ Medical District
- ┆ Residential District
- ┆ Town Center

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 Development at Full Build Out

Valley Ranch Retail Opportunities

Town Center



1 million SF Grocery/ Anchored Super Regional Retail Center

Commerce District



Future Office, Hotel, Convention Center and Retail

Residential District



Neighborhood Retail Available

Medical District



Future Medical, MOB, Hospitality and Retail Pads Now Available

Entertainment District



Theatre, Future Retail, Office, Hospitality

Marketplace



Future 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
 - ┌ I-69: 106,000 Vehicles Per Day (VPD)
 - ┌ 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

- ✈️ **George Bush Intercontinental Airport**
 - ┆ 15 minutes from Valley Ranch
 - ┆ 112 domestic and 70 international destinations
 - ┆ 40 to 50 million passengers per year
 - ┆ Major hub for United Airlines
- ✈️ **William P. Hobby Airport**
 - ┆ 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

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





* 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):

- 
19 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
- 
The Hill at Valley Ranch

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**



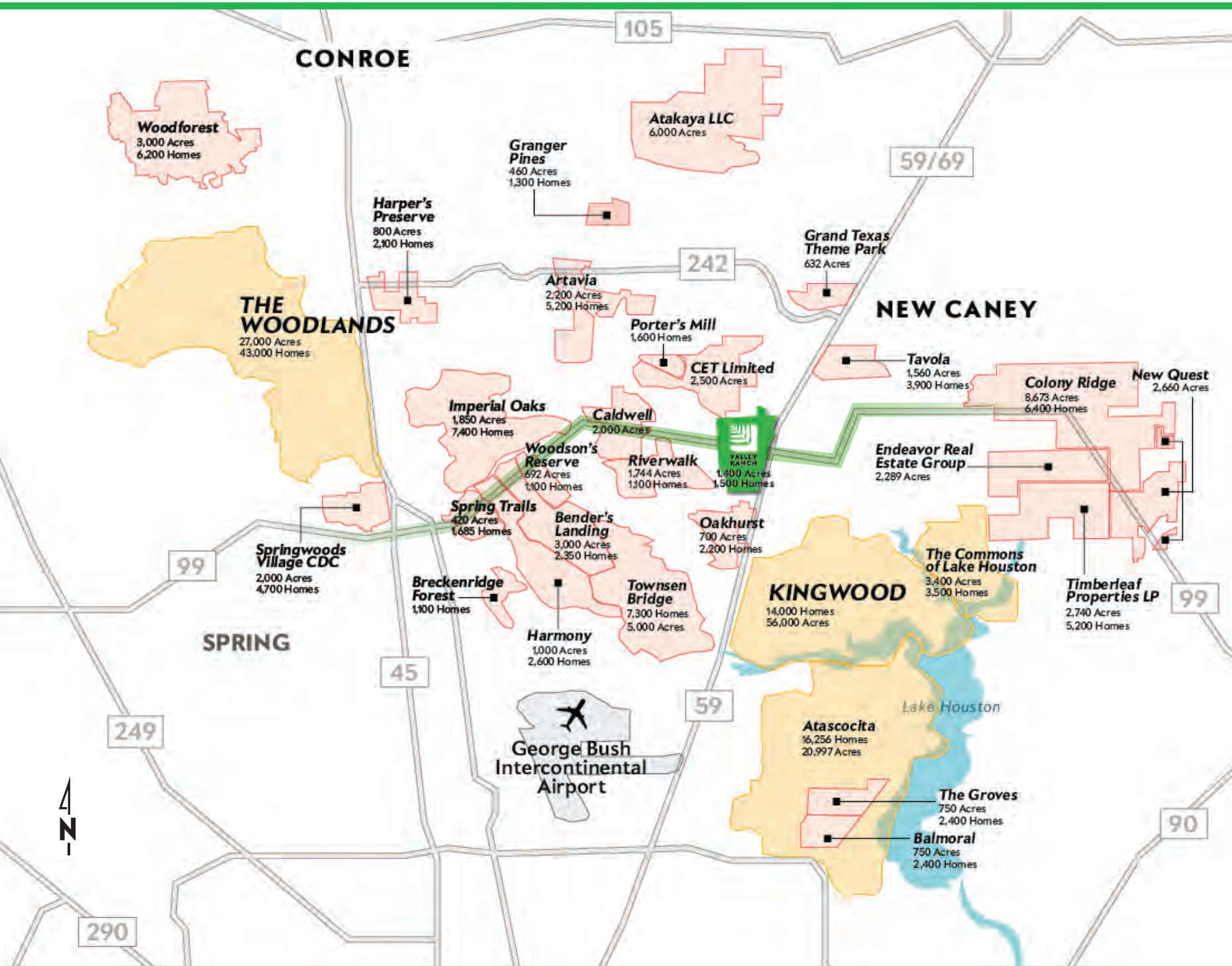
With tenant store sales consistently out performing peer stores, combined traffic counts of 150,000 VPD rapidly expanding, and population growth projected to double over the next 15 years **Valley Ranch Town Center’s unrivaled location** and experiential mixed-use concept ensure long-term relevance and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



Built Out Communities
 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



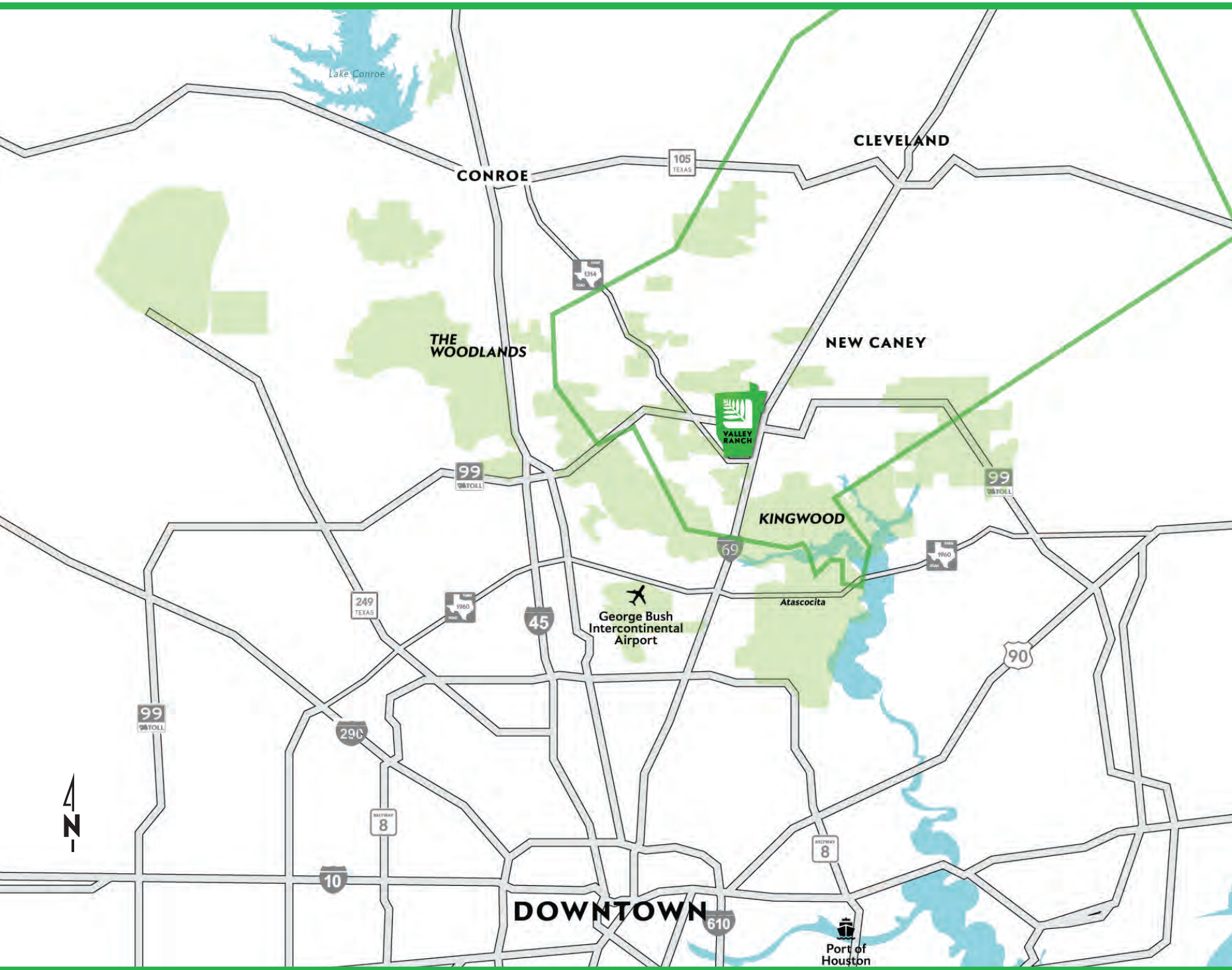
2020
630,000



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

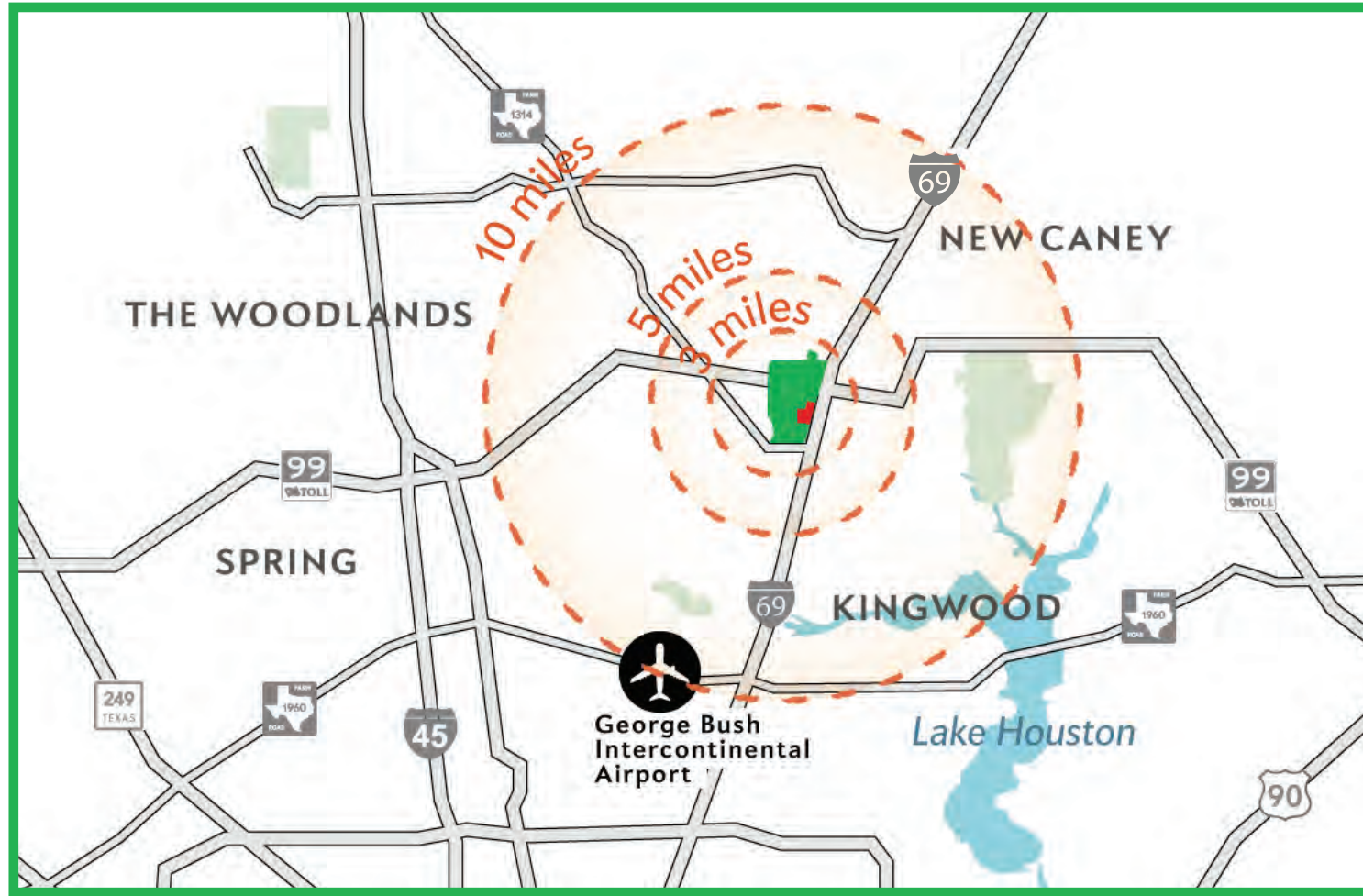
Average Household Income



* Source: Houston-Galveston Area Council

Developments Regional Trade Area

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



VALLEY RANCH

Entertainment District

FULL
OF
LIFE





60 acres of Retail, Dining, Hospitality, and Entertainment

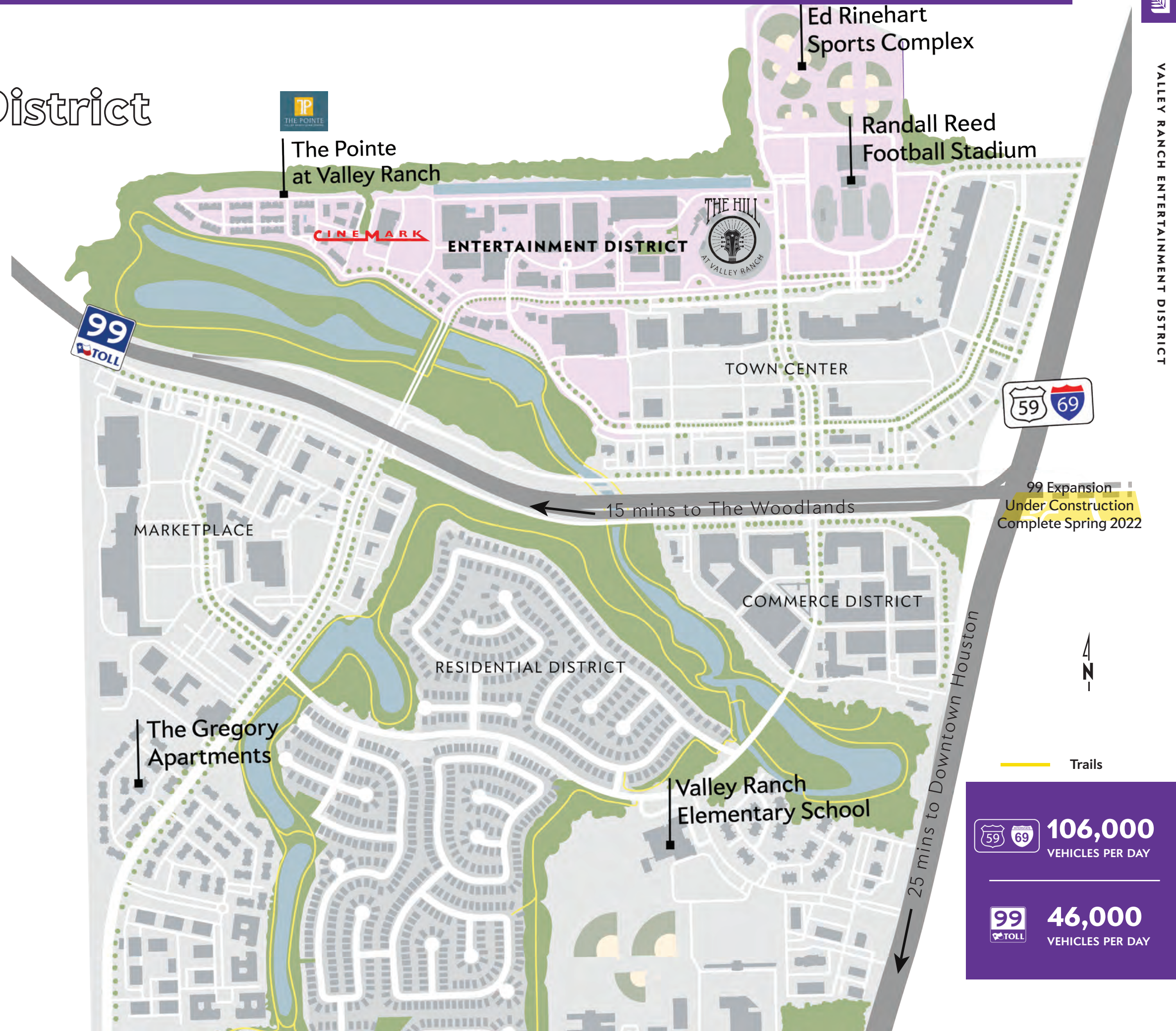
Valley Ranch Entertainment District

- └ A master-planned mixed-use environment anchored by:
 - Best-in-Class Entertainment
 - Class-A Office
 - Multi-Family
 - Retail & Dining
 - Health & Fitness
 - Hotel & Conference Center

- └ Adjacent to over **850,000 SF** of retail and restaurants at Valley Ranch Town Center

- └ Bordered by **Town Grove Park** offering over **240 acres** of green space, miles of trails and serene lakes that provide a unique quality of life to the residents and tenants of the Entertainment District

- └ 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.



VALLEY RANCH ENTERTAINMENT DISTRICT

The Signorelli Company



Since 1994, 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.



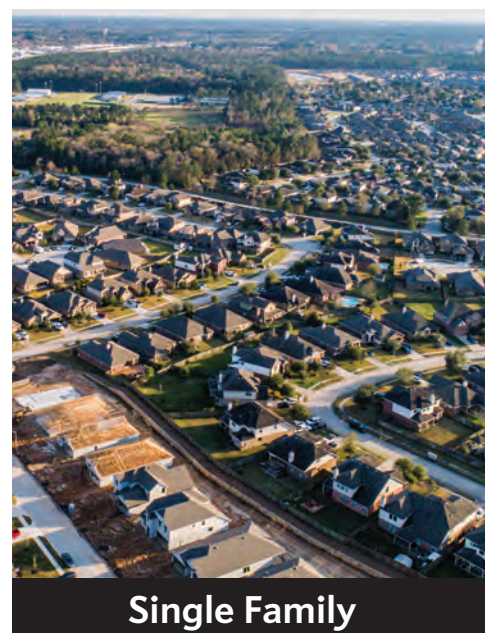
Commercial



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



2020 Landmark Award for Headquarter Move

2018 - 2019 Landmark Awards for Houston's **Top Projects** Finalist

2019 **Fast 100** Companies

2019 **Top 10** Best Places to Work



2017 **Developer of the Year**



2018-2020 **Top 50** Workplace

metrostudy

2019 **Top 30 Home Builder** in Houston



2019-2020 **Aggie100** Company



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



VALLEYRANCH

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