



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

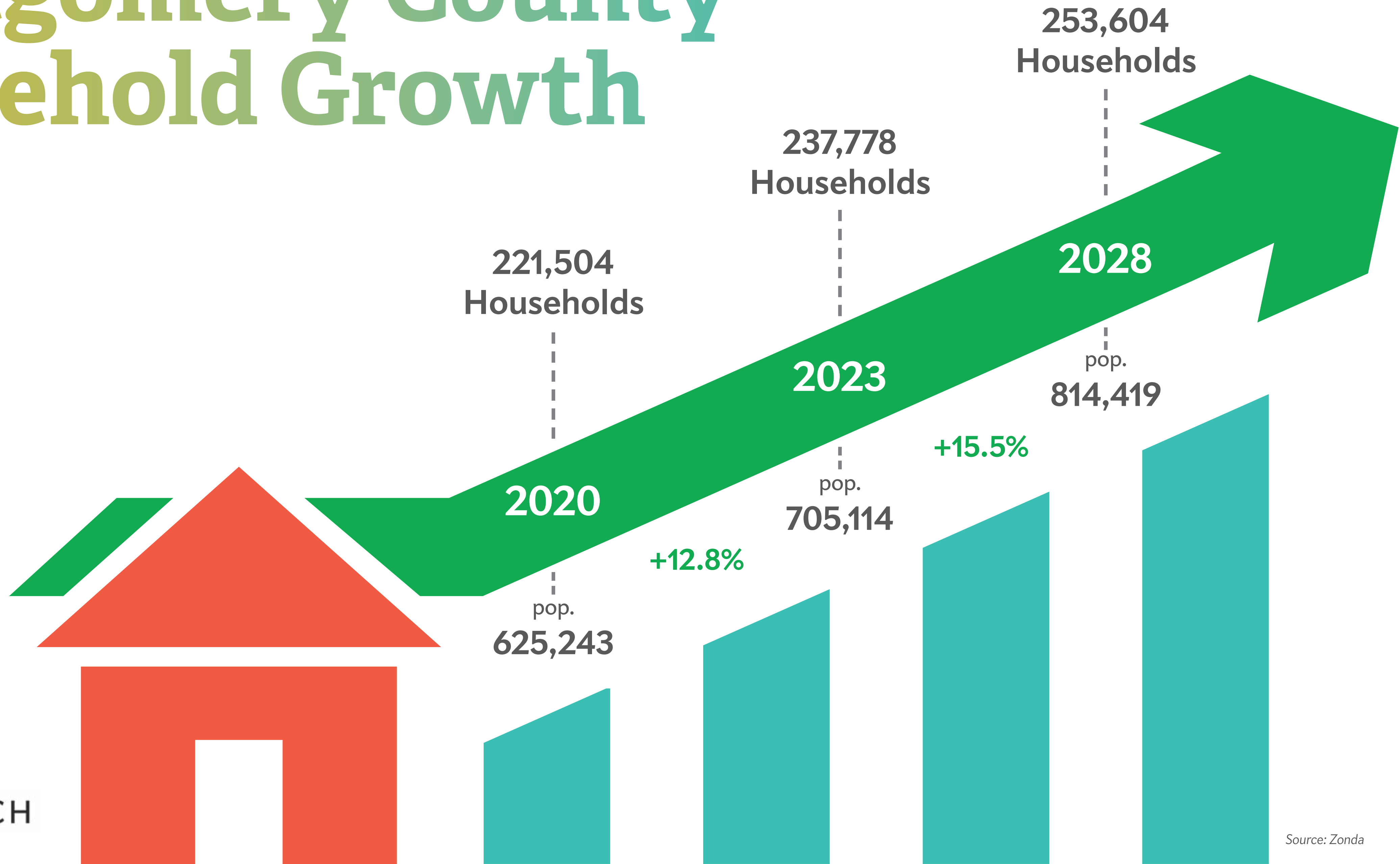


6.4 million residents within 60 min drive

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 



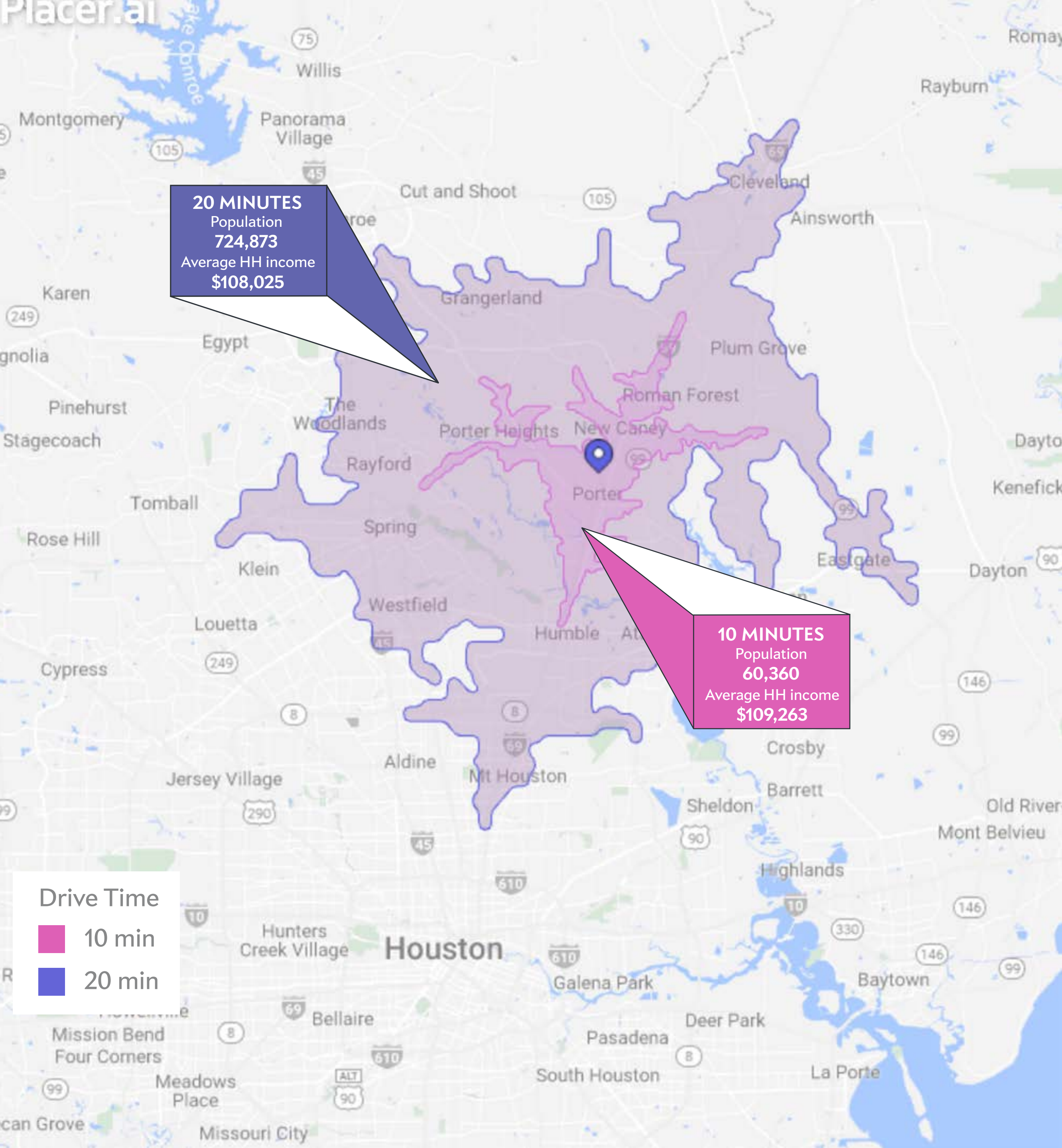
Creating a Super Regional Destination



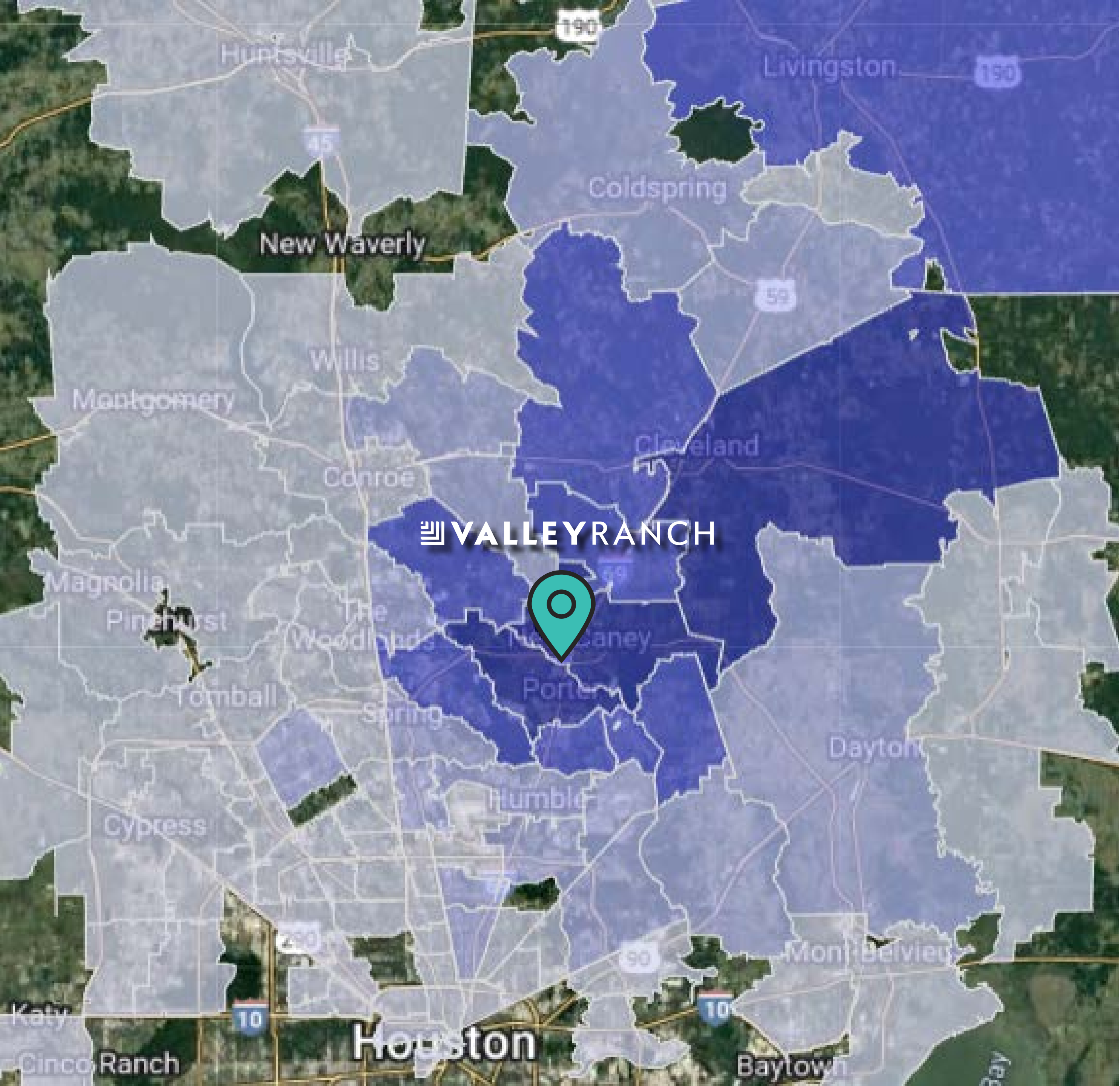
25 minutes from Downtown Houston



15 minutes from Bush Intercontinental Airport



Valley Ranch Trade Area



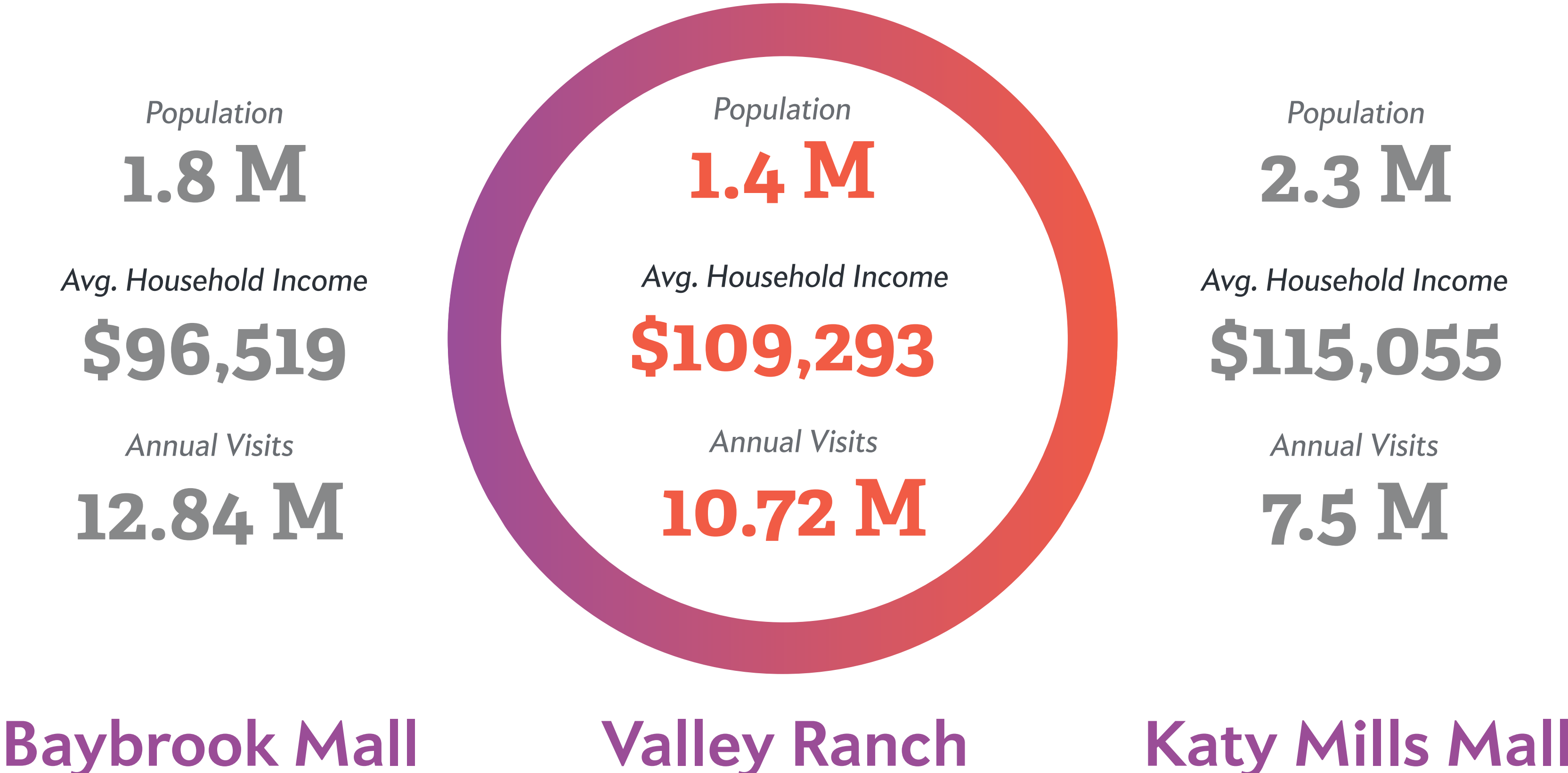
Top 10 Annual Visitors by Zip Code

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
Livingston, TX	77351	246K
Kingwood, TX	77345	251K
Conroe, TX	77302	234K

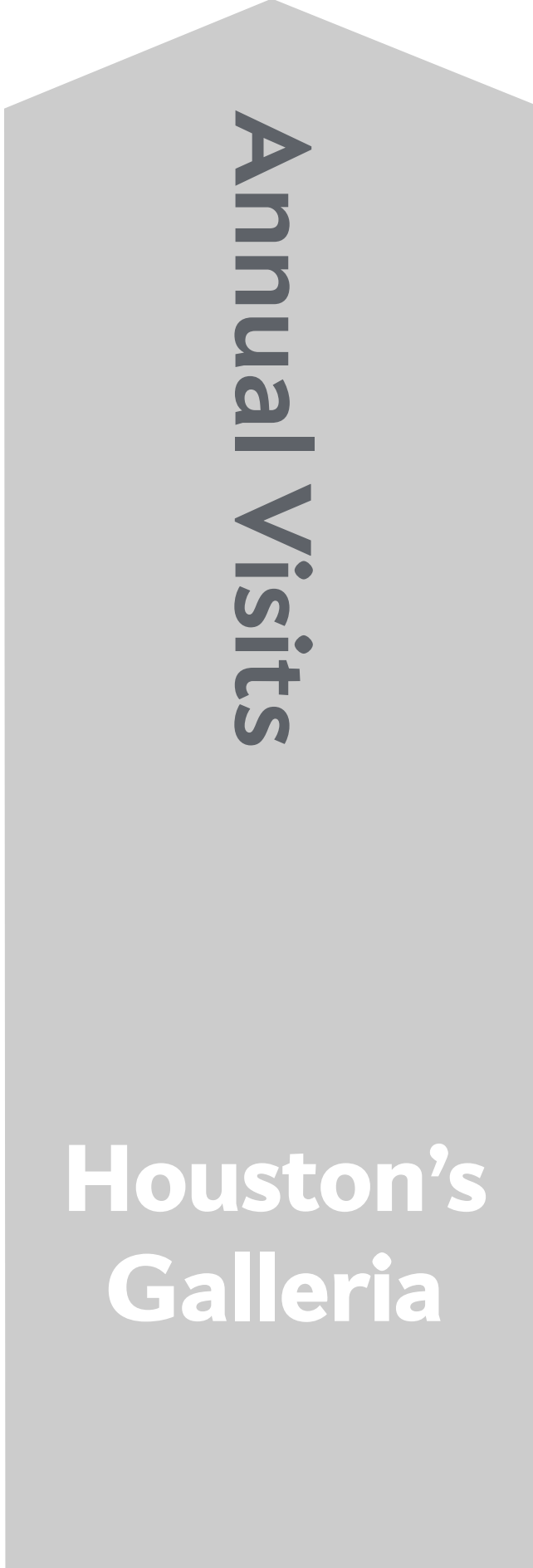
Source: Placer

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.



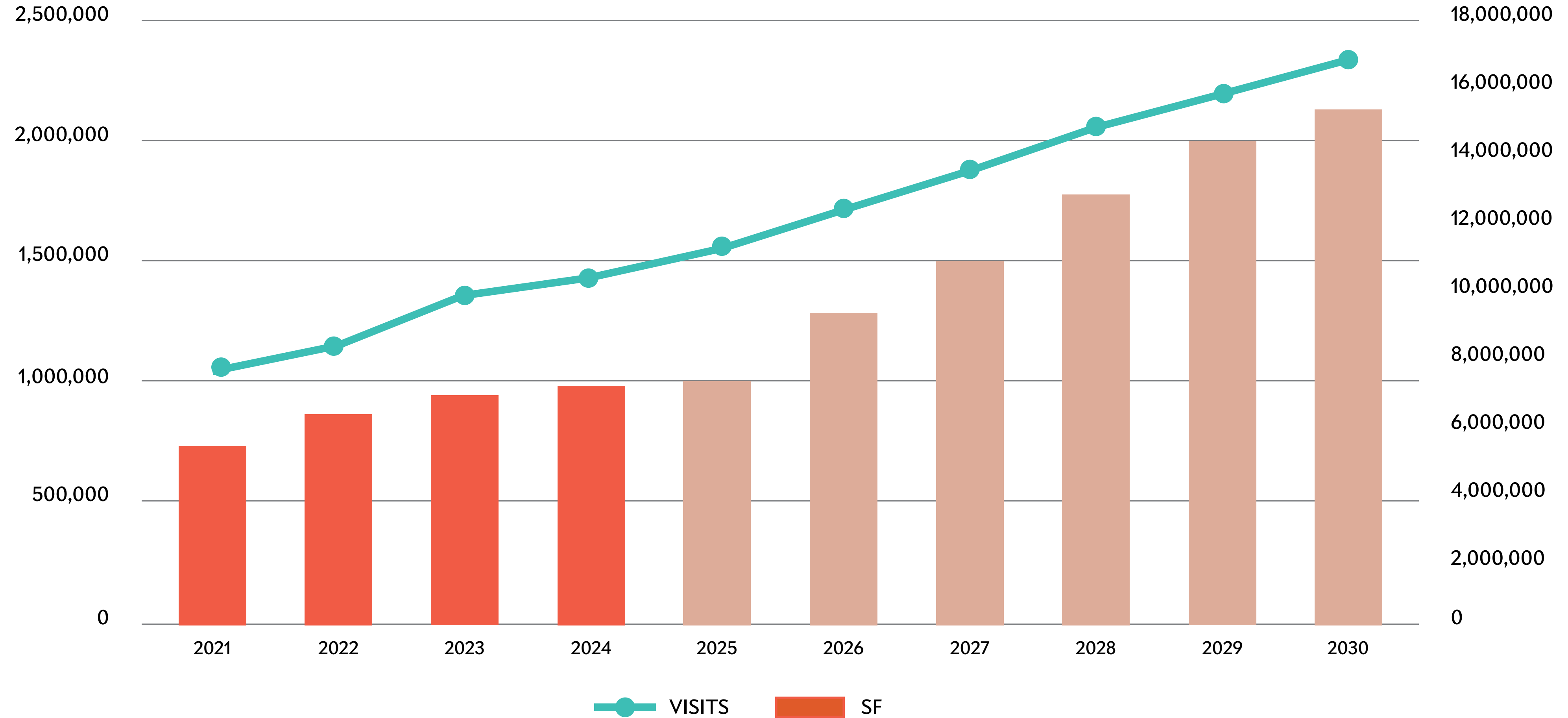
10.01 M



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



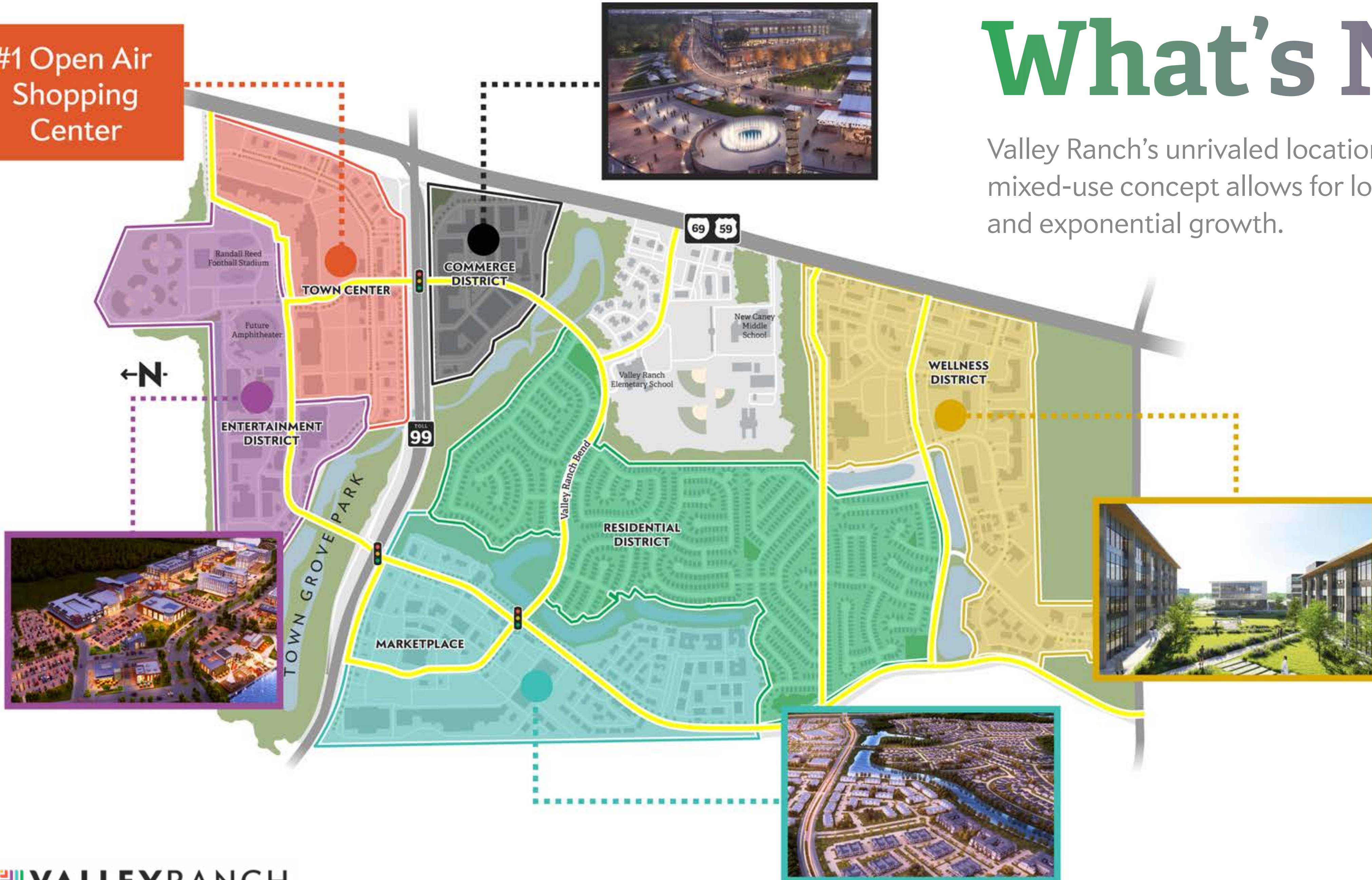
#7



#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

Commerce District at Valley Ranch



1.6 M SF
Class-A office space
available



57 acres



Unrivaled
visibility



Great access to
US 59 and TX 99



Development ready –
major road and utility
infrastructure in place



Mixed-use
environment



5+ office
buildings



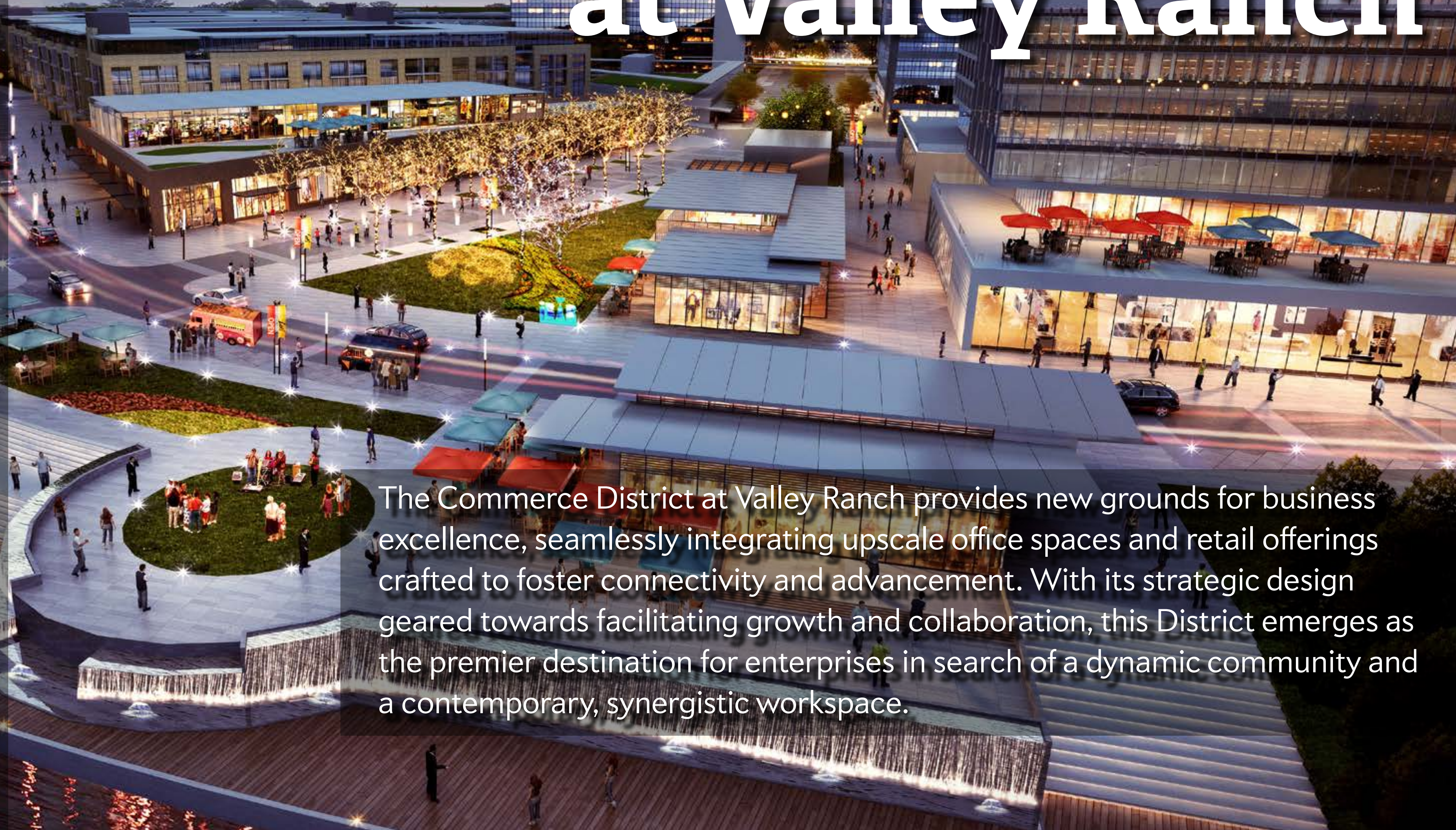
Flexible
building sizes



Varied floor
plates



Mixed-use
walkability

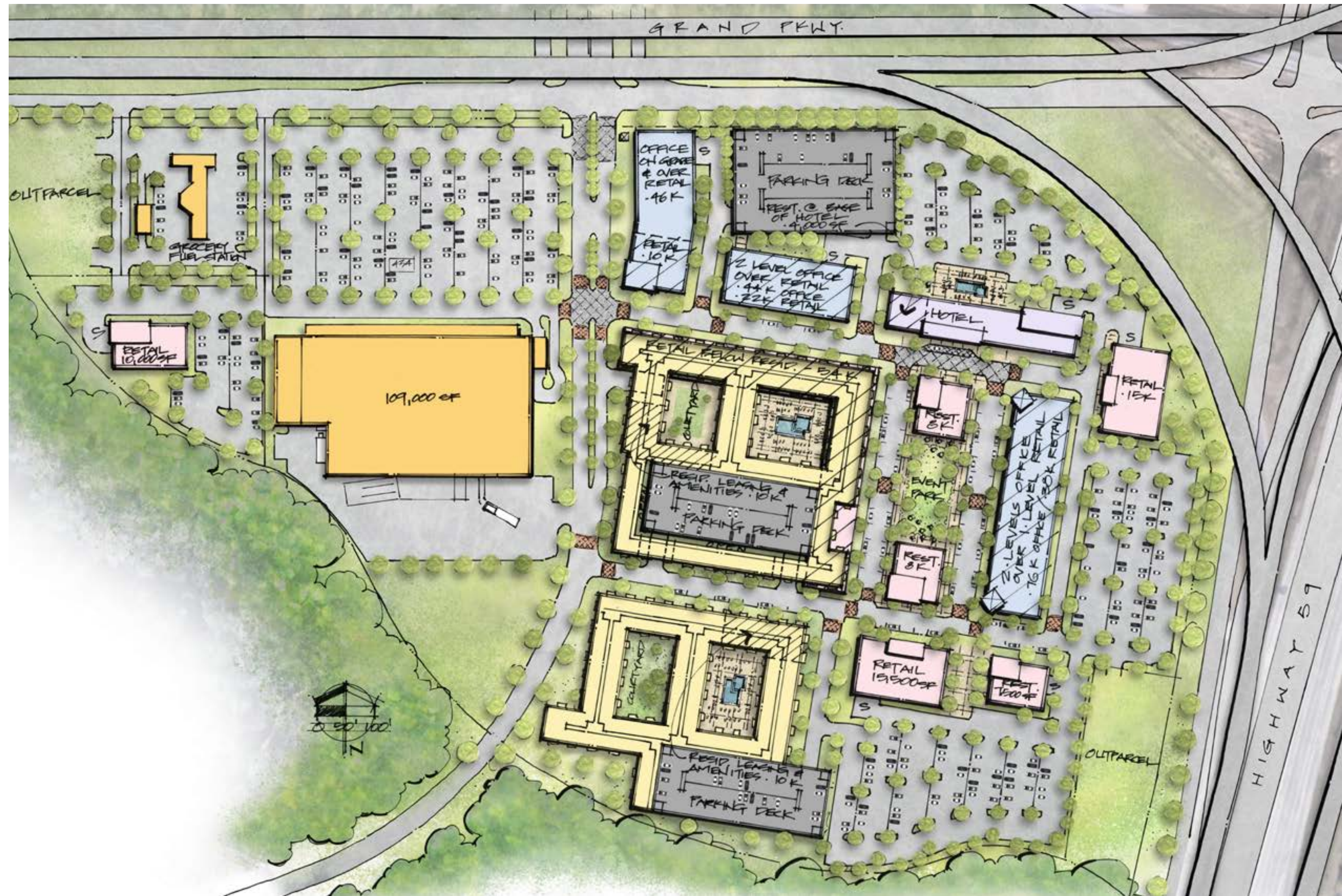


The Commerce District at Valley Ranch provides new grounds for business excellence, seamlessly integrating upscale office spaces and retail offerings crafted to foster connectivity and advancement. With its strategic design geared towards facilitating growth and collaboration, this District emerges as the premier destination for enterprises in search of a dynamic community and a contemporary, synergistic workspace.

Commerce District Concept

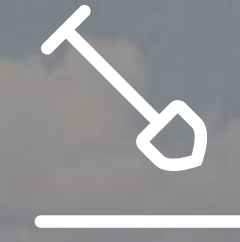
The next great mixed-use environment, the Commerce District at Valley Ranch brings a walkable urban setting to northeast Houston's suburban hub.

The 57-acre site will accommodate world-class hospitality, retail and a broad range of amenities in an integrated development.



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

