

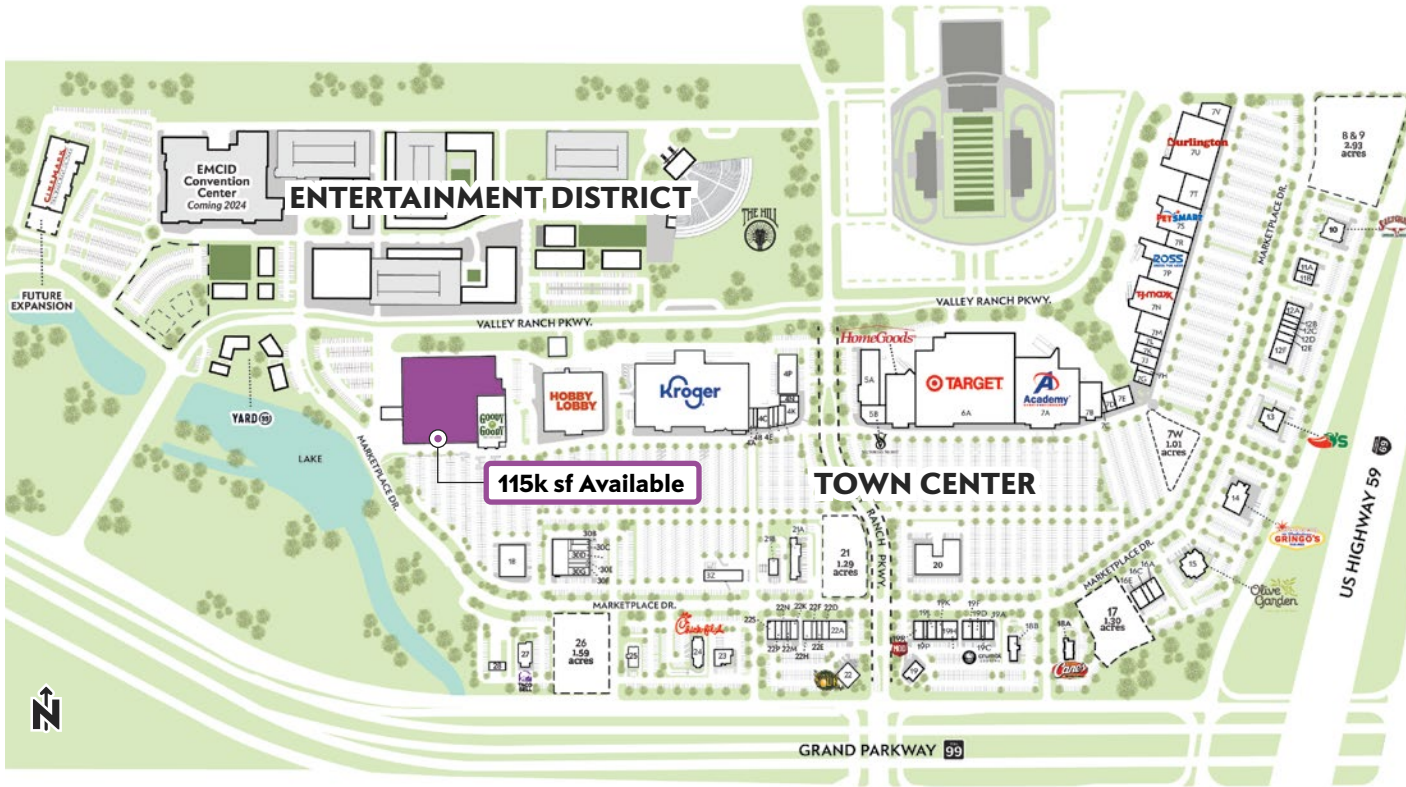


 **VALLEYRANCH**
Town Center

Last Remaining Anchor Space



An Award-Winning Master-Planned Community



MOST VISITED

#2 Open-Air Shopping Center in Houston MSA

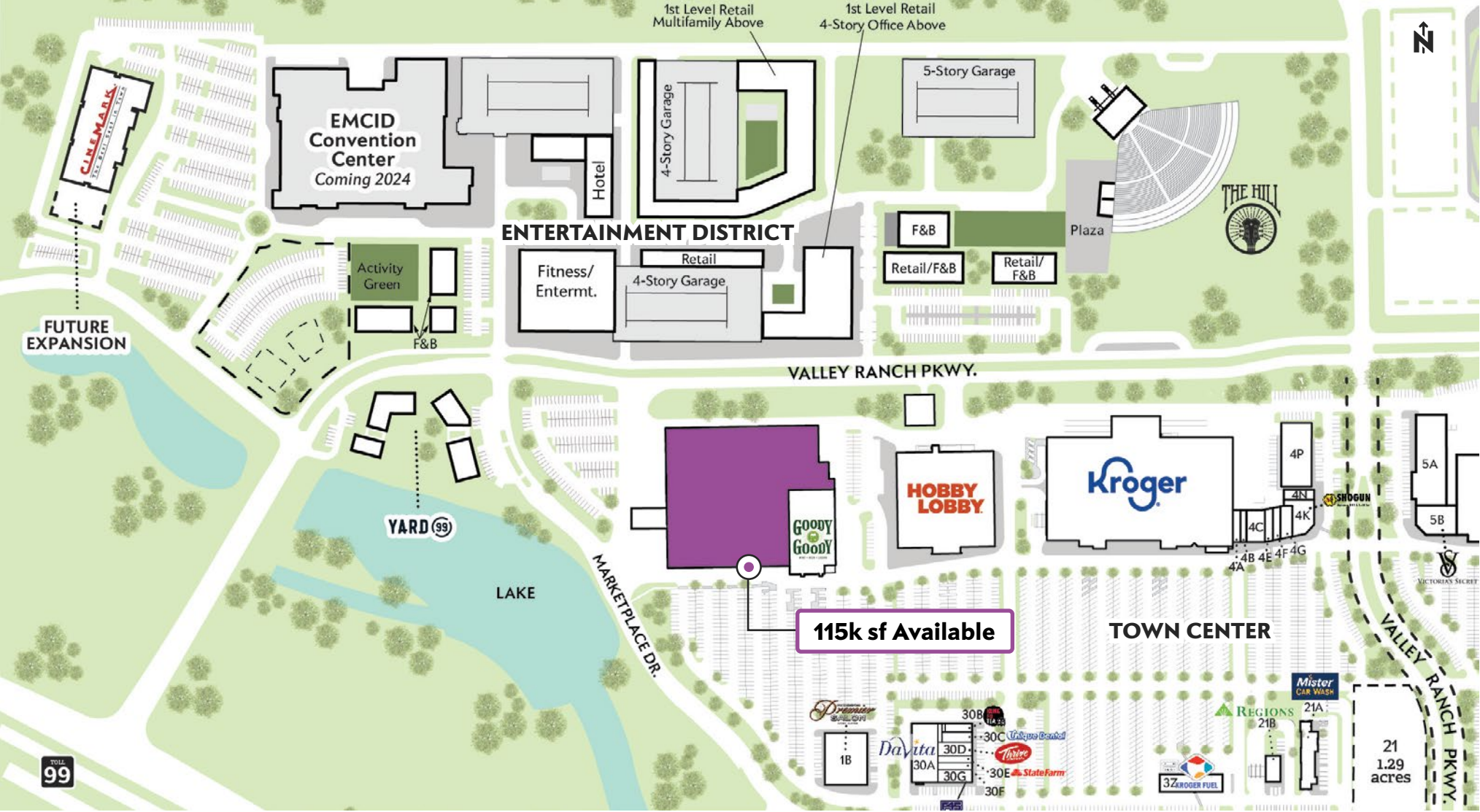
With opportunities still remaining, Valley Ranch Town Center **already** ranks among the **top 5 shopping centers in Houston**.

Valley Ranch is a 1,400-acre master-planned community at the intersection of I-69 and 99N. At full build out, the mixed-use development is projected to span over 12 million square feet.

Today, the Valley Ranch success story offers true live, work, play dynamic within a community **Full of Life.**



Surrounded by Diverse Growth & Traffic



±917
LUXURY APARTMENTS

150,000
VEHICLES PER DAY

600,000
MONTHLY VISITORS

1,000,000 sf
RETAIL & RESTAURANTS

240 ac
LAKES & PARKS

At The Heart of Valley Ranch



**EMCID
CONFERENCE CENTER**
200,000+ SF

**FUTURE
HOTEL**

YARD (99)
DINING &
ENTERTAINMENT

**CLASS-A
OFFICE SPACE**
100,000+ SF



**14-ACRE
AMPHITHEATER**
±20,000 CAPACITY

115k sf Available

**RANDALL REED
FOOTBALL STADIUM**

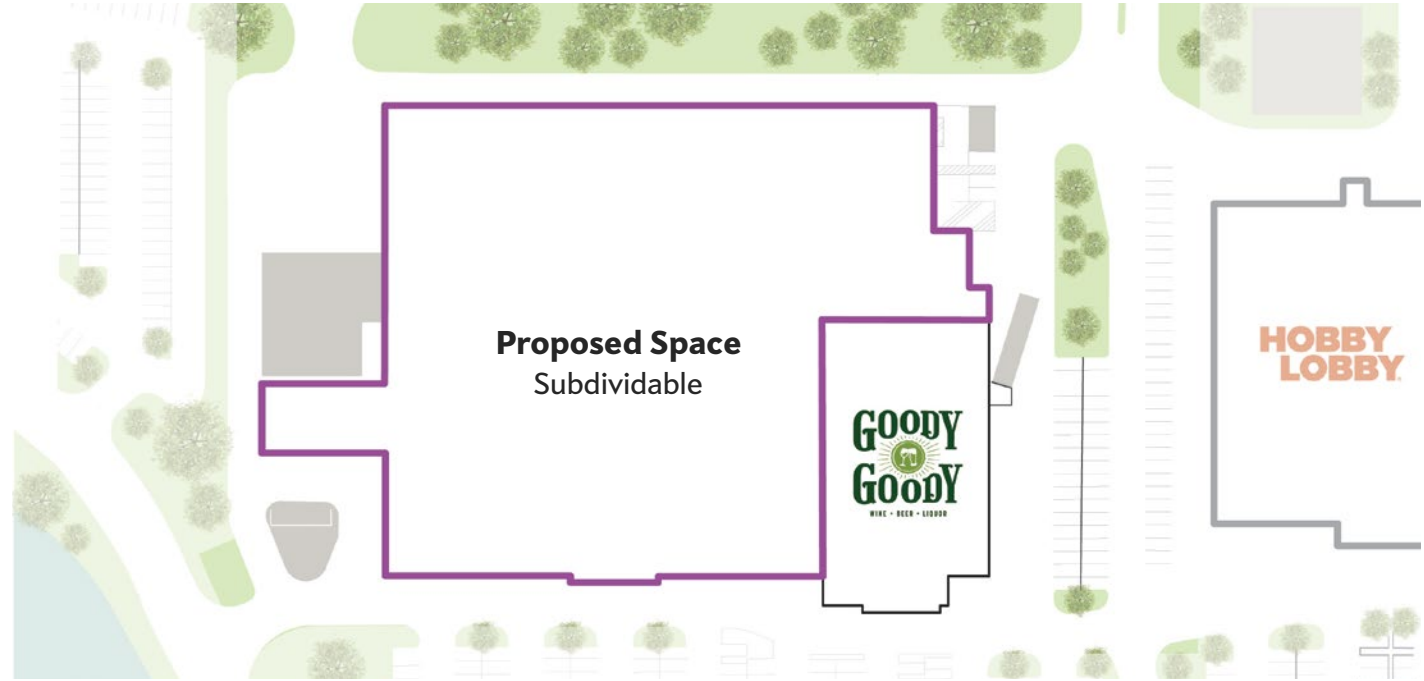
- PETSMART
- Burlington
- tj-maxx
- GOODY GOODY
- HomeGoods
- Academy
- Kroger
- HOBBY LOBBY
- Target

| **View from the West**

Secure the Last Anchor Space in Valley Ranch Town Center

±115,000 sf

- Full Space or Can be Split Into Multiple Spaces
- 21 Total HVAC Units (Over 210 Tons)
- ±550 Parking Spaces
- Pylon Sign Available
- 3,000 Amp Electrical, 3 Phase Service





For More Information

BRODY FARRIS

1401 Woodlands Parkway
The Woodlands, Texas 77380

signorellicompany.com

713.452.1700

ShopVRTC.com

