valleyranch

±41 AC AVAILABLE FOR SENIOR LIVING AT VALLEY RANCH PKWY



FOR MORE INFORMATION, PLEASE CONTACT:

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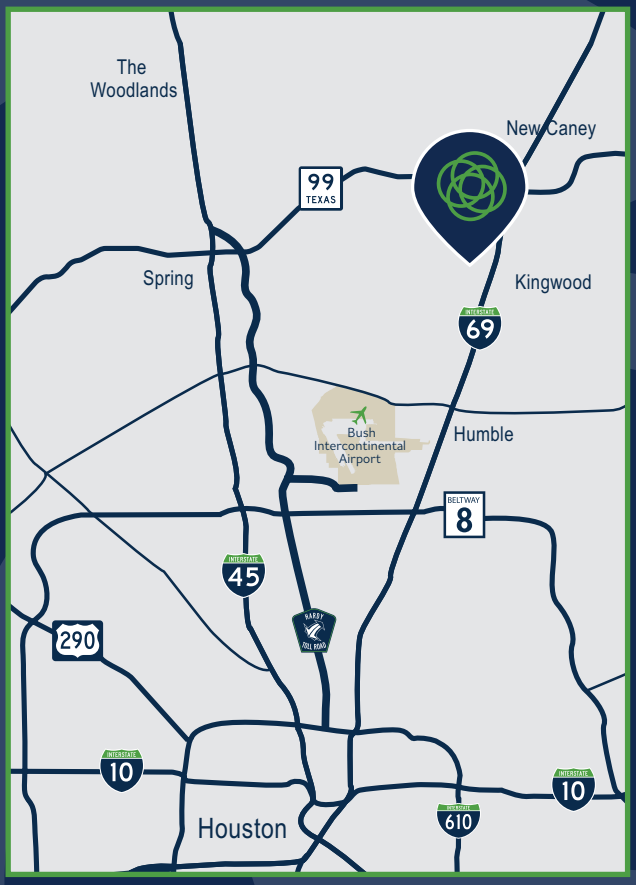
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PROPERTY OVERVIEW & HIGHLIGHTS

Location

The available property is located in the Valley Ranch master planned community on Valley Ranch Bend Dr., just east of Valley Ranch Pkwy.

Situated in close proximity to Interstate 69 and the Grand Parkway (99).



Additional Information

Utilities available from Valley Ranch MUD 1
Off-site detention in place
Access off of Valley Ranch Pkwy

Size

±41 Acres

Use

Senior Living

Pricing

Please contact brokers for pricing.



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DEMOGRAPHICS

Montgomery County boasts a strong economy, supported by diverse industries such as healthcare, manufacturing, finance, and energy. The region is home to several major employers, including ExxonMobil, Conroe Independent School District, Woodforest National Bank, and Memorial Hermann The Woodlands Medical Center. The county also has a thriving business community, with a mix of small businesses and larger corporations.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,539	42,015	111,347
Median Age	33.8	34.3	36.0
Average Home Value	$430,262	$321,401	$341,234
Average Household Income	$157,647	$125,512	$127,674
Education - Bachelor's Degree or Higher	23.7%	16.4%	21.1%

TRAFFIC COUNTS	VEHICLES PER DAY
Valley Ranch Pkwy, at SH-99 (Grand Parkway)	6,484
Valley Ranch Pkwy, at FM 1314 Rd	6,872

WELCOME TO valleyranch

PREMIER SUBURBAN LIFESTYLE

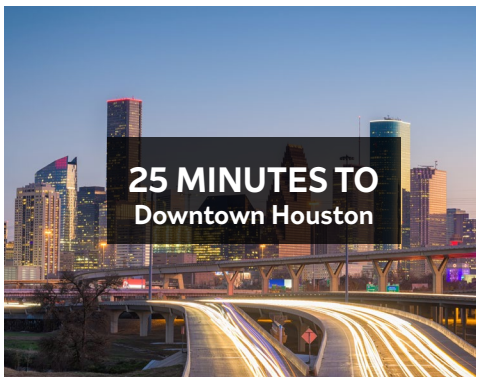
Valley Ranch is a 1,400-acre master-planned community. .At full build out, the mixed-use development is projected to span over 12 million square feet

The epicenter of Houston's fastest growing corridor Valley Ranch is located at Interstate 69 and The Grand Parkway (99). The dynamic development offers a variety of shopping, dining, entertainment and work options, as well as almost 2,000 completed homes. Upon completion, Valley Ranch will offer over 12 million square feet of mixed-use development including residential, retail, entertainment, office, hotel and medical.







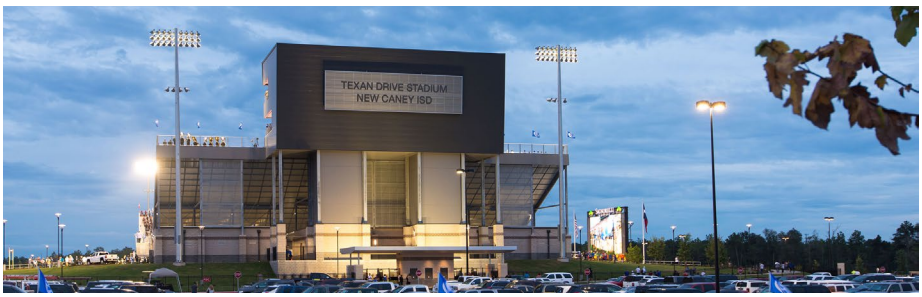


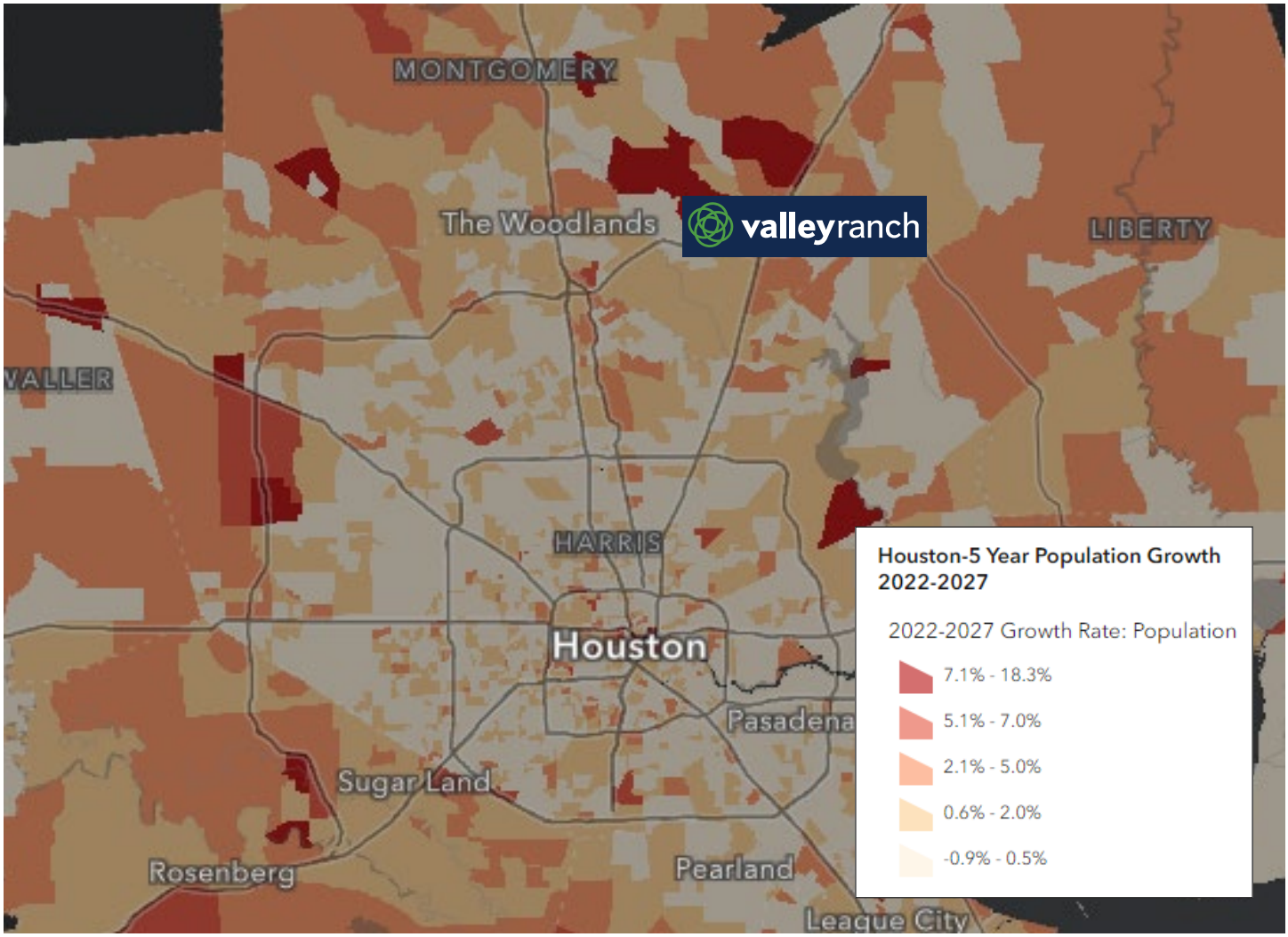
EDUCATION

The New Caney Independent School District spans an area of 86.48 square miles and is situated approximately 25 miles northeast of downtown Houston, Texas in Montgomery County.

Today, New Caney ISD is among the fastest growing school districts in Texas. Enrollment has grown to more than 19,000 students and 20 campuses.

In addition, the community offers higher education opportunities at Kingwood College. As part of the esteemed Lone Star College System, Kingwood College attracts nearly 83,000 students and is conveniently located within a 10-minute drive from Valley Ranch. The college provides a diverse range of associate degree programs and continuing education options, accommodating an enrollment of over 12,000 students.





THRIVING WITH OPPORTUNITY

Montgomery County has experienced substantial growth in population, economy, infrastructure, and real estate development.

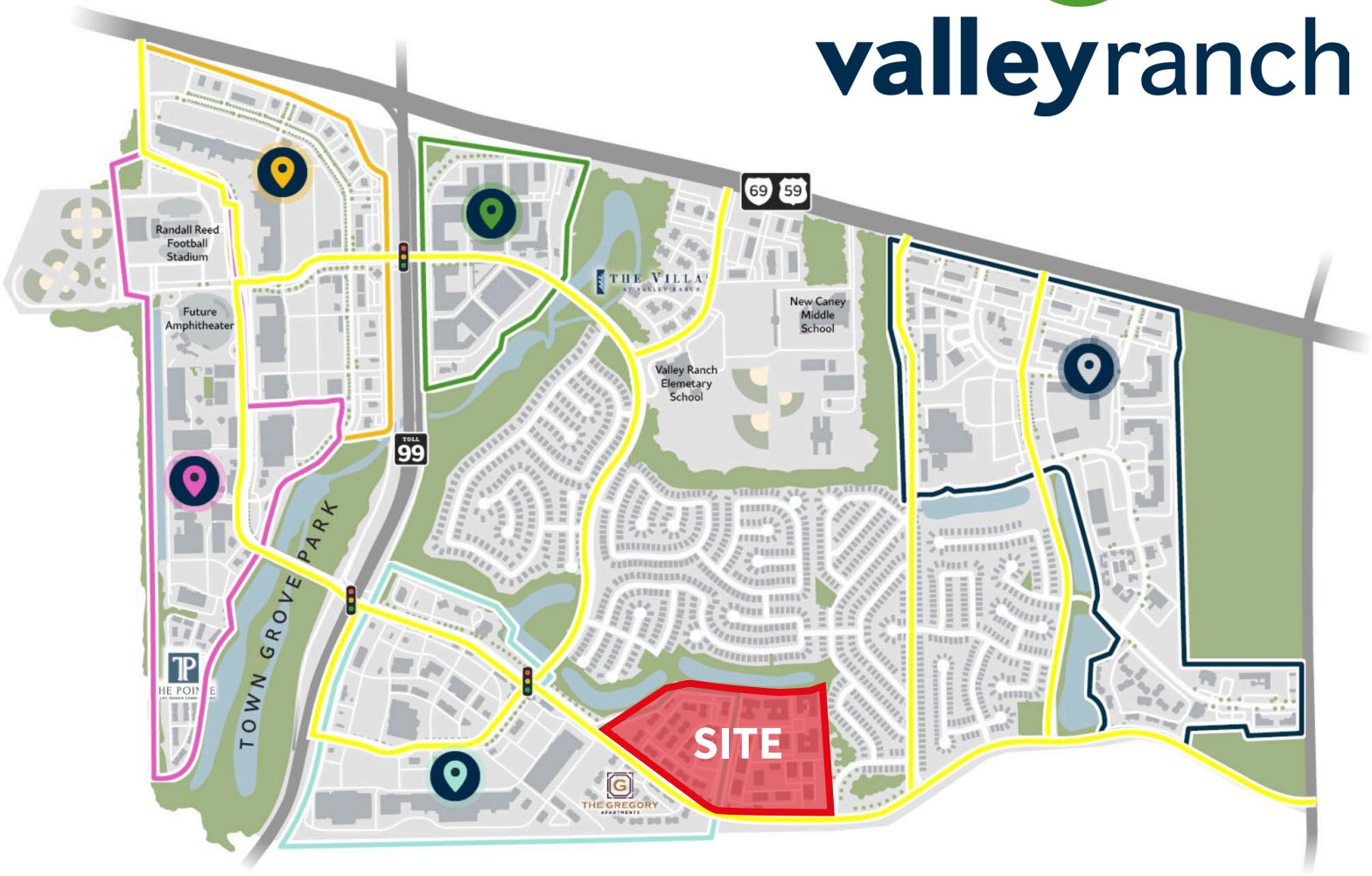
22
new master planned communities

±178,000
estimated new homes

±50,000
AC under development

Population growth
630,000
residents in 2020 to projected
1.2+ million in 2035

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