



VALLEY RANCH

Full of Life.

In New Caney,
Houston's fastest-growing retail hub.



Full of Growth:

Montgomery County



10th fastest growing county in the US



1.2 million residents by 2035



33% job growth rate – outpacing the US, Texas and Harris County

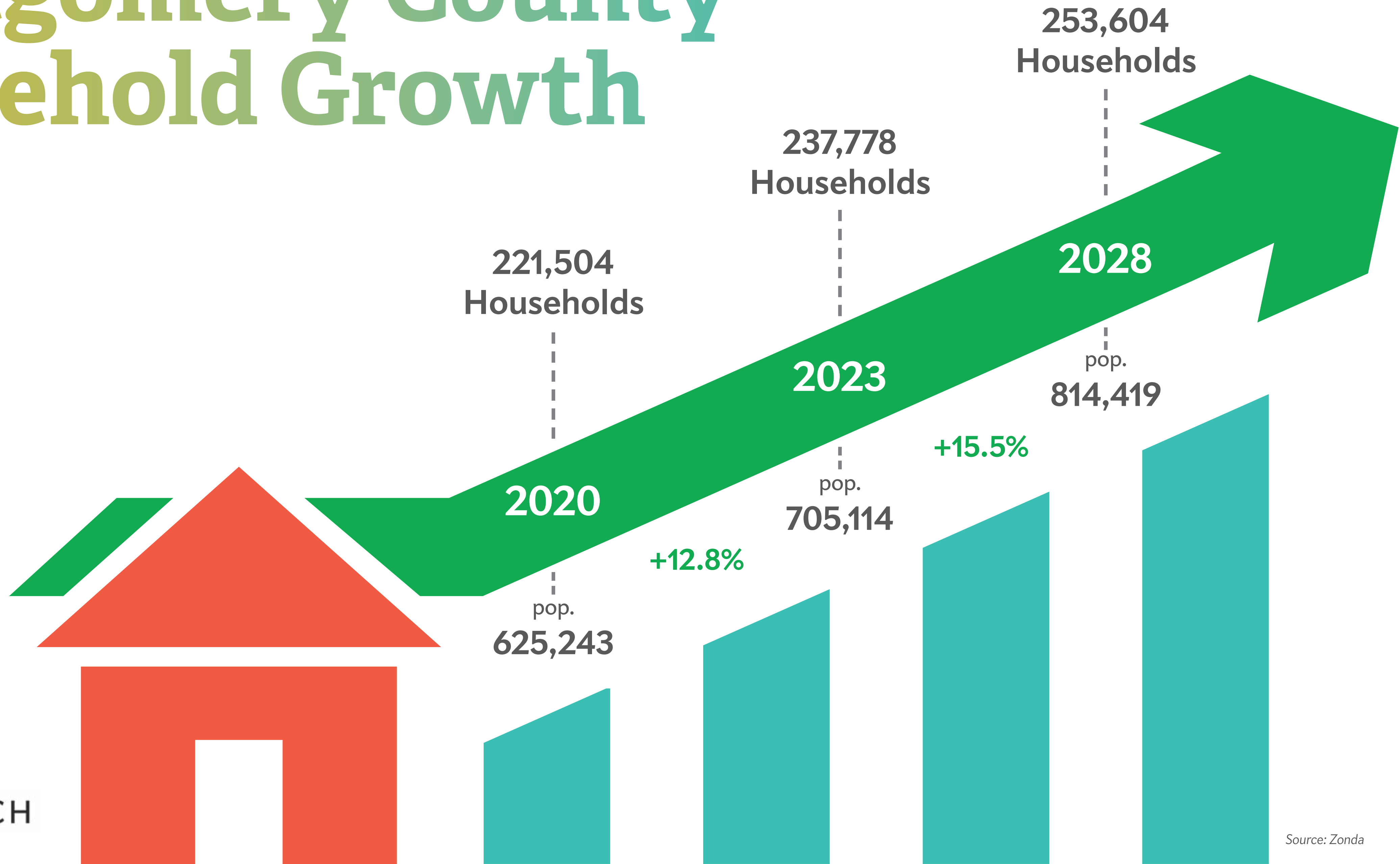


6.4 million residents within 60 min drive

Located in Montgomery County on the northeastern edge of America's 4th largest city, New Caney is Houston's next great suburban hub.



Montgomery County Household Growth



The Woodlands

20 mins 



Full of Opportunity:

Underserved Retail Market

Historically, Montgomery County residents ventured 20 minutes or more to experience premier shopping, dining and entertainment venues.

 **VALLEY RANCH**



**Bush Intercontinental
Airport**

15 mins 



**Kingwood/
Atascocita**

10 mins 



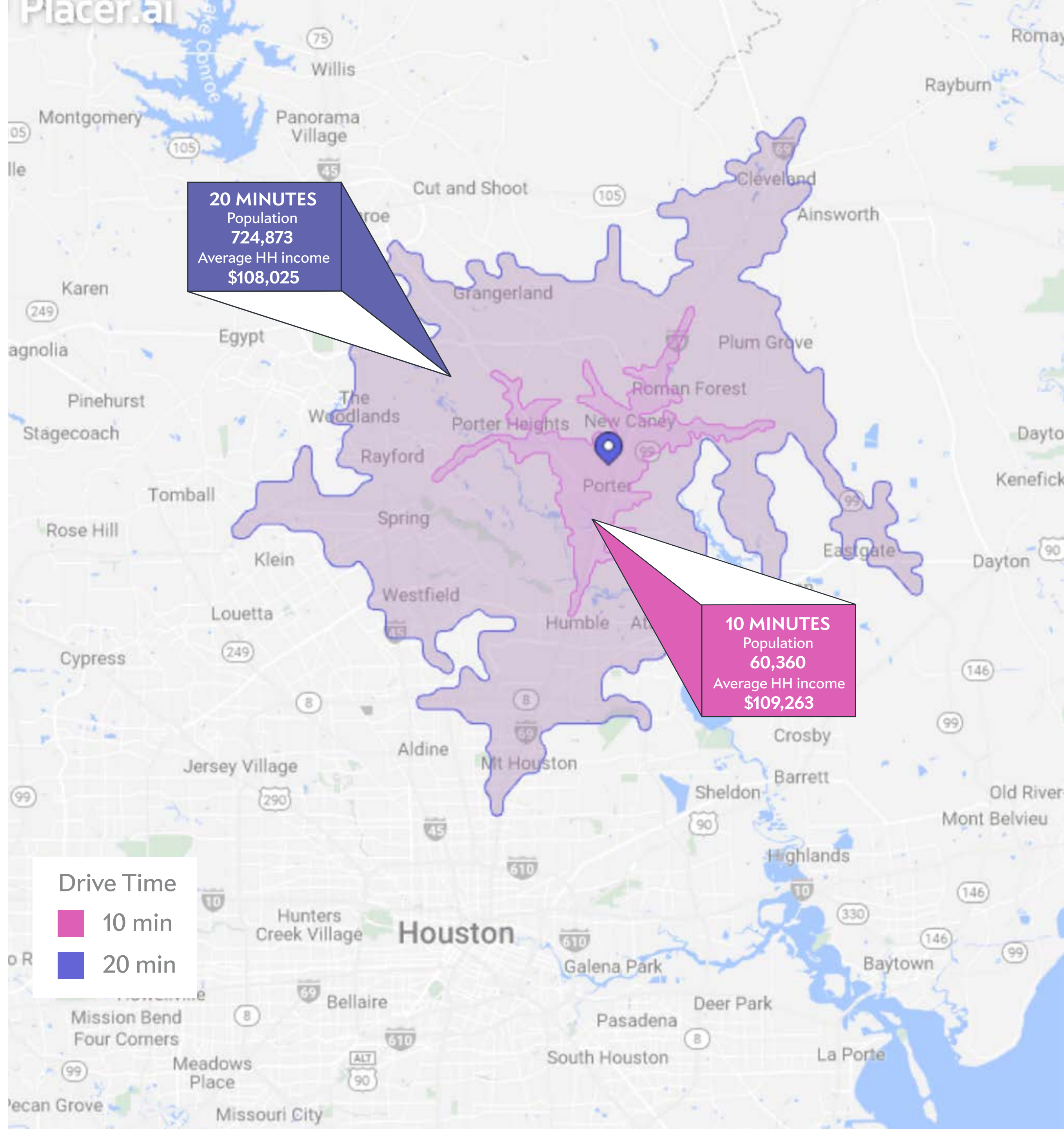
Creating a Super Regional Destination



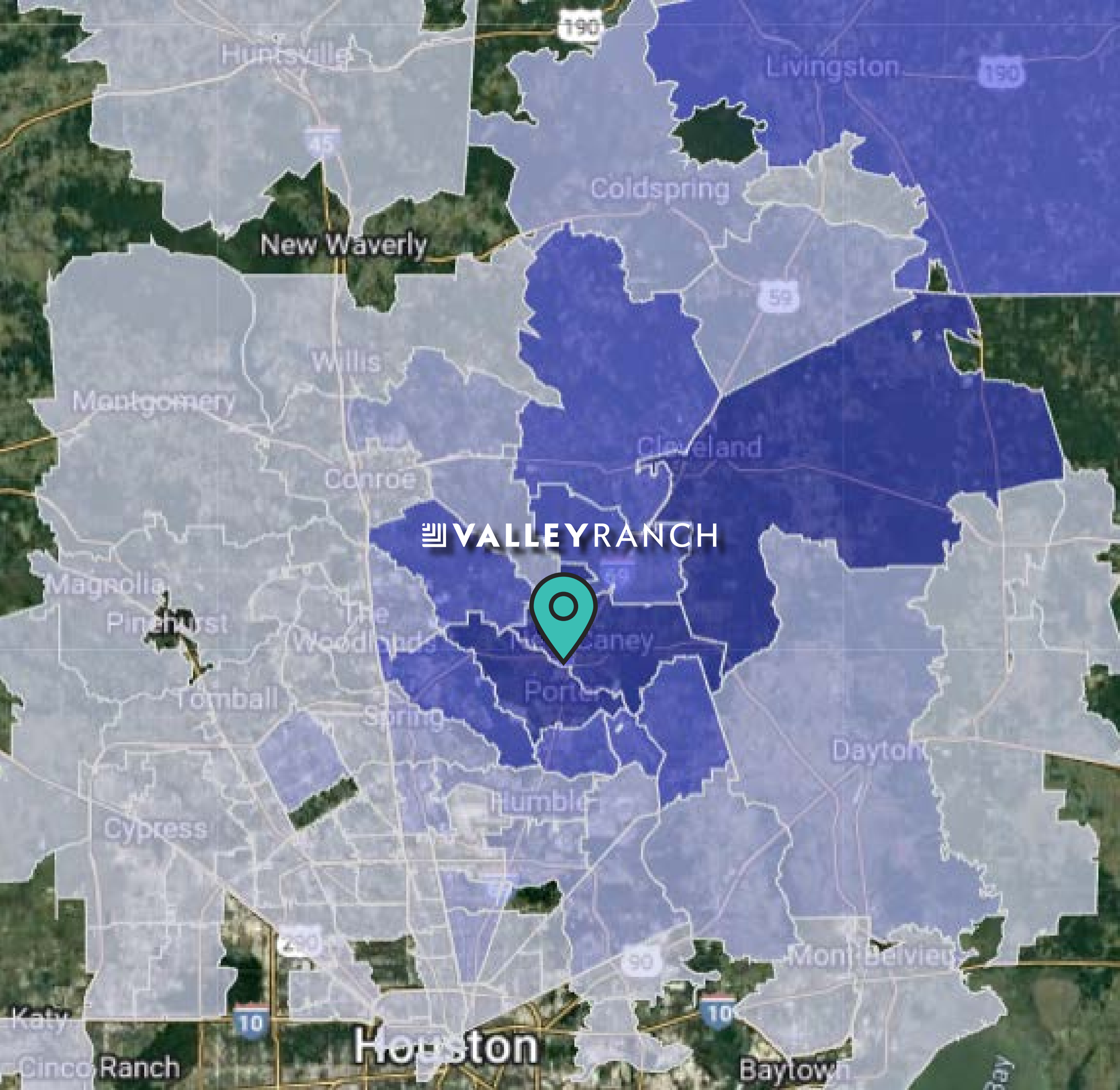
25 minutes from Downtown Houston



15 minutes from Bush Intercontinental Airport



Valley Ranch Trade Area



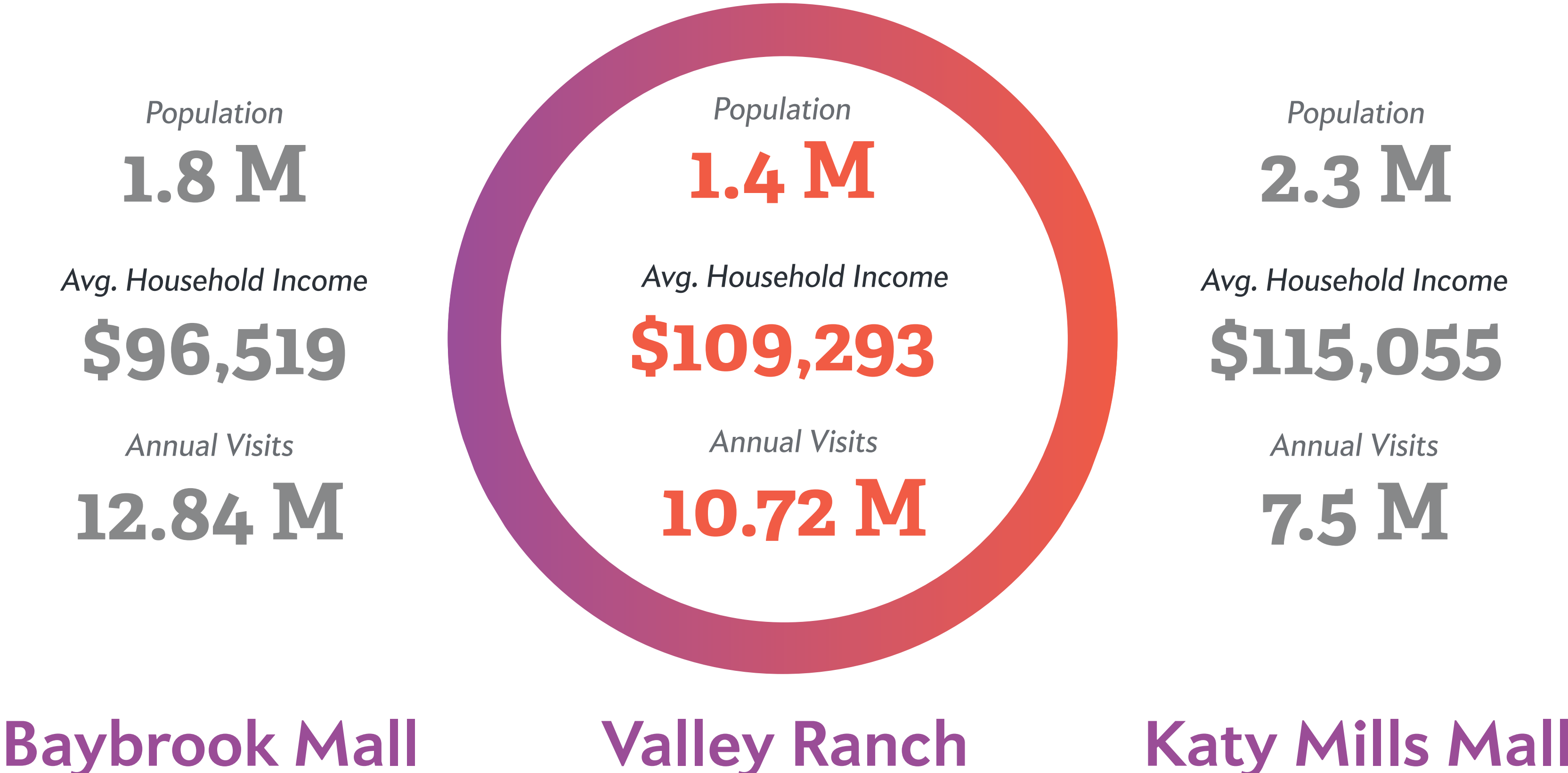
Top 10 Annual Visitors by Zip Code

City/State	Zip Code	# Visits
New Caney, TX	77357	2.3M
Porter, TX	77365	2.1M
Cleveland, TX	77327	906K
Splendora, TX	77372	733K
Kingwood, TX	77339	558K
Cleveland, TX	77328	498K
Spring, TX	77386	276K
Kingwood, TX	77345	251K
Livingston, TX	77351	246K
Conroe, TX	77302	234K

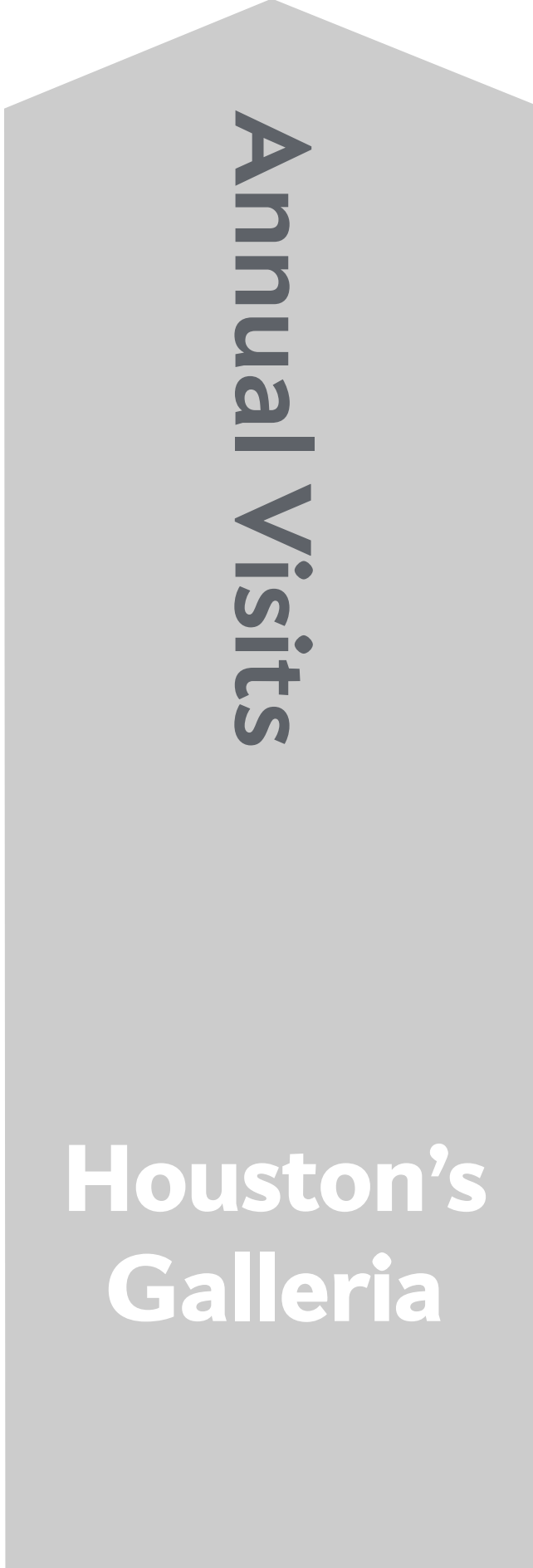
Source: Placer

Making the Market

Valley Ranch demographics rival Houston's two other super regional destinations in a 20-mile radius – Baybrook Mall and Katy Mills Mall.



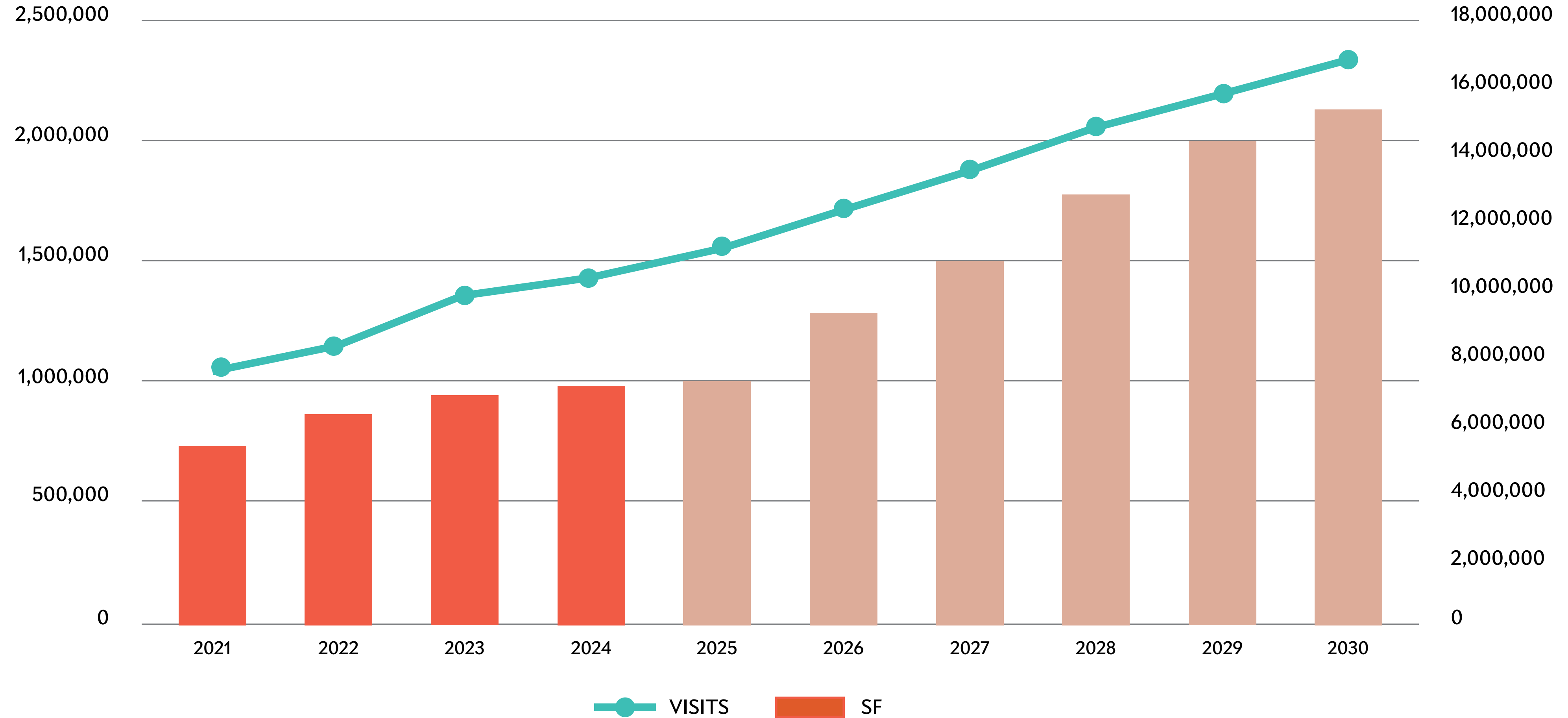
10.01 M



If You Build It....

SQUARE FEET

VISITS



Outperforming the Market

Valley Ranch tenants outperform peer stores and rank as top-producing retail outlets by visits in the Houston DMA.

#1 Houston's Top Performing Tenants



#2



#4



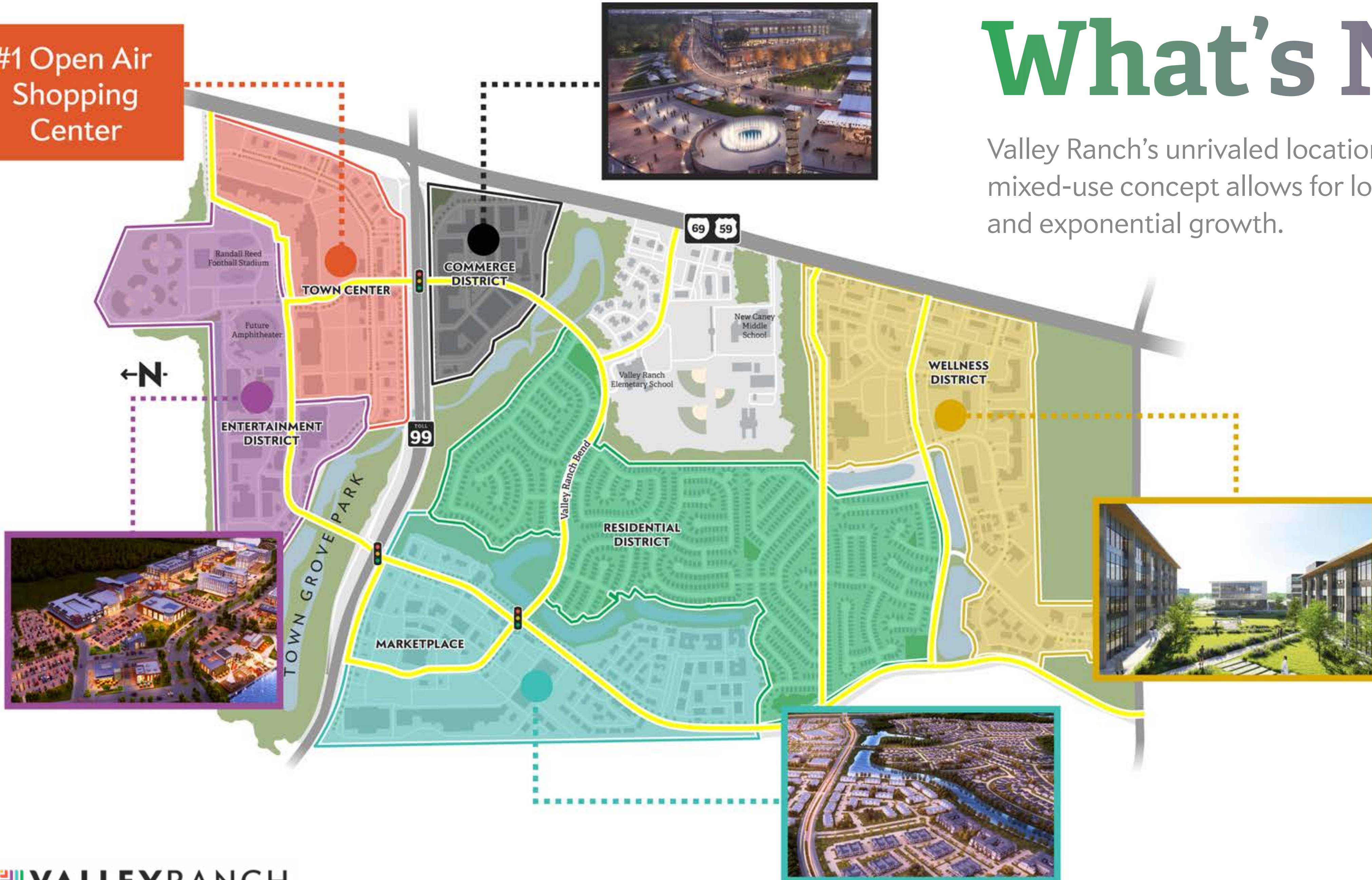
#7



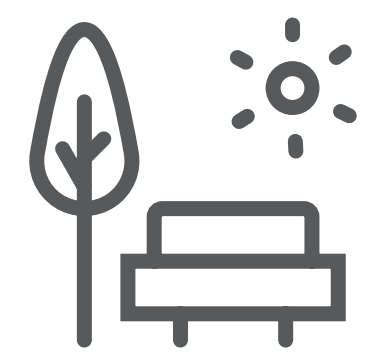
#1 Open Air Shopping Center

What's Next?

Valley Ranch's unrivaled location and experiential mixed-use concept allows for long-term relevance and exponential growth.



1,400 acre mixed use facility



12m SF total

Marketplace at Valley Ranch



Marketplace at Valley Ranch will amplify the shopper's experience with upscale and specialty retail options. From trendy boutiques to premium brand anchors, this vibrant destination will captivate and inspire residents and visitors alike.

Marketplace Concept

The Marketplace at Valley Ranch represents the next generation of complimentary retail previously unavailable in the trade area.

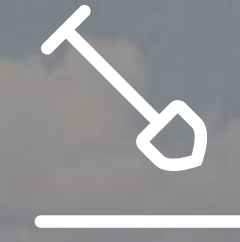
The anchor tenant mix will include home furnishings, sporting goods, fashion and home improvement.



- RETAIL SHOPS & RESTAURANTS 8K
- RESTAURANT 5K
- SERVICE SHOPS 16K
- RESTAURANT 5K
- JUNIOR 20K
- RETAIL SHOPS & RESTAURANTS 16K

Valley Ranch:

Full of Life, Full of Opportunity



500 acres remaining



Unrivaled visibility



Great access to US 59 and TX 99



Development ready – major road and utility infrastructure in place



15 mins to IAH



Mixed-use environment



25 mins to downtown



Flexible building sizes



10th fastest growing county in the U.S.



Mixed-use walkability



936-274-6890
leasing@signorellicompany.com

SignorelliCompany.com

1401 Woodlands Parkway
The Woodlands, Texas 77380

