

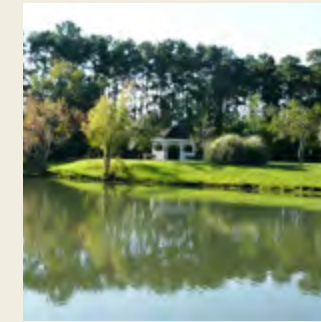
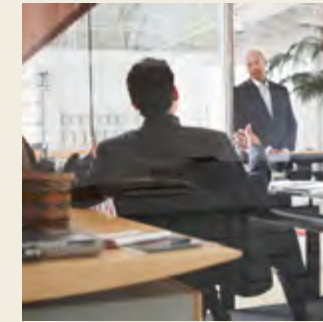


*Valley Ranch*  
COMMERCE DISTRICT





# LIVE | WORK | PLAY | *Valley Ranch*



A thoughtful mixed-use sustainable community where a neighborhood market, restaurants, retail shops and an office community are combined with residential living, nature preserves and parks to create an “Urban Village” where people will **live, work and play.**



# PORTER, TEXAS

## *New Caney – Kingwood*

Within a 10-minute drive  
when Grand Parkway opens

**13.6** Miles from ExxonMobil  
Corporate Campus

Within a 25-minute drive



Houston's Central  
Business District

Within a 35-minute drive

The Galleria/Uptown Area

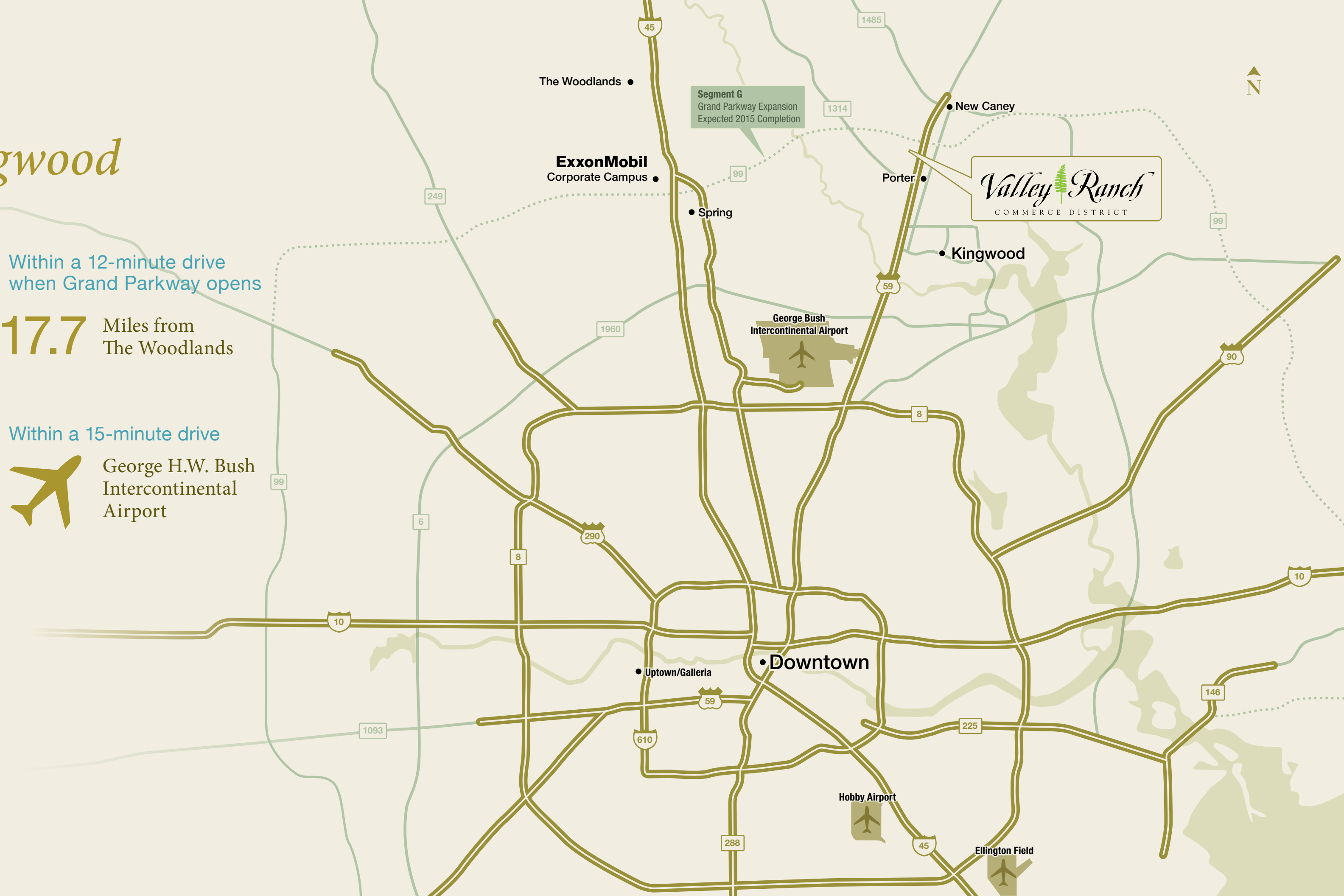
Within a 12-minute drive  
when Grand Parkway opens

**17.7** Miles from  
The Woodlands

Within a 15-minute drive



George H.W. Bush  
Intercontinental  
Airport



# AMENITIES

## Within a 5-minute drive



**Grand Texas Sports & Entertainment District**  
A 150-acre theme park, estimated to open Spring 2015.



**Kingwood Medical Center**  
A 278-bed hospital announced plans for a \$71 million expansion to construct a new, three-story tower, adding 155,400 square feet.



**Lone Star College – Kingwood**  
Growth and increased enrollment prompted the building of two additional structures at LSC-Kingwood. The two new buildings, Student-Conference Center and the Music Instructional Building were completed August 2011. Enrollment is now over 12,000 students.

## 8 Golf courses within a 10-mile radius

- Humble Oil Patch Golf Center
- Kingwood Cove Golf Club
- Oakhurst Golf Club
- Tour 18
- Cypresswood Golf Club
- Deerwood Club
- Kingwood Country Club
- Walden on Lake Houston

## Within a 15-minute drive

**4,691**  
Total number of businesses

**220**  
Restaurants

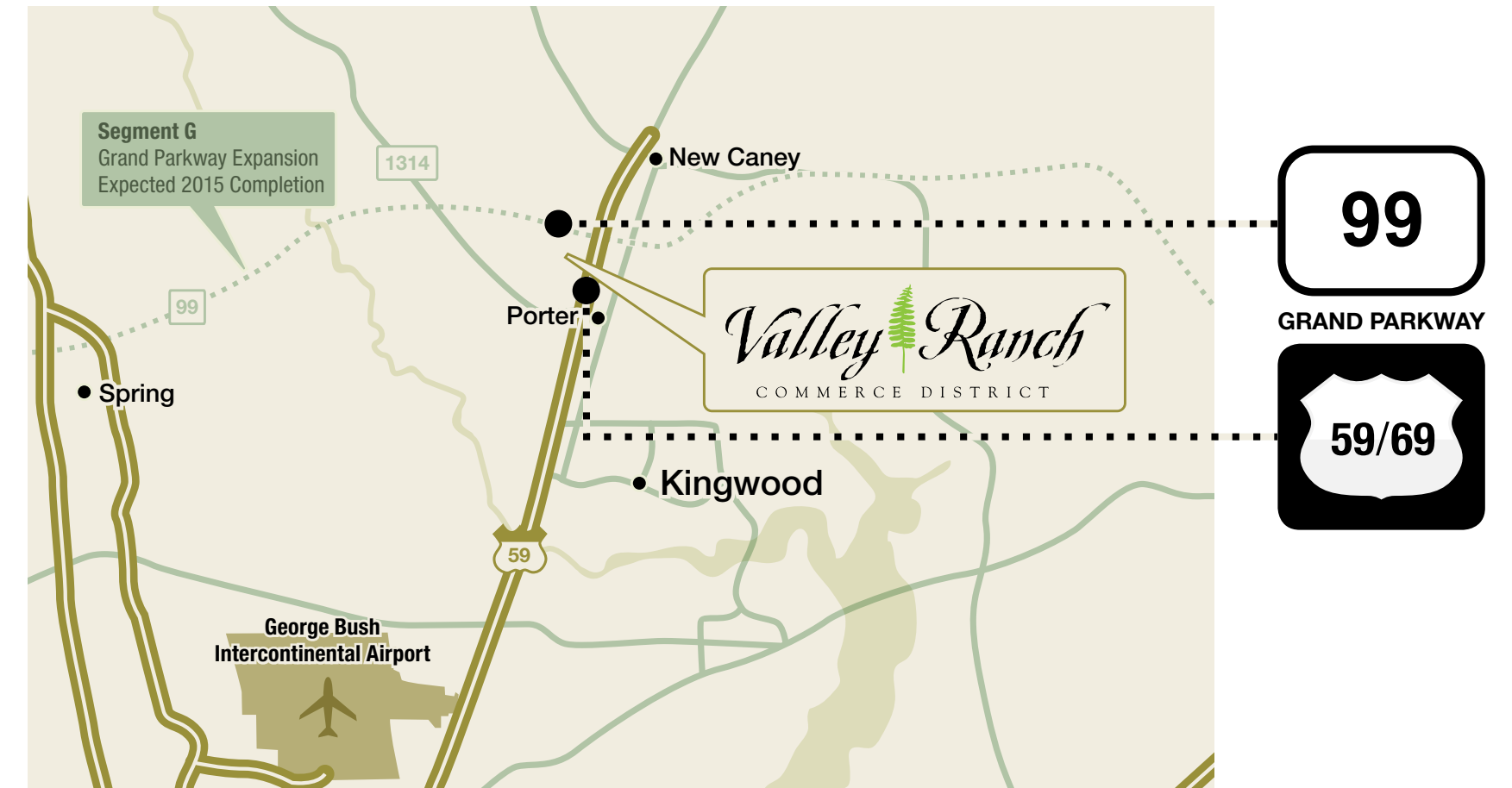
**38**  
Hotels and Lodging

# Market District

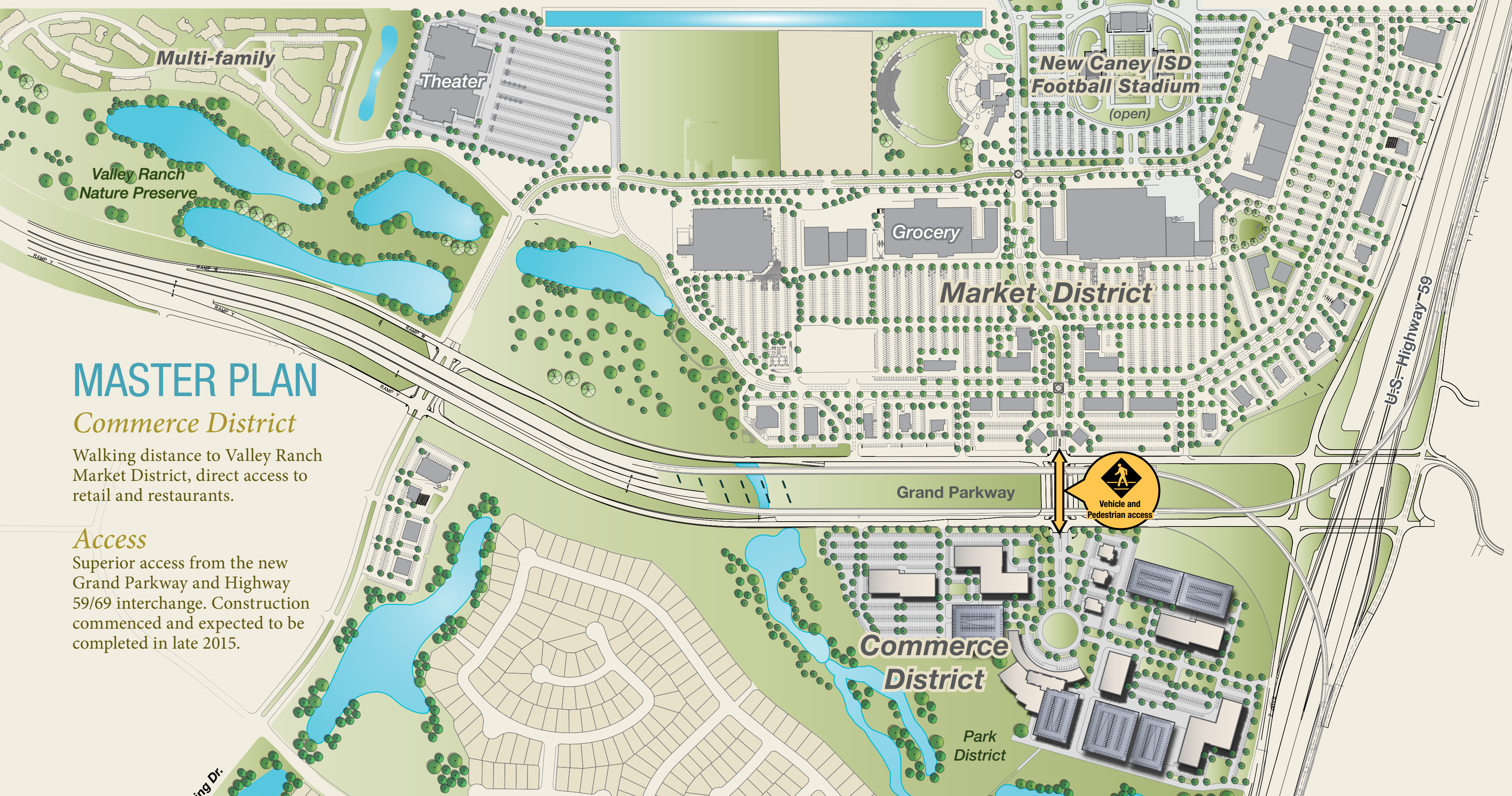
Within walking distance of Commerce District

- 240-acre mixed-use development with a grocery-anchored retail center
- 1.4 million square feet of retail currently in lease up
- Phase I opening late 2015

## Access







# MASTER PLAN

## Commerce District

Walking distance to Valley Ranch Market District, direct access to retail and restaurants.

### Access

Superior access from the new Grand Parkway and Highway 59/69 interchange. Construction commenced and expected to be completed in late 2015.



# Flexibility | *Build to Suit*

25 minutes to  
Downtown Houston ▶

59/69

99

## Valley Ranch

COMMERCE DISTRICT

- ☞ 70-acre master-planned single/multi-tenant corporate office park
- ☞ Planned for up to 1.5 million square feet
- ☞ Buildings are available for single tenant or multi-tenant occupancy
- ☞ Flexibility to increase or decrease square footage by building to meet user requirements
- ☞ Plan provides various options for corporate planning and expansion
- ☞ Major Interstate visibility
- ☞ Corporate identity opportunity



## The Districts of Valley Ranch

### Residential Districts

The master-planned community of Valley Ranch is proposed to ultimately include 2,500 homes and town homes, and 1,000 multi-family residences. The family-oriented community is being carefully developed to enhance the natural beauty of the wooded setting, with seven lakes, forested trails, a 135-acre Town Park adjacent to the Town Center, and several neighborhood parks and recreational amenities.

### Valley Ranch Town Center

The 240-acre Valley Ranch Town Center is planned to ultimately include 1.5 million square feet of retail, a 10,000-seat amphitheater, a multi-attraction cinema, 1,000 multi-family residences and an 8,500-seat Texan Drive Stadium for New Caney ISD, recently completed.

### Commerce District

Situated at the intersection of the Grand Parkway and I-59, the Valley Ranch Commerce District is planned to include up to 1.5 million square feet of Class A office space along with a full-service hotel and conference center.

### Medical District

The 100-acre Medical District is projected to have a 300-bed, full-service, acute care hospital along with 500,000 square feet of medical office and healthcare related tenants.

\* The renderings and specifications presented here are based on a concept plan that is subject to change. 10/14

## The Signorelli Company

For over two decades The Signorelli Company, founded by Danny Signorelli, has developed and built the finest places in which to live, work, shop and play. Diversified in all aspects of real estate development from single-family and multi-family to retail, commercial and mixed-use projects, The Signorelli Company is recognized as a leader in Houston, and is one of the largest privately held development companies in Texas.





# Valley Ranch

COMMERCE DISTRICT



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