

An aerial rendering of the Valley Ranch development in New Caney, Houston. The image shows a large-scale residential and commercial project with multiple clusters of buildings, parking lots, and green spaces. A major highway (I-10) runs along the left side of the development. The background shows a city skyline under a hazy sky.

VALLEY RANCH

A Signorelli Company Development

Full of Life.

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



ShopVRTC.com



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Creating a Super Regional Destination

Montgomery Population Growth

2020

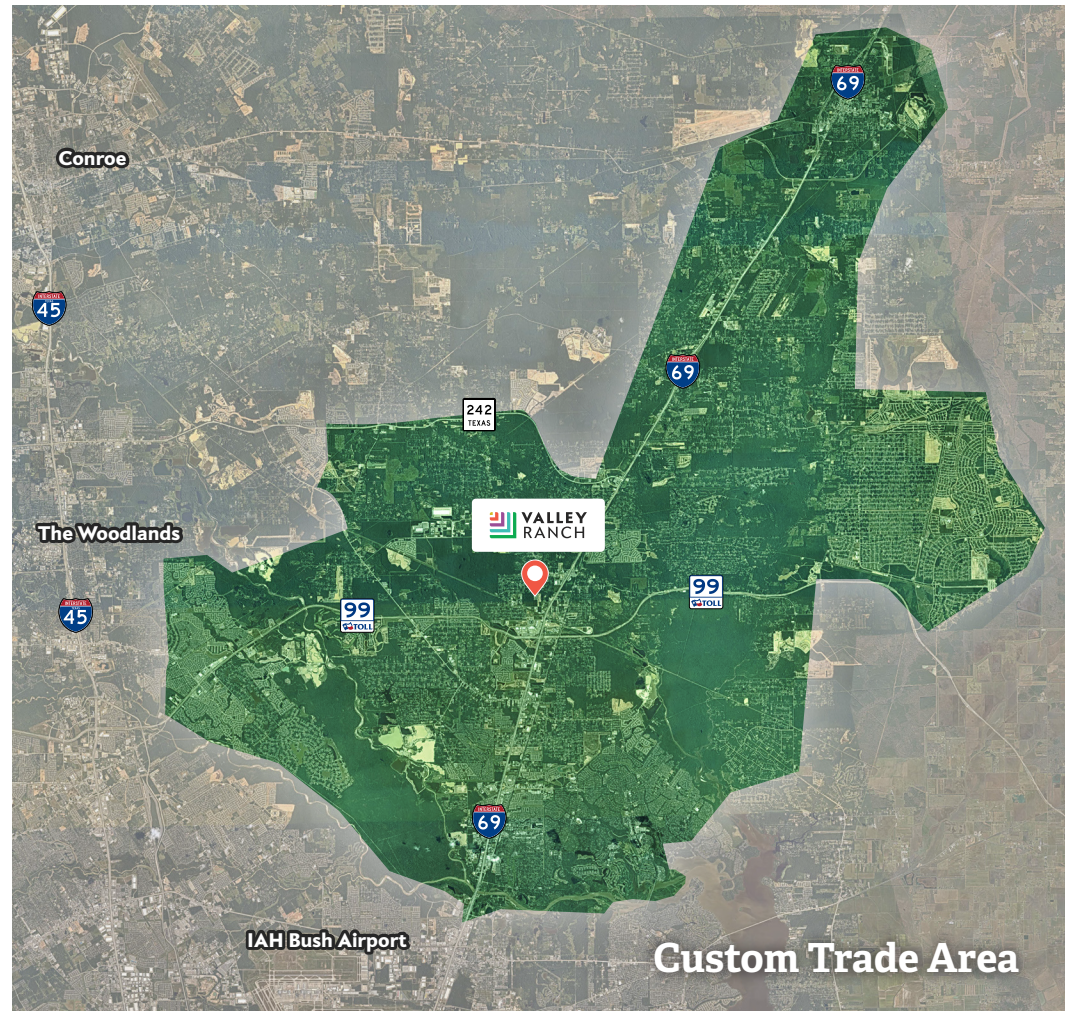
296,115	443,703	224,718
10 Mile Population	12 Mile Population	Trade Area

2023

341,728	503,512	269,256
10 Mile Population	12 Mile Population	Trade Area

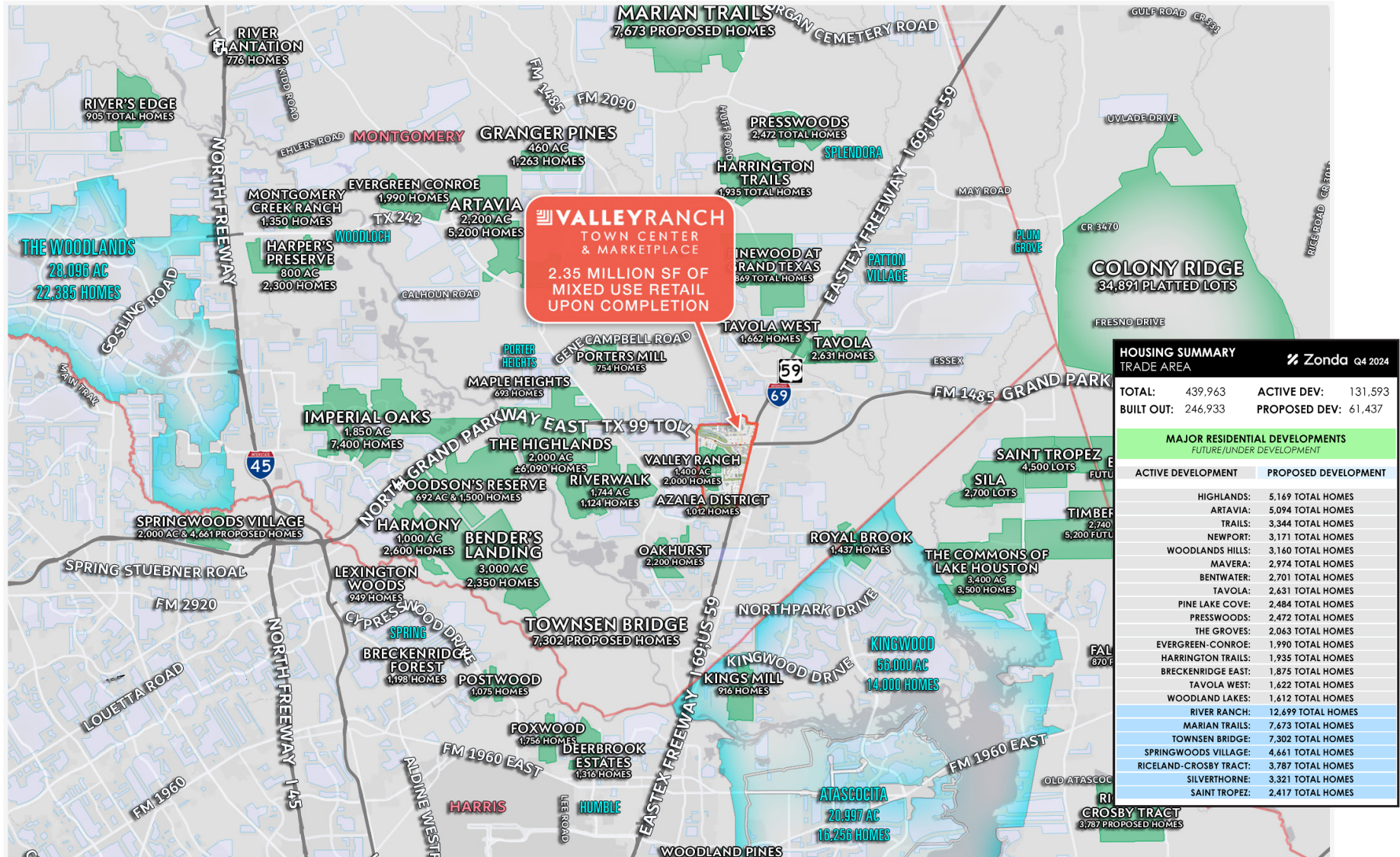
2028

405,737	591,244	330,643
10 Mile Population	12 Mile Population	Trade Area



Source: REGIS

A Mobility Inspired Population Boom



Full of Growth: Montgomery County

Making the Market

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

**Valley
Ranch**

1.4 M
Population

\$109,293
Avg. Household
Income

11.7 M
Annual Visits

Source: Placer & mctx.org



Town Center

122 Acres

- 950,000 SF Existing retail & dining

#1 Open Air Shopping Center

Commerce District

55 Acres Planned

- 1.6 Million SF class A office, hotel, retail & dining



Azalea District

88 Acres Commercial

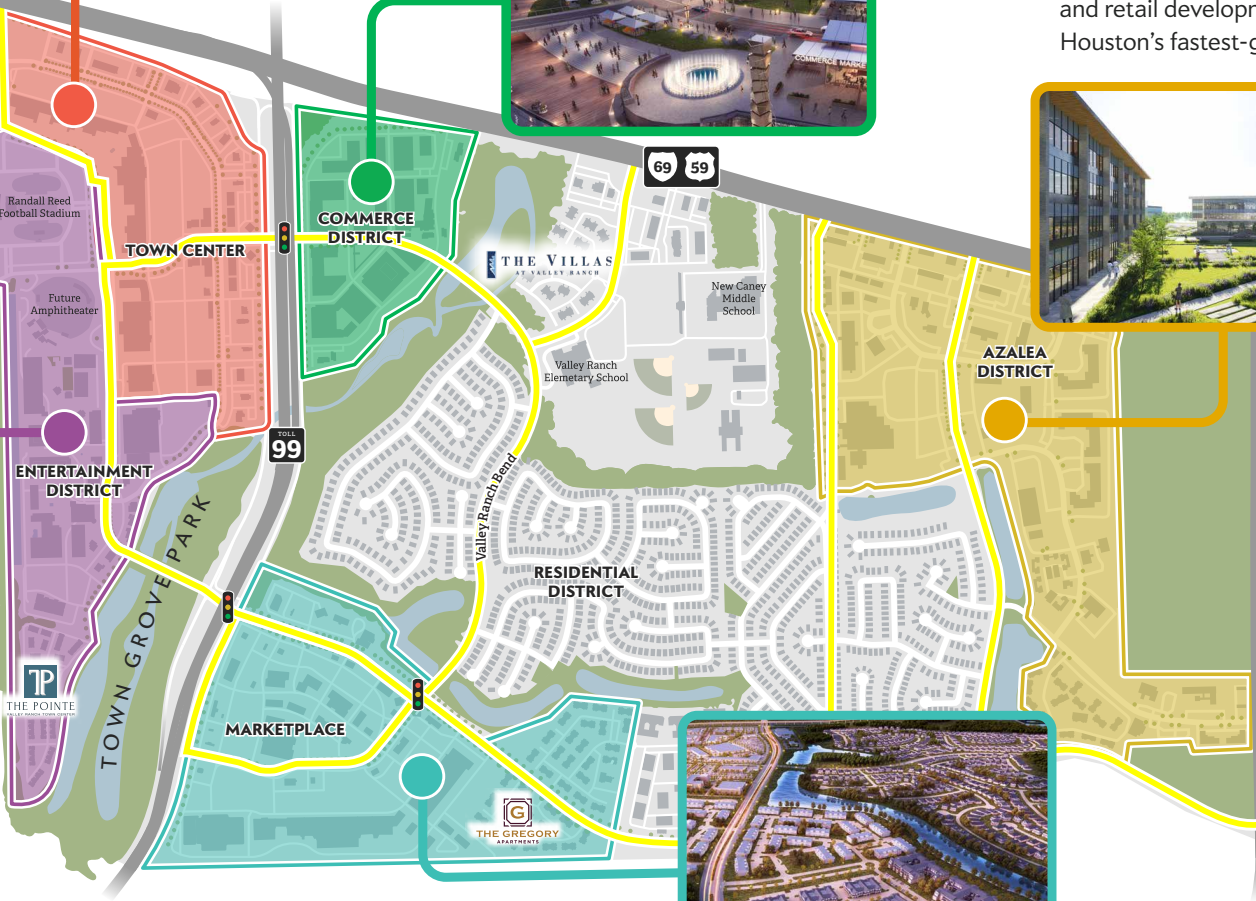
- Prime location for healthcare, office and retail development in Northeast Houston's fastest-growing area



Entertainment District

138 Acres

- 500,000 SF Existing & planned mixed use
- 210,000 SF Convention center
- 14 Acres 'The Hill' amphitheater & restaurant/bar district
- Randall Reed Stadium 8,000-seat capacity
- Baseball Field +/- 40 acres
- The Pointe 336-unit multifamily community



Planned Marketplace

188 Acres

- 850,000 SF Power + lifestyle center designed around walkability
- Specialized tenant mix
- The Gregory multifamily community - Existing (269 Units) - Phase 2 Proposed (TBD)

Valley Ranch

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

Town Center at Valley Ranch

Ranked Top 5 Power Centers in Texas



11.7 M visits annually



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



1.2 M Residents 2035



10th fastest growing county in the U.S.



Mixed-use walkability

Out Performing The Market

Source: Placer

#1



#2



#4



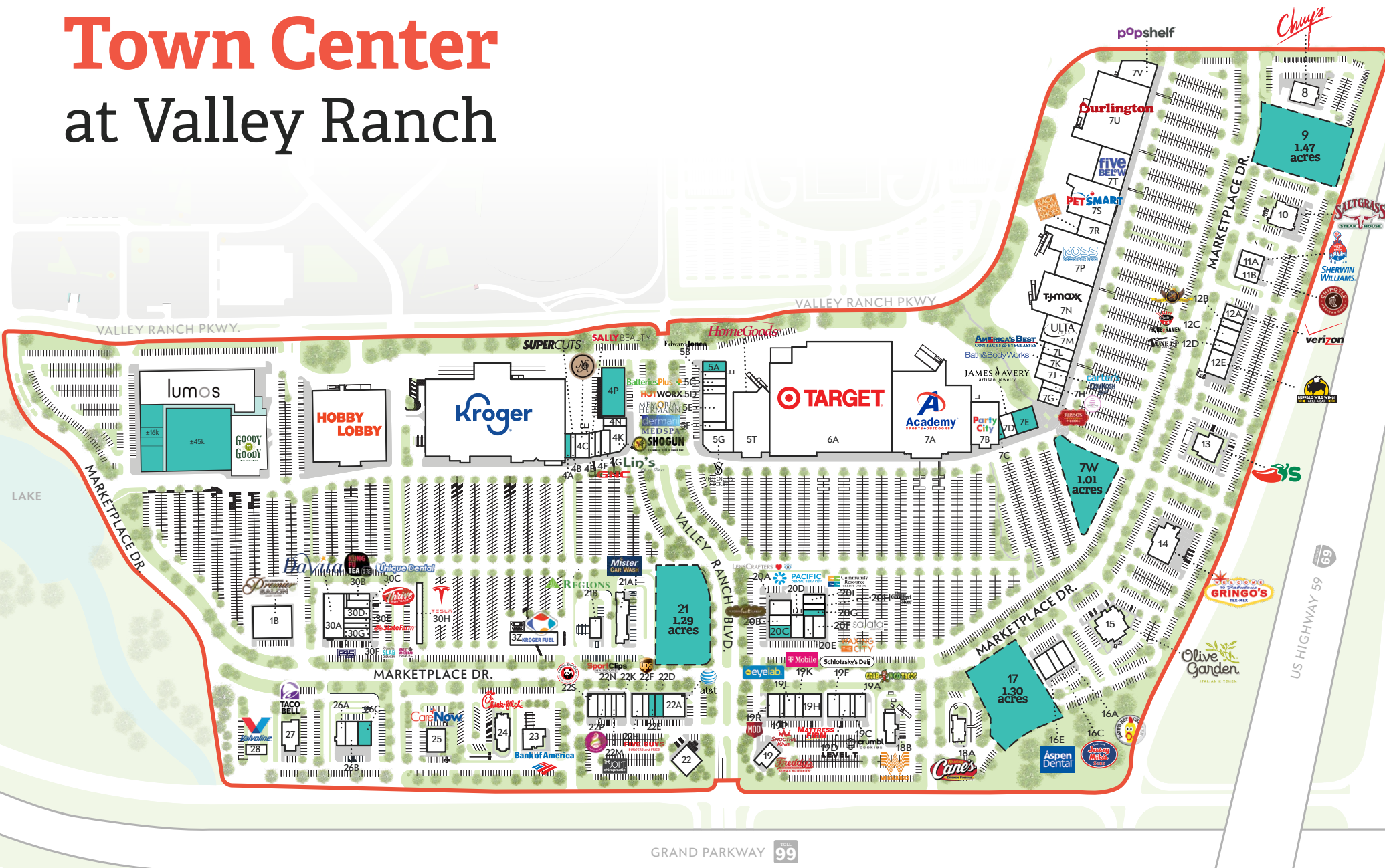
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#7



Town Center at Valley Ranch



Entertainment District at Valley Ranch

138-acre district anchored by an existing Cinemark Theater, Hope Media, New Caney ISD Randall Reed Stadium and Ed Rinehart Sports Complex. Future additions include The Hill at Valley Ranch Amphitheater and East Montgomery County Convention Center.



A Glimpse at Entertainment District



Convention Center

7th Largest In Texas | 210,000 Square Feet | 813 Space Parking Garage | Q3 2026 Estimated Delivery

+/- 1 M SF
mixed-use

Diverse **entertainment**
and **night life**



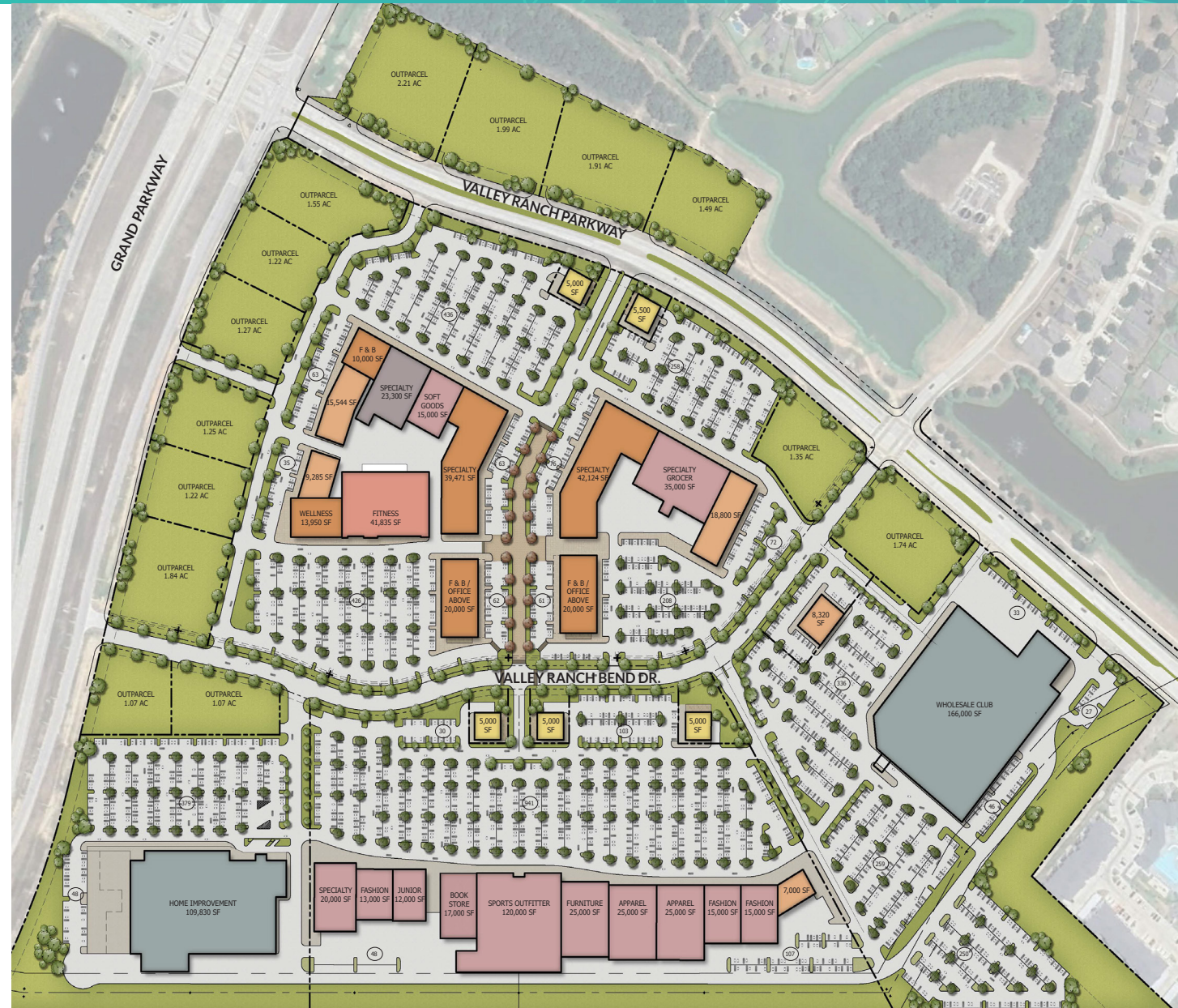
Marketplace at Valley Ranch

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 District Concept

The Marketplace at Valley Ranch represents the next generation of complementary retail.

850,000 SF
POWER + LIFESTYLE
CENTER DESIGNED
AROUND WALKABILITY.



Commerce District at Valley Ranch

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.



1.6 M SF
Class-A office space
available



55 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

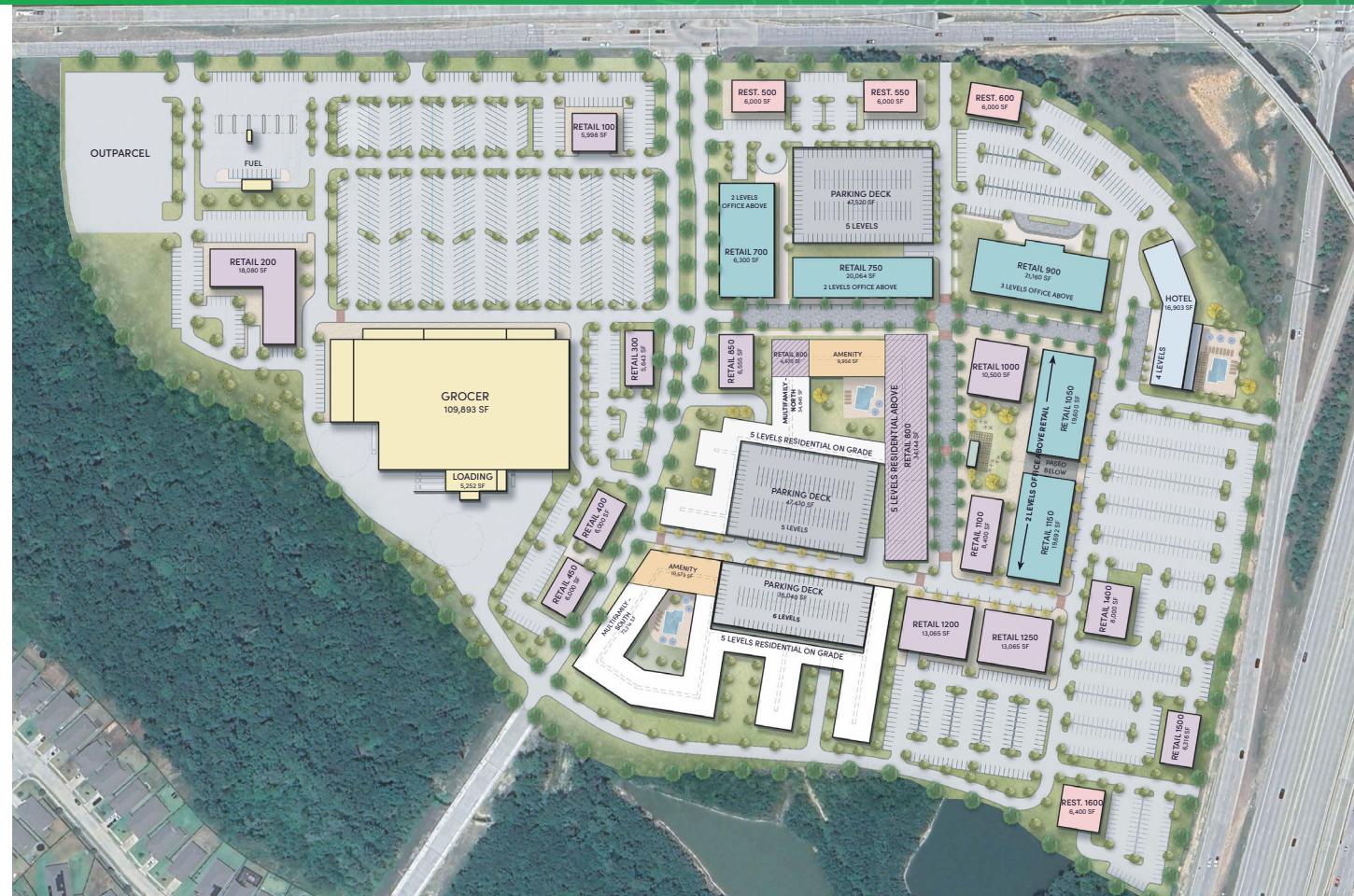


Mixed-use
walkability

Commerce District Concept

The Commerce District at Valley Ranch brings a walkable urban setting to northeast Houston's suburban hub.

The 55-acre site will accommodate world-class hospitality, retail and a broad range of amenities in an integrated development.



Multi-family
and **hotel**

1.6 M SF
Class A office

Upscale **shopping**
and **dining**



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