

# Valley Ranch Town Center

Interstate 69 & Grand Parkway (99) | Porter, Texas

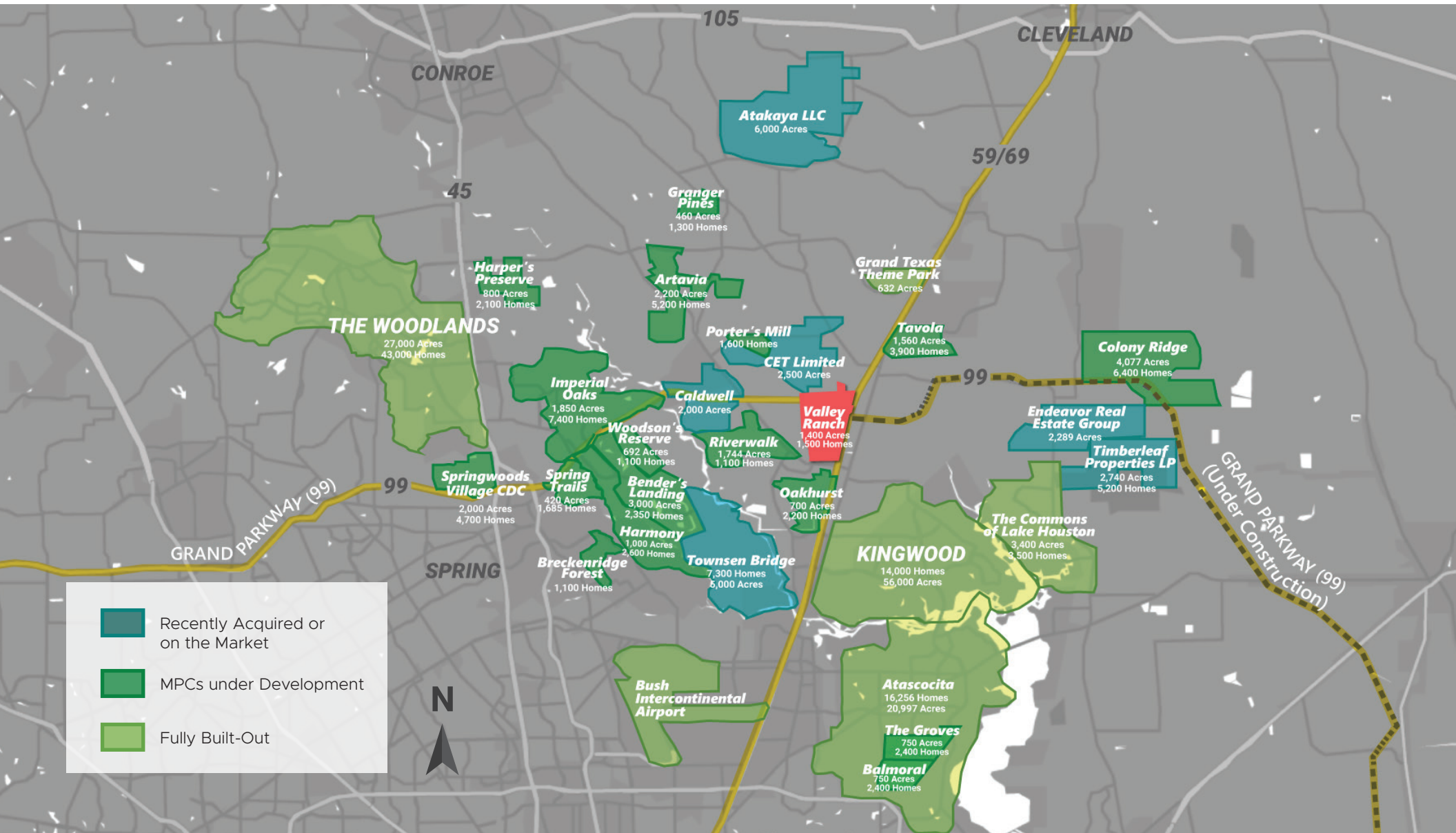


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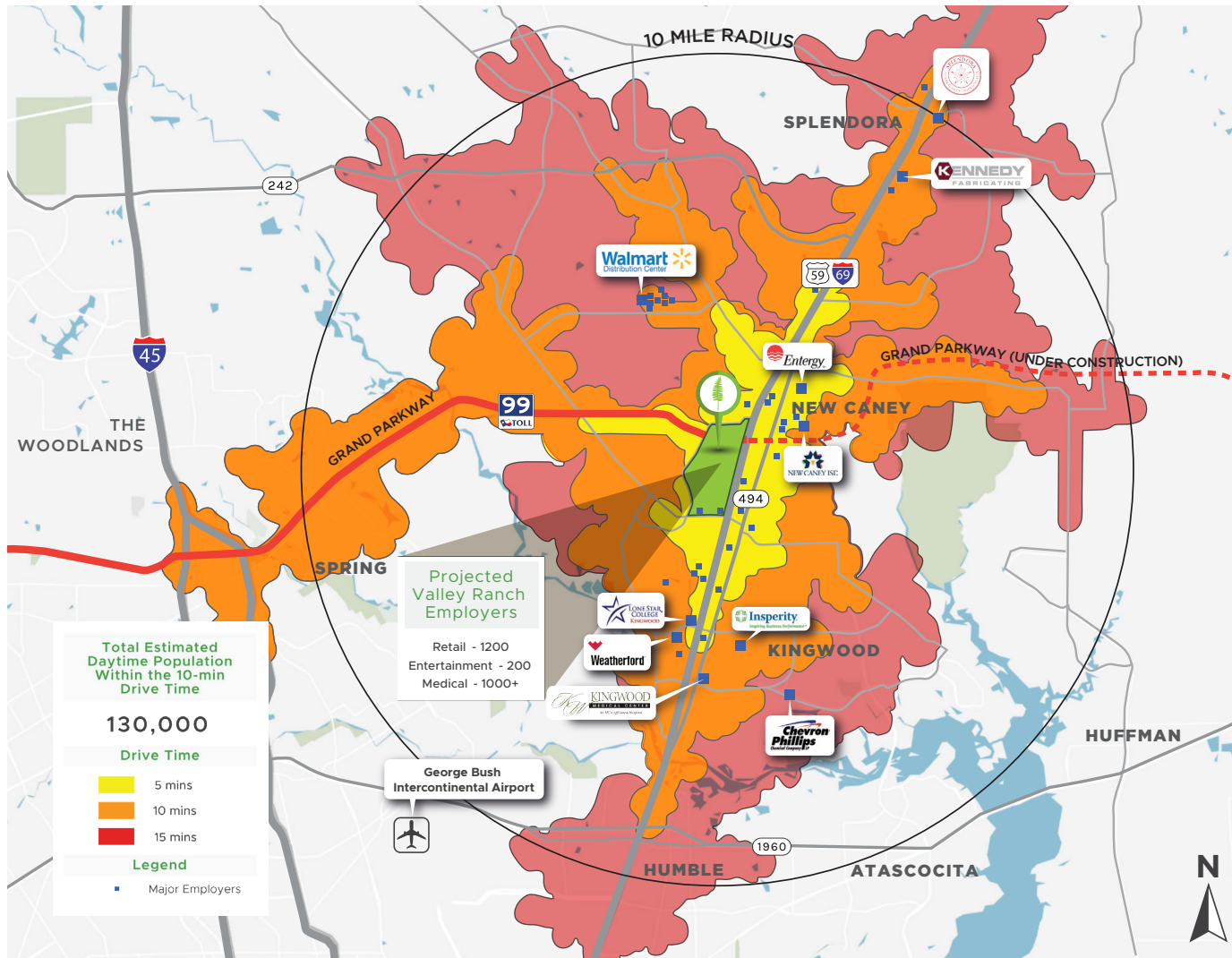
# Surrounding Developments

Valley Ranch Town Center, New Caney, TX



# Daytime Population Summary

Valley Ranch Town Center, New Caney, TX



Demographic Source: ESRI's U.S. Updated Demographic (2016/2021) Data

## AT THE CENTER OF IT ALL

Valley Ranch Town Center is located at the rapidly growing corridor at Interstate 69 and the recently constructed Grand Parkway, making it easily accessible to some of the region's most prominent employers such as Chevron Phillips, Entergy, Walmart Distribution Center, Weatherford International, as well as:

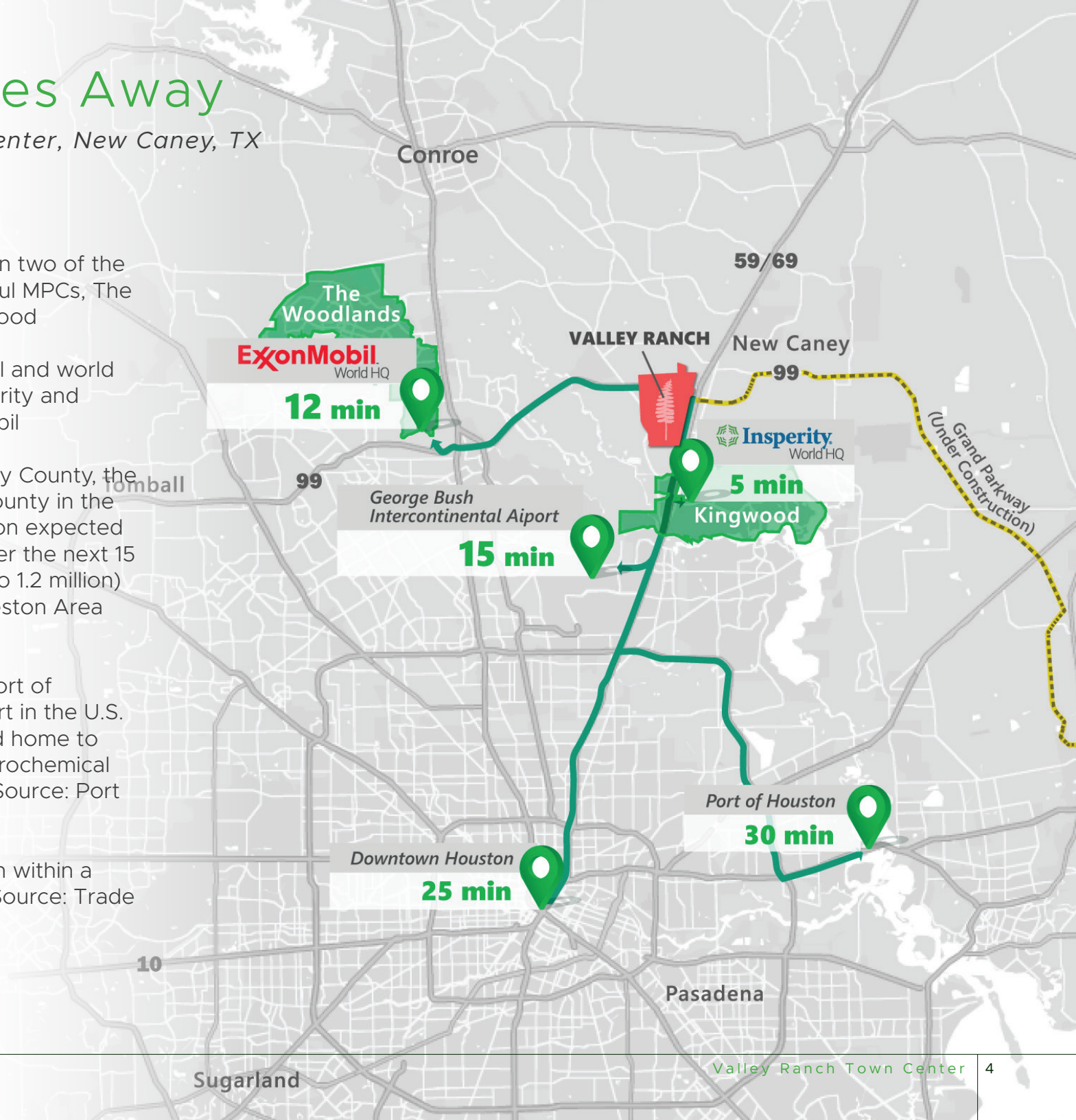
- Insperty: 2,200 employees
- Splendora ISD: 1,000 employees
- New Caney ISD: 2,500 employees
- Kingwood Medical Center: 1,200 employees
- Lone Star College Kingwood: 12,057 Students

Located in the 7th fastest growing county in the nation, Montgomery County, Valley Ranch Town Center is located at the epicenter growth in Northeast Houston. With regional entertainment and civic destinations, including multiple sports complexes, a planned world-class amphitheater and 100 acres of public lakes and parks, Valley Ranch Town Center provides a truly unique shopping and dining experience to the residents and nearby employees alike.

# Just Minutes Away

Valley Ranch Town Center, New Caney, TX

- Ideally located between two of the nation's most successful MPCs, The Woodlands and Kingwood
- Bookended by national and world headquarters for Insuperity and Fortune 500 ExxonMobil
- Located in Montgomery County, the 18th fastest growing county in the nation, with a population expected to more than double over the next 15 years (from 600,000 to 1.2 million) Source: Houston-Galveston Area Council
- 30 minutes from the Port of Houston, ranked #1 port in the U.S. in foreign tonnage, and home to the second largest petrochemical complex in the world. Source: Port Houston
- 6.5 million in population within a 45-minute drive time. Source: Trade Area Systems



# Valley Ranch Town Center

240-acre mixed-used development



## TENANT ROSTER

- |                              |                           |                         |                            |                           |                          |
|------------------------------|---------------------------|-------------------------|----------------------------|---------------------------|--------------------------|
| 1. Academy Sports + Outdoors | 9. Cinemark Theatre       | 18. Kroger Marketplace  | 27. NCISD                  | 36. Sally Beauty          | 45. Tune Up Manly Salon  |
| 2. Airi Poke & Ramen         | 10. Chili's Bar + Grill   | 19. Kung Fu Tea         | 28. Olive Garden           | 37. Schlotzsky's          | 46. Toasted Yolk Cafe    |
| 3. AT&T                      | 11. DaVita                | 20. Lin's China Diner   | 29. Panda Express          | 38. Shogun Japanese Grill | 47. Uta                  |
| 4. Bank of America           | 12. Family Express Clinic | 21. Mathnasium          | 30. Party City             | 39. SportClips            | 48. UPS                  |
| 5. Bath & Body Works         | 13. Five Guys             | 22. Mattress Firm       | 31. PetSmart               | 40. Sub Zero ice cream    | 49. Verizon              |
| 6. Buffalo Wild Wings        | 14. GNC                   | 23. Menchie's           | 32. Rack Room Shoes        | 41. Supercuts             | 50. Whataburger          |
| 7. Burlington                | 15. Gringo's              | 24. MyEyeLab            | 33. Regions Bank           | 42. Taco Bell             | 51. Valvoline Oil Change |
| 8. Chick-fil-a               | 16. Hobby Lobby           | 25. Nails of America    | 34. RC's NYC Pizza & Pasta | 43. TJ Maxx               | 52. Yummy Tummy          |
|                              | 17. Ideal Dental          | 26. Nails of America #2 | 35. Ross Dress for Less    | 44. T-Mobile              |                          |

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240-acre mixed-used development

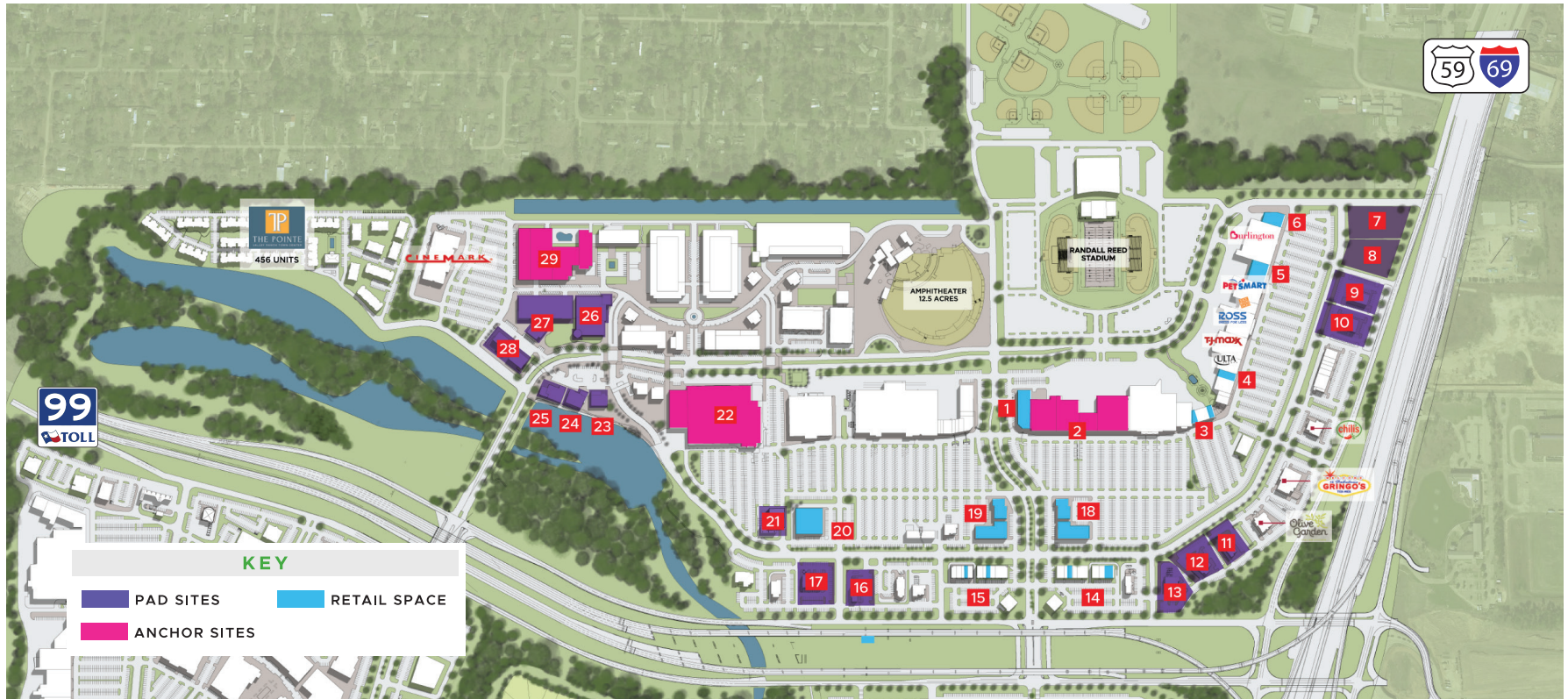


## TENANT ROSTER

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# Available Pad Sites, Retail & Anchor

Valley Ranch Town Center, New Caney, TX



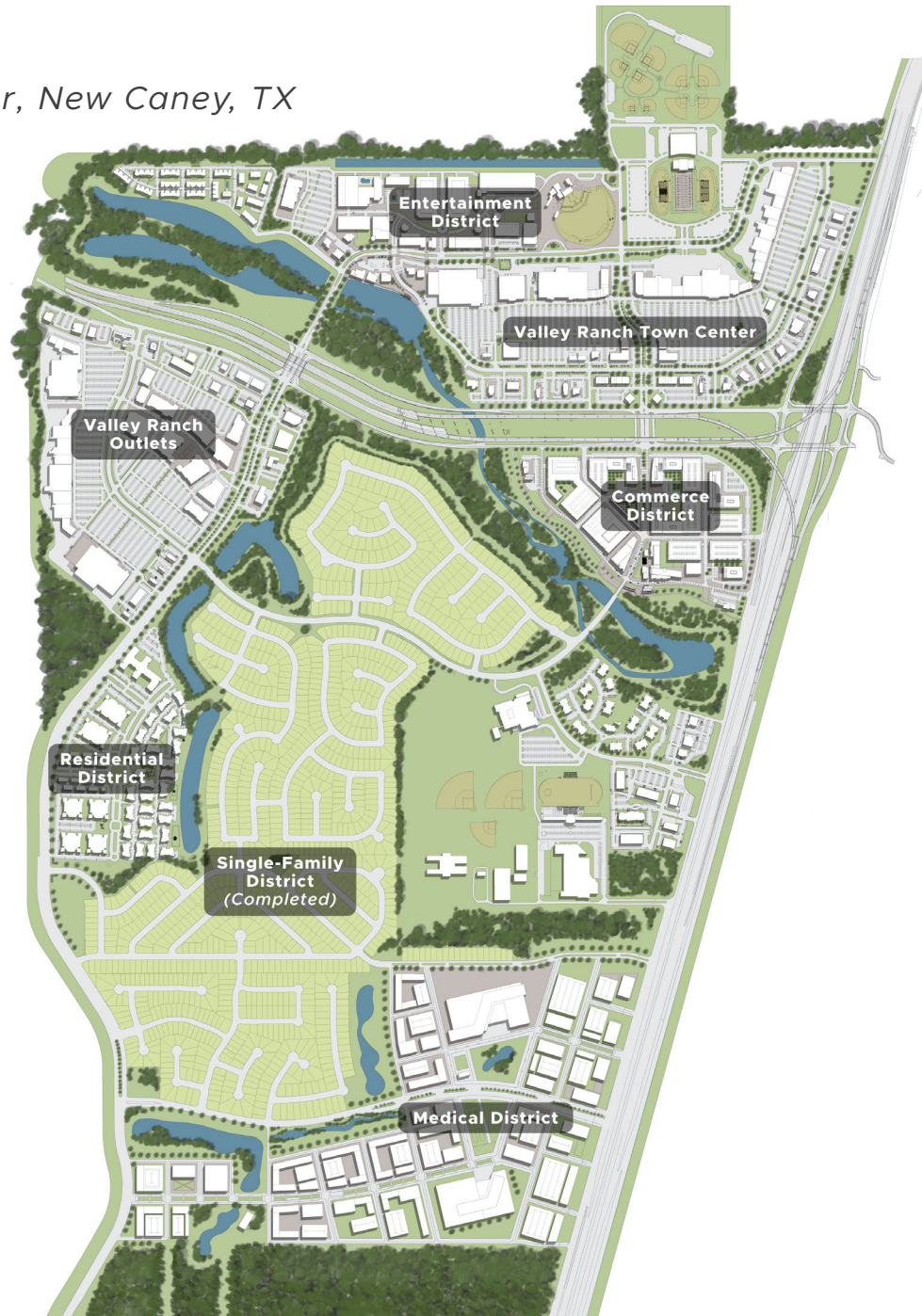
TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
1		1,400 - 4,900
2		12,000 - 65,000
3		1,100 - 5,010
4		3,000 - 7,000
5		3,500 - 11,500
6		8,013
7	1.76	
8	1.19	
9	1.48	
10	1.06	

TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
11	1.61	
12	1.54	
13	1.39	
14		1,400 - 3,500
15		1,050 - 3,450
16	1.26	
17	1.60	
18	1.63	
19		1,400 - 7,000
20		1,400 - 7,000

TRACT	LOT SIZE (AC)	SPACE SIZE (SF)
21	0.75	
22		136,000
23	0.89	
24	1.09	
25	1.02	
26	1.47	
27	1.53	
28	1.40	
29		55,000

# Masterplan

Valley Ranch Town Center, New Caney, TX



# Building Location

Valley Ranch Town Center, New Caney, TX



For more information:

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