



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

10 Mile Population

443,703

12 Mile Population

224,718

Trade Area

2023

341,728

10 Mile Population

503,512

12 Mile Population

269,256

Trade Area

2028

405,737

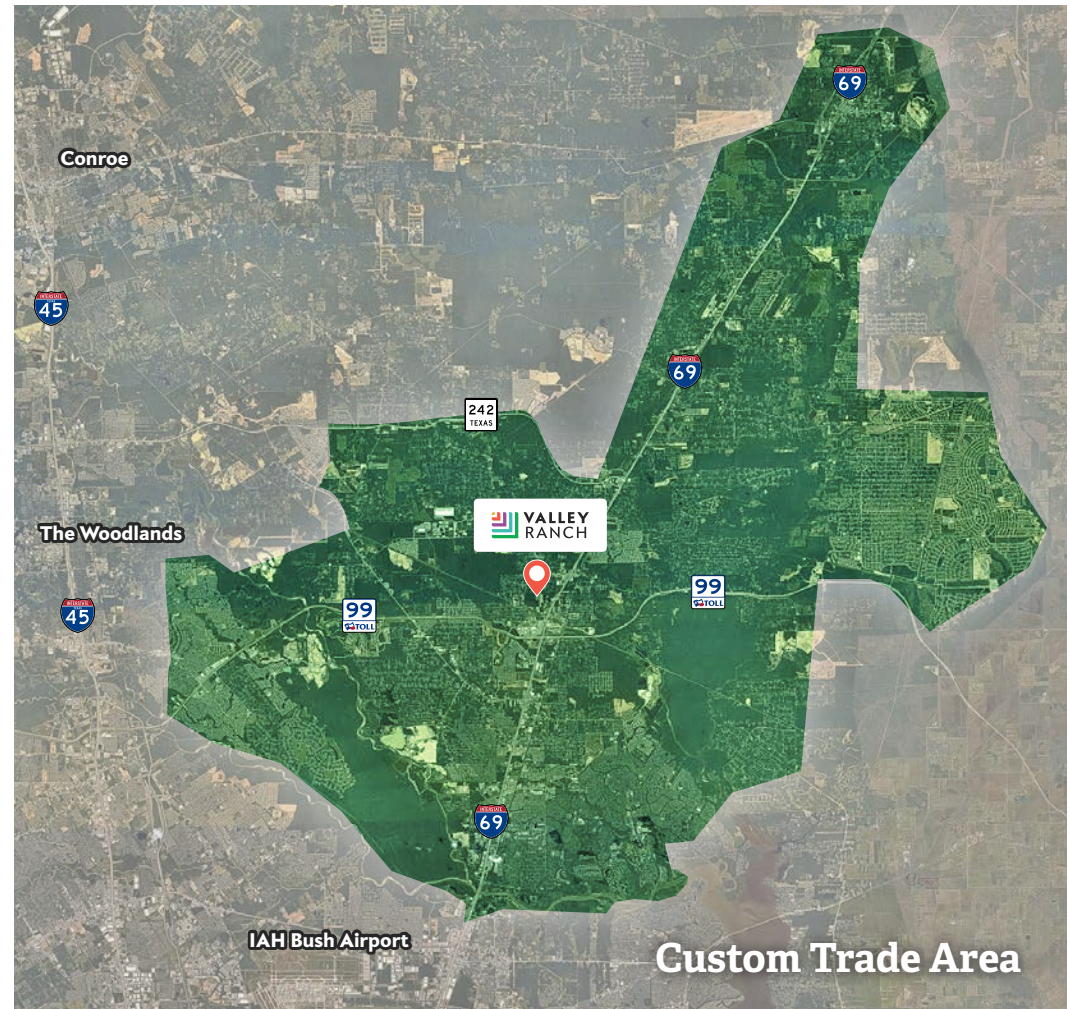
10 Mile Population

591,244

12 Mile Population

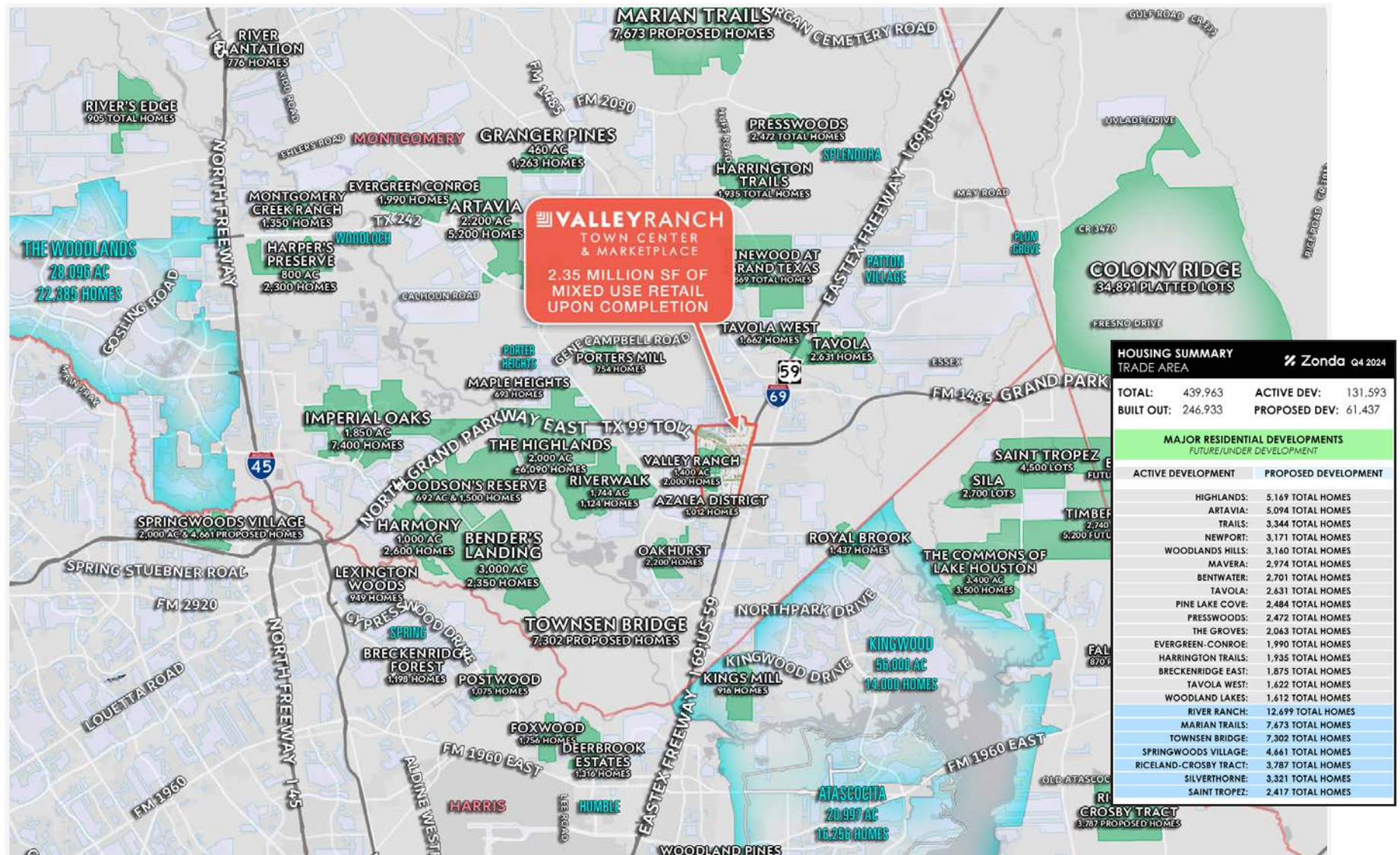
330,643

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

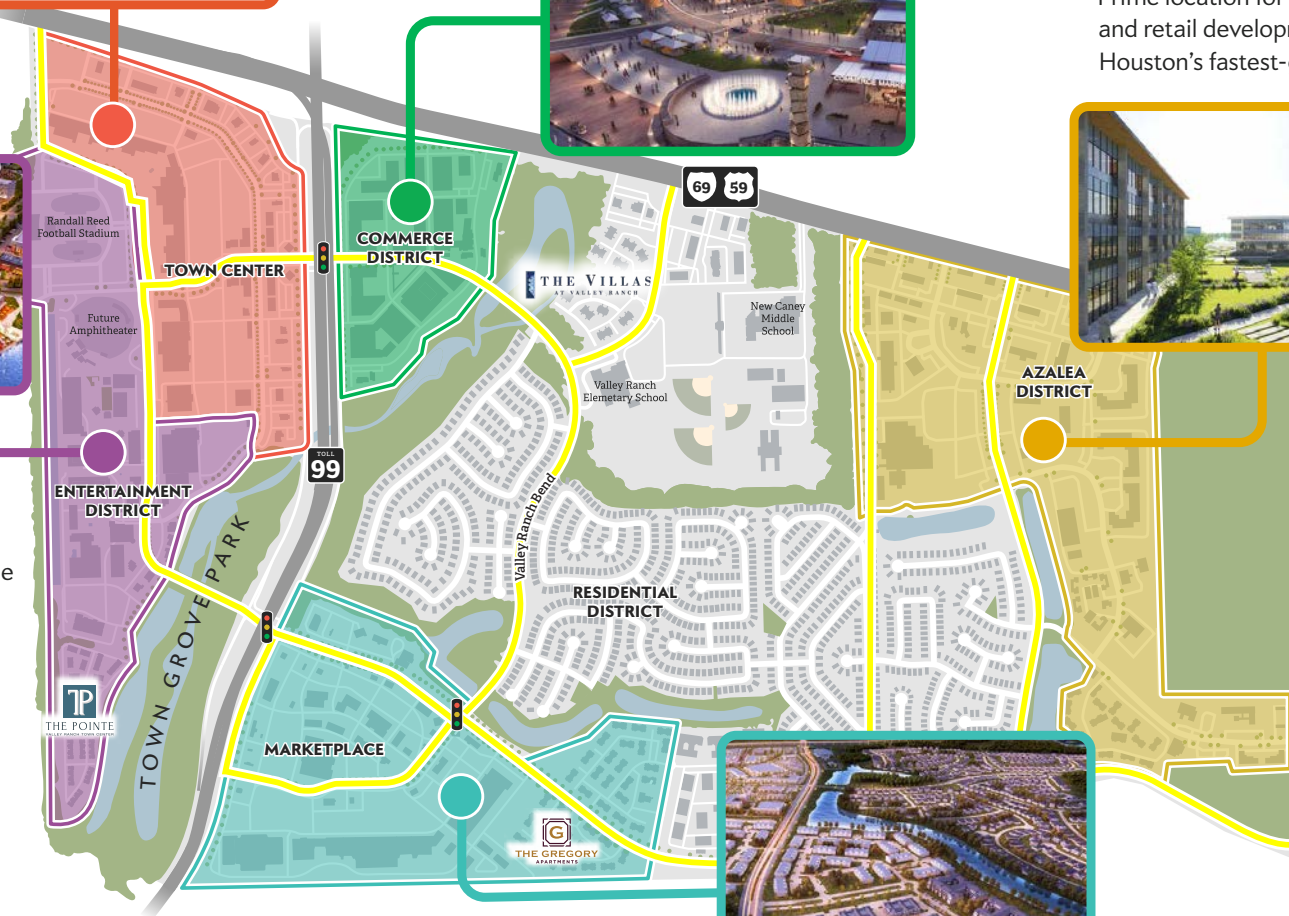
Entertainment District

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

Valley Ranch

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



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)

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

SHERWIN
WILLIAMS



#4



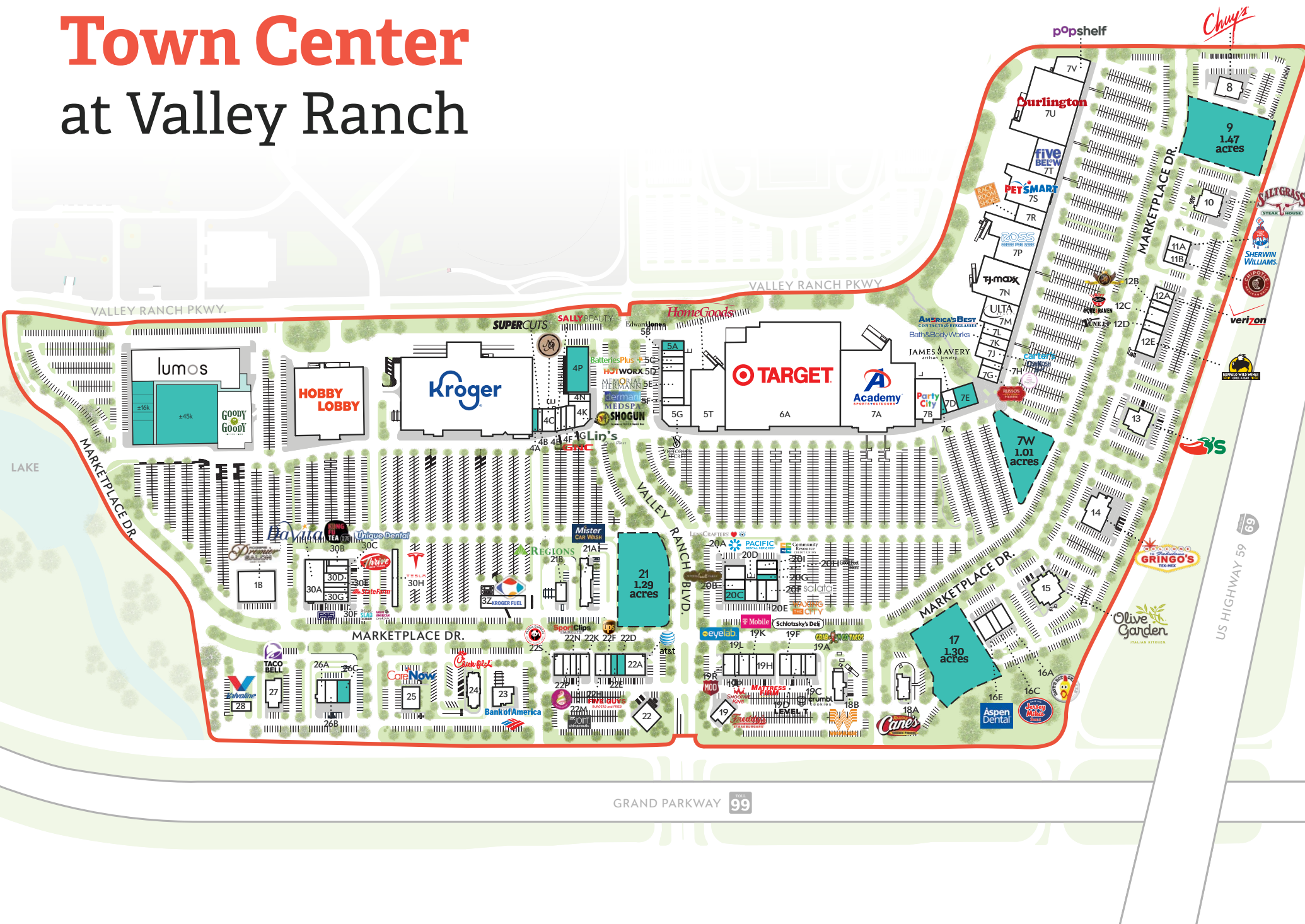
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Town Center at Valley Ranch



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.**

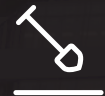


Commerce District at Valley Ranch

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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