



Full of Life.

# Wellness District Retail

Prime location for medical, office and retail

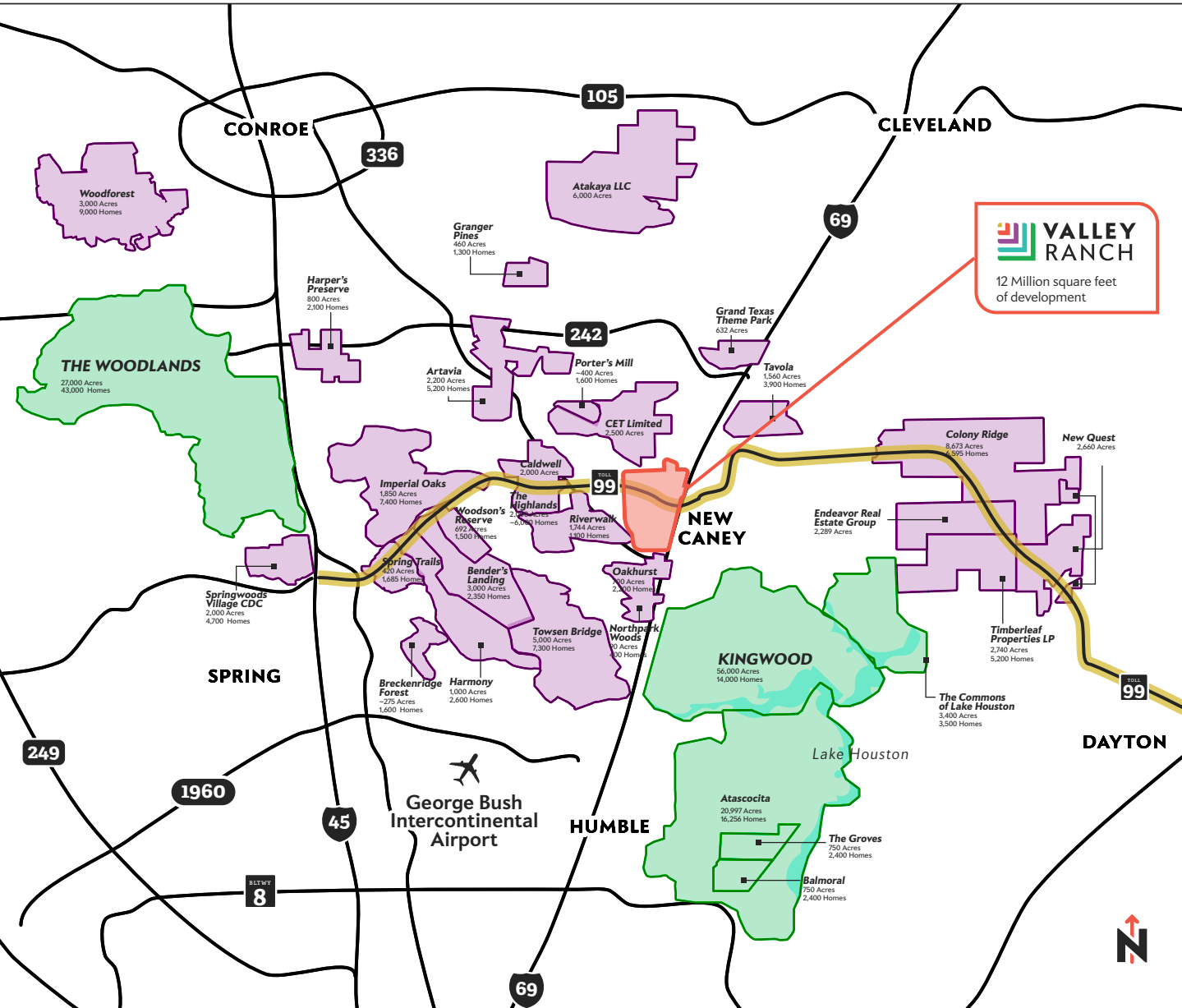


# The Epicenter of Houston's Fastest Growing Corridor



**VALLEY RANCH**  
12 Million square feet of development

# A MOBILITY INSPIRED POPULATION BOOM



**VALLEY RANCH**  
12 Million square feet of development

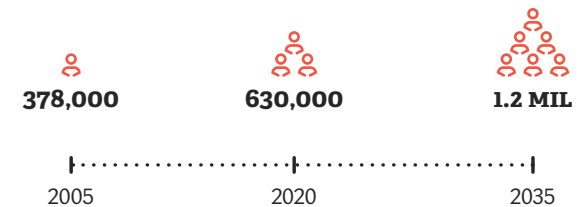
## Grand Parkway Expansion Leads to Growth

**22 New** Communities  
**50k Acres** Under Development  
**178k** Est. New Homes

## 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.

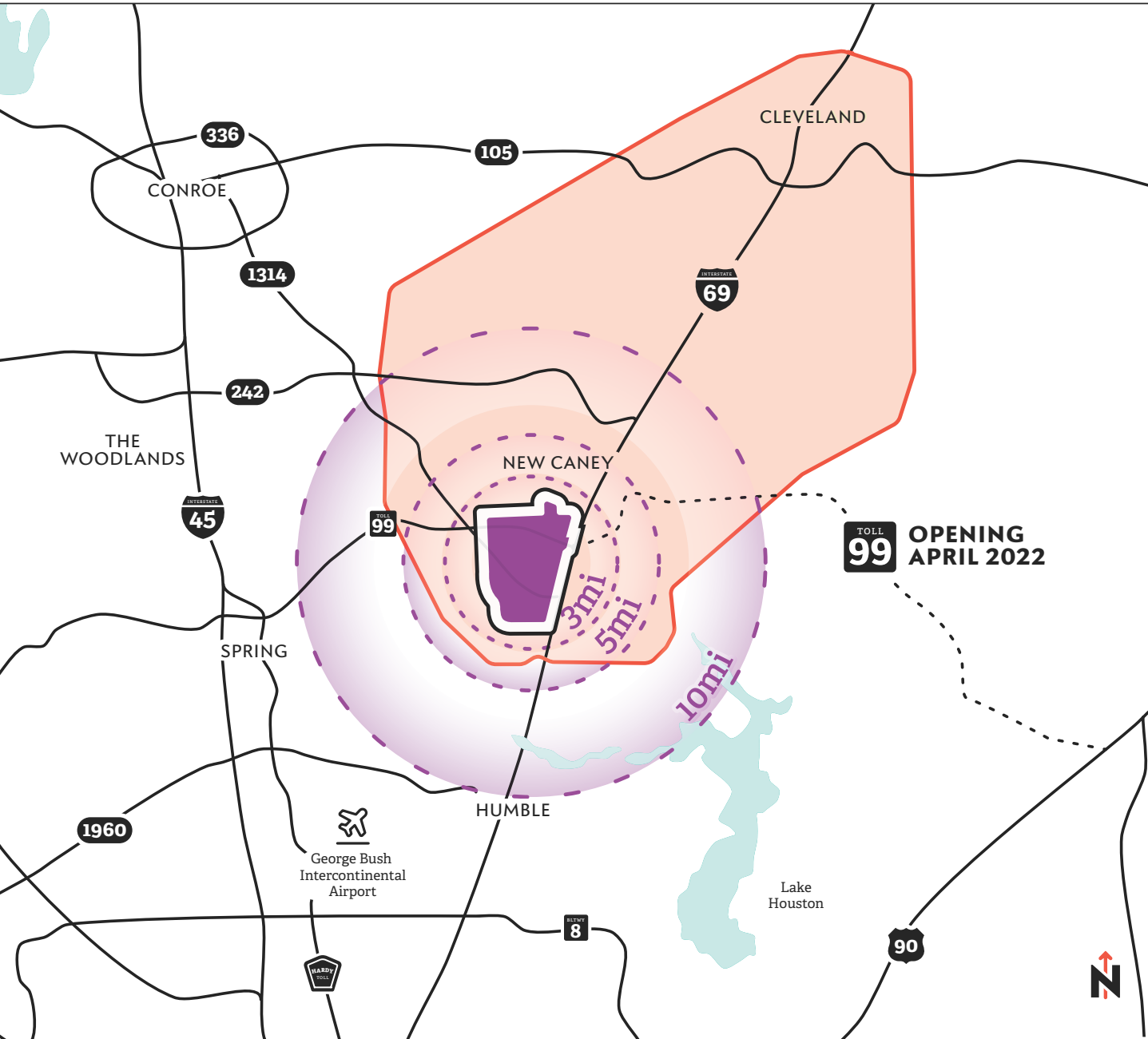
Population is projected to double in size from 630,000 residents in 2020 to over 1.2 million in 2035.



\*Source: Houston-Galveston Area Council

Built Out Community    
 Future / Under Development

# A DYNAMIC GROWTH CORRIDOR



## Regional Demographics

### Primary Trade Area

Population	236,757
HH Income	\$77,323
Home Value	\$147,373

### 3Mi 5Mi 10Mi

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

\*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	7.14 Million
7	Fairfield Town Center   US-290, Cypress, TX	6.92 Million
8	<b>Valley Ranch Town Center   N TX-59, New Caney, TX</b>	<b>6.79 Million</b>
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

OPEN-AIR  
SHOPPING CENTERS

★  
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**.





An aerial photograph of a large-scale development project. A white rectangular outline highlights a specific area in the foreground, which is the focus of the text. This area contains several large, flat, light-colored plots, possibly for parking or future buildings, and a small existing structure. The surrounding landscape includes a residential neighborhood with houses and trees, a large parking lot, a sports field, and a multi-lane highway with traffic. In the background, there are more developed areas, including a large parking lot and some commercial buildings, all set against a backdrop of dense green trees and a hazy horizon under a cloudy sky.

**Valley Ranch  
Wellness  
District Retail:**

**A 9.75-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**

- Mixed-Use Development Including:**
- ±2,800 Apartment Units
  - ±3 Million square feet of Retail and Restaurants
  - ±240 Acres of Amenities, Lakes, Trails and Greenspace
  - ±180 Acre Medical District

- 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

Legend:

- District Connectivity (Yellow line)
- Lighted Intersection (Traffic light icon)
- Access Points (Red circle)



**THE VILLAS AT VALLEY RANCH** | 312 Units

**THE POINTE APARTMENTS** | 336 Units

**COMMUNITY POPULATION**  
±5,300\*

**THE GREGORY APARTMENTS** | 269 Units

**FUTURE MULTI-FAMILY** | 321 Units

**4 LANE EXPANSION NOW COMPLETE**



# RETAIL OPPORTUNITY



## Valley Ranch Wellness District Retail

Located within Valley Ranch, 1.2 miles west of I-69 on FM 1314, the site has over 670' of frontage on FM 1314, which carries over 40k cars daily.

This prime location is situated at the main entrance of the future 100-acre Wellness District, making it an ideal location for medical, office and retail.



# 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



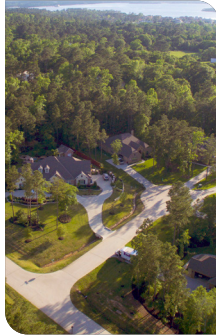
Retail



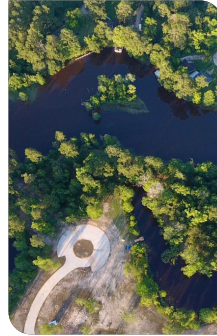
Multi-Family



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



## For More Information

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