

An aerial photograph of the TowneLake Cypress resort at sunset. The image shows a large, winding lake in the center, surrounded by residential-style buildings and green spaces. In the foreground, there are commercial buildings, including one with a 'WEB' sign and another with a 'TORCHYS' sign. A parking lot filled with cars is visible in the bottom left. The sky is a mix of orange, yellow, and blue, with the sun low on the horizon. The text 'TOWNE LAKE' is overlaid at the top in a large, black, serif font, with a blue wave graphic underneath it. Another blue wave graphic is positioned below the main title and above the bottom text.

TOWNE LAKE®

Make Waves With Your Business

**The Premier Destination in Cypress
for Shopping, Dining & Entertainment**

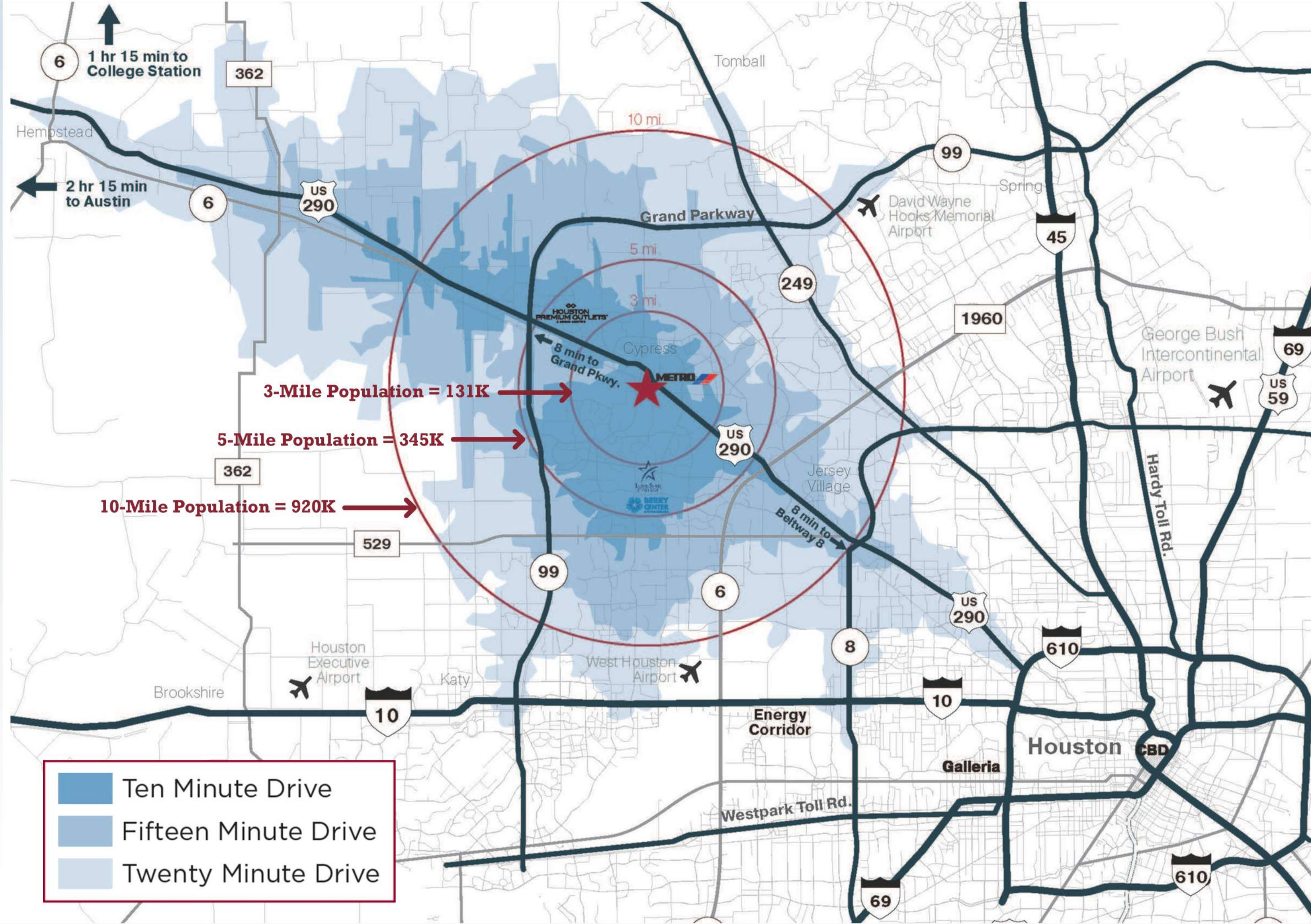
ACCESSIBILITY

Towne Lake offers premier regional access with immediate connectivity to Hwy 290, Beltway 8, and Grand Parkway (99), positioning the community within convenient reach of Downtown Houston, major employment corridors, and Houston airports.

TRAFFIC COUNT:

169K

Vehicles Per Day
on Hwy 290



IN THE MIDDLE OF IT ALL

Renowned for its rapid growth and vibrant economic landscape, Cypress is strategically positioned with a vast number of communities, making it attractive for businesses seeking to capitalize on its expanding market.

A+ Rated

CFISD has been named the largest
“A Rated” Texas School District

Neighboring the Berry Center that has
1.5 million annual visitors with all
CFISD football games played here
Thursday- Sunday

Nearby Lone Star College
with 22,000+ students

Major nearby hospitals - Houston
Methodist, Memorial Hermann, HCA
Houston Healthcare

2nd Hottest Zip Code in Texas for
fastest-selling home markets



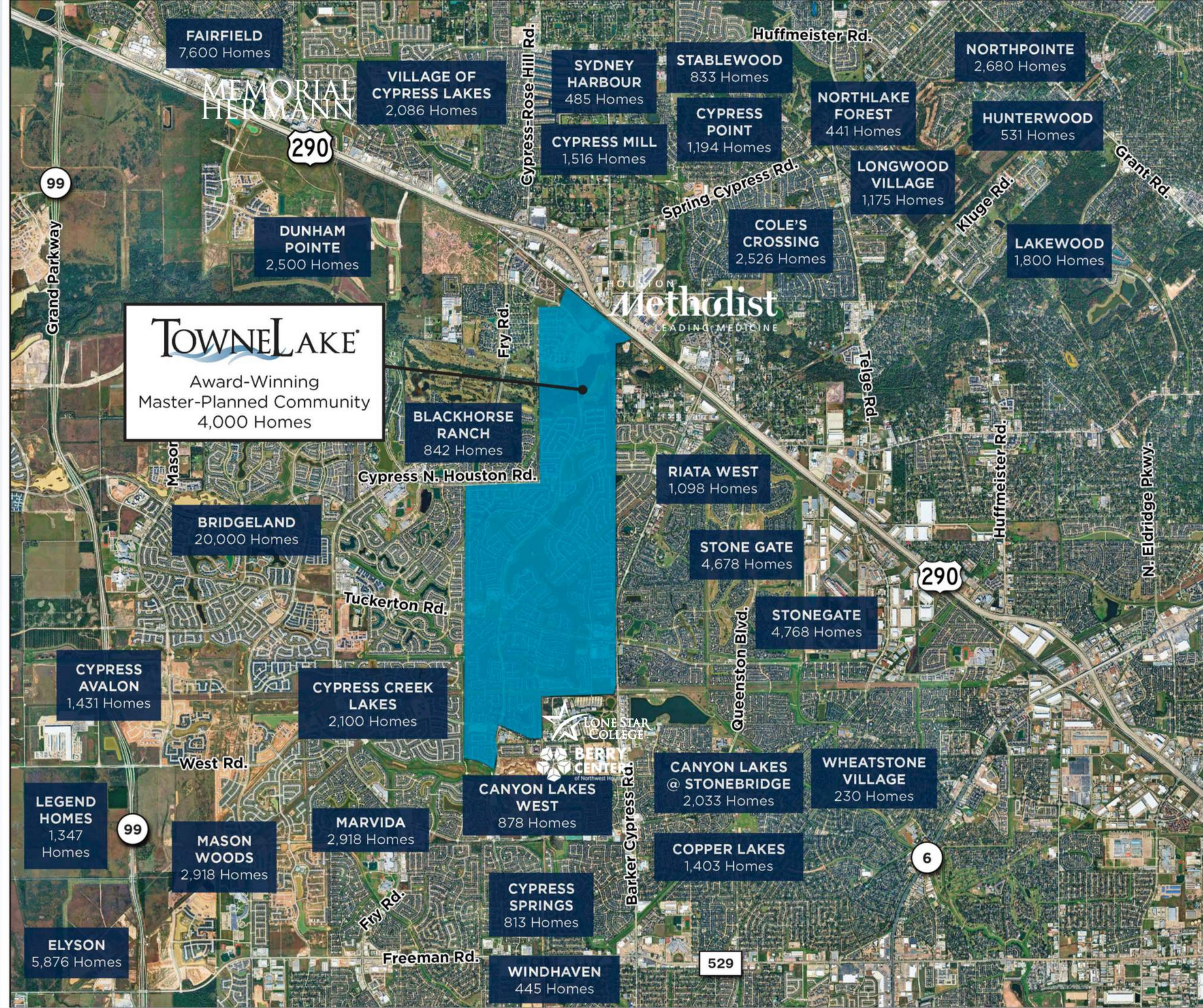
\$109,460

Est. Avg. HH Income*



64,520

Daytime Employment*



TOWNELAKE®



THREE-TIME MASTER-PLANNED COMMUNITY OF THE YEAR

- Award-winning master-planned community
- 9,000 residents
- 4,000 homes from the \$300s to the millions
- 3 on-site schools
- Strong community partnerships and affiliations with school districts, local hospitals, chamber of commerce and other organizations
- Amenities include a 300-acre boatable lake, Destination Island, parks, lazy river, fitness center, club house and marina

Developed by the award-winning:

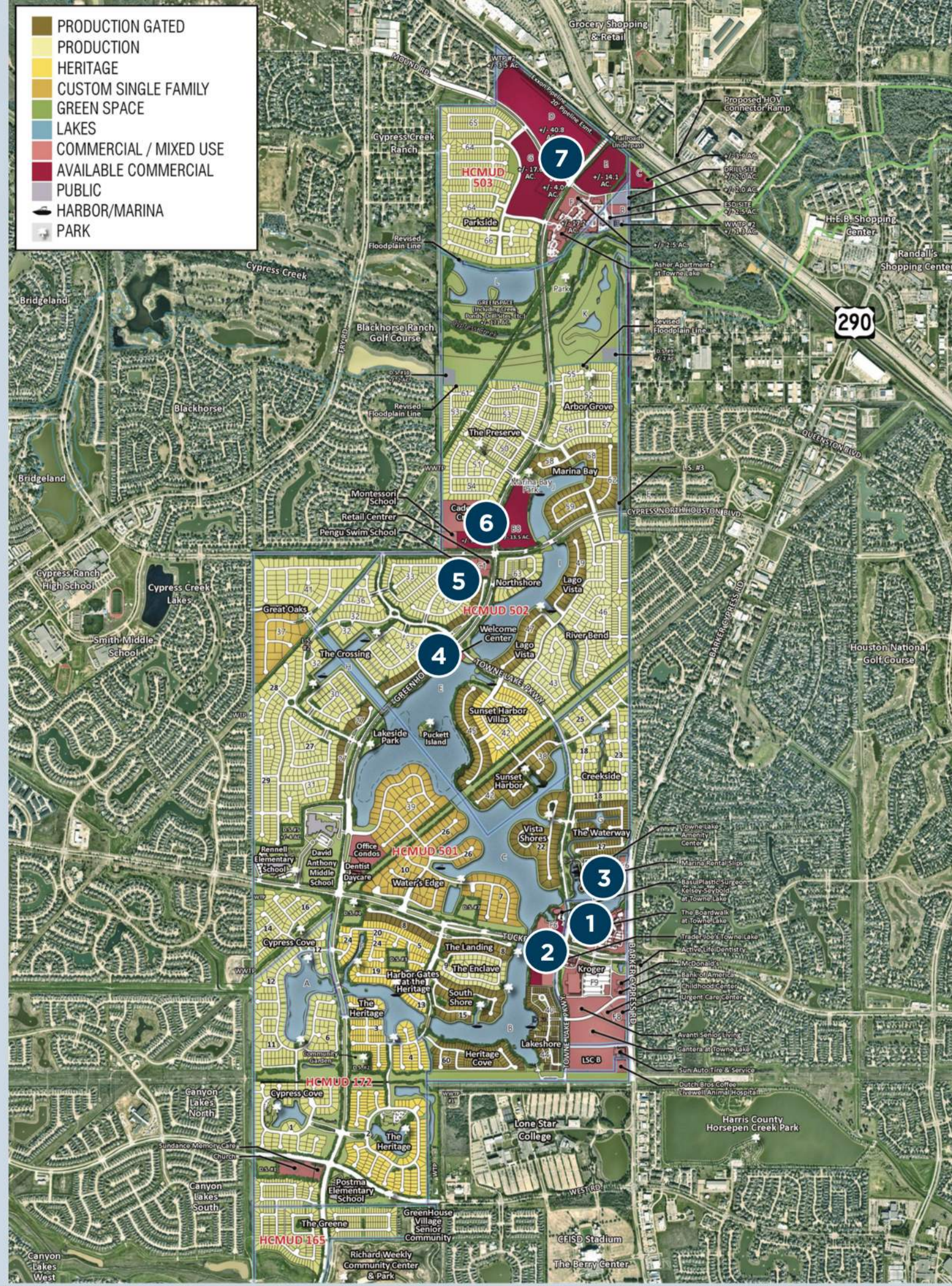




COMMERCIAL OPPORTUNITIES

- 1 Boardwalk Towne Lake**
±196,000 SF Mixed-Use
- 2 Pad Sites for Ground Lease**
Two restaurant Pad Sites Available Next to Trader Joe's; Additional Pad Site Adjacent to Trader Joe's
- 3 Pad Site for Sale or Ground Lease**
2.3 Acres on the Waterfront on Barker Cypress
- 4 Waterfront Space Available**
±5,000 SF Building
- 5 Towne Lake Market**
±18,000 SF Retail
- 6 Future Commercial Opportunities**
- 7 Towne Lake North**

Mary Caldwell, CCIM, SIOR
Mccaldwell@Caldwellcos.com
281.664.6636



Towne Lake Market

PROPERTY FEATURES

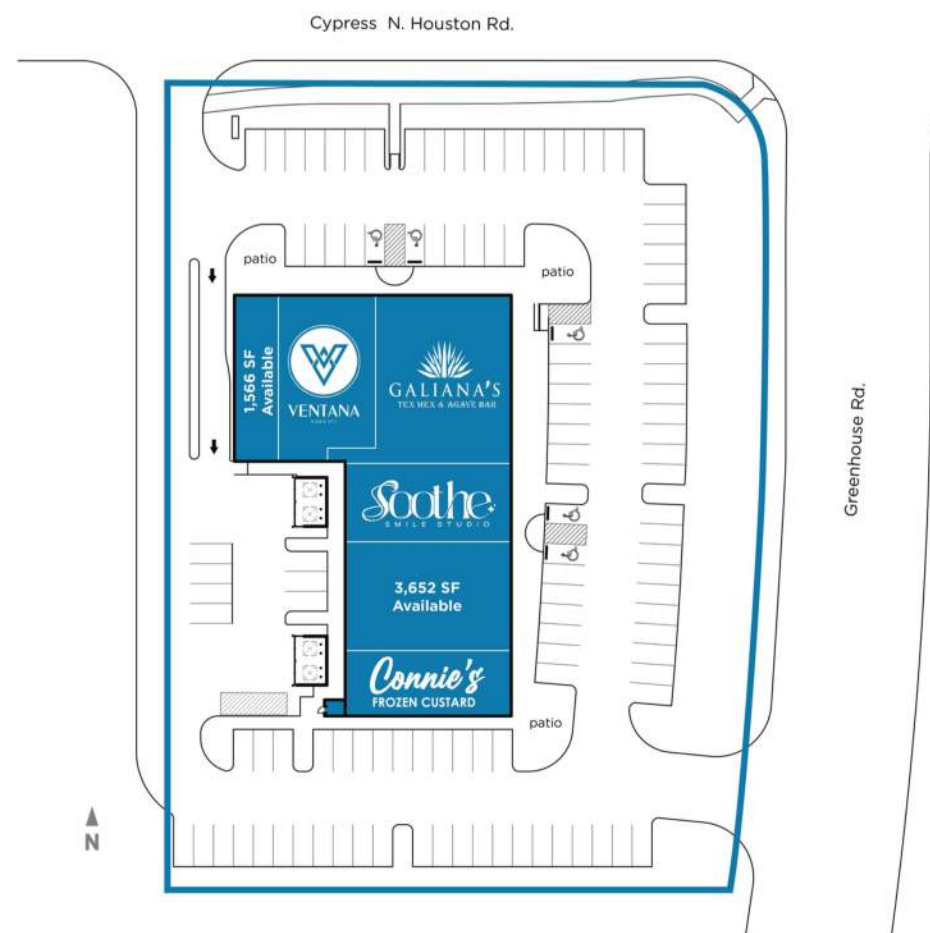
- Beautifully designed retail development with drive-through end cap available
- Patio space available
- Monument signage opportunity
- Ample on-site parking with 113 spaces

TENANT OPPORTUNITIES

- Restaurants, Juice Bar, Coffee Shop
- Wellness/Fitness, Salon/Spa Services
- Insurance and Financial Services
- Retail, Entertainment

LOCATION

- Minutes away from Boardwalk at the corner of Greenhouse Rd & Cypress N Houston Rd
- Along the carpool path approximately one mile from a middle & elementary school
- Future direct access to US 290 via Greenhouse Road railroad underpass - under construction

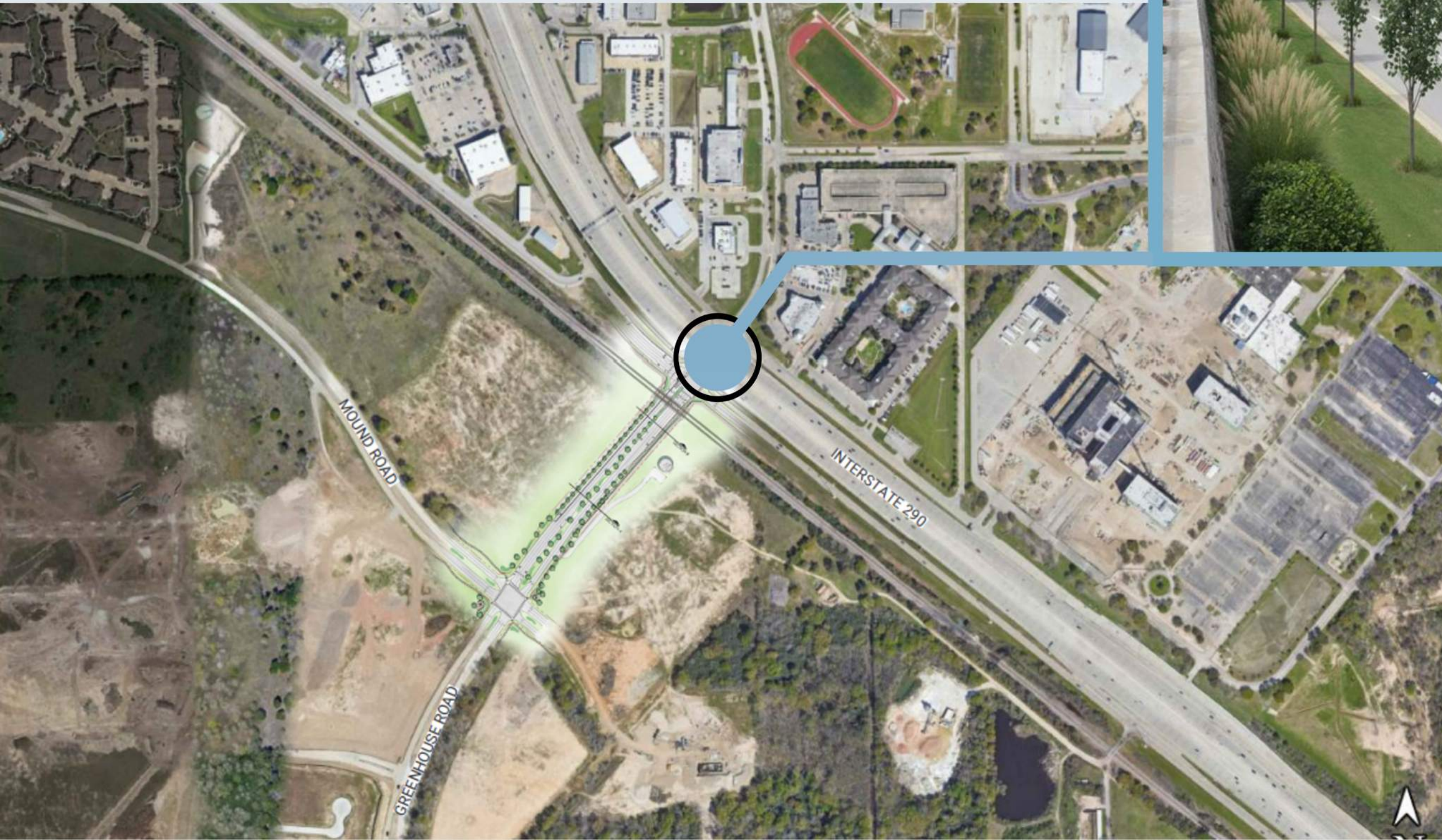


GREENHOUSE ROAD EXPANSION



***\$81M Greenhouse Road underpass
under construction***

[Read Full Article >>](#)



CONSTRUCTION UNDERWAY

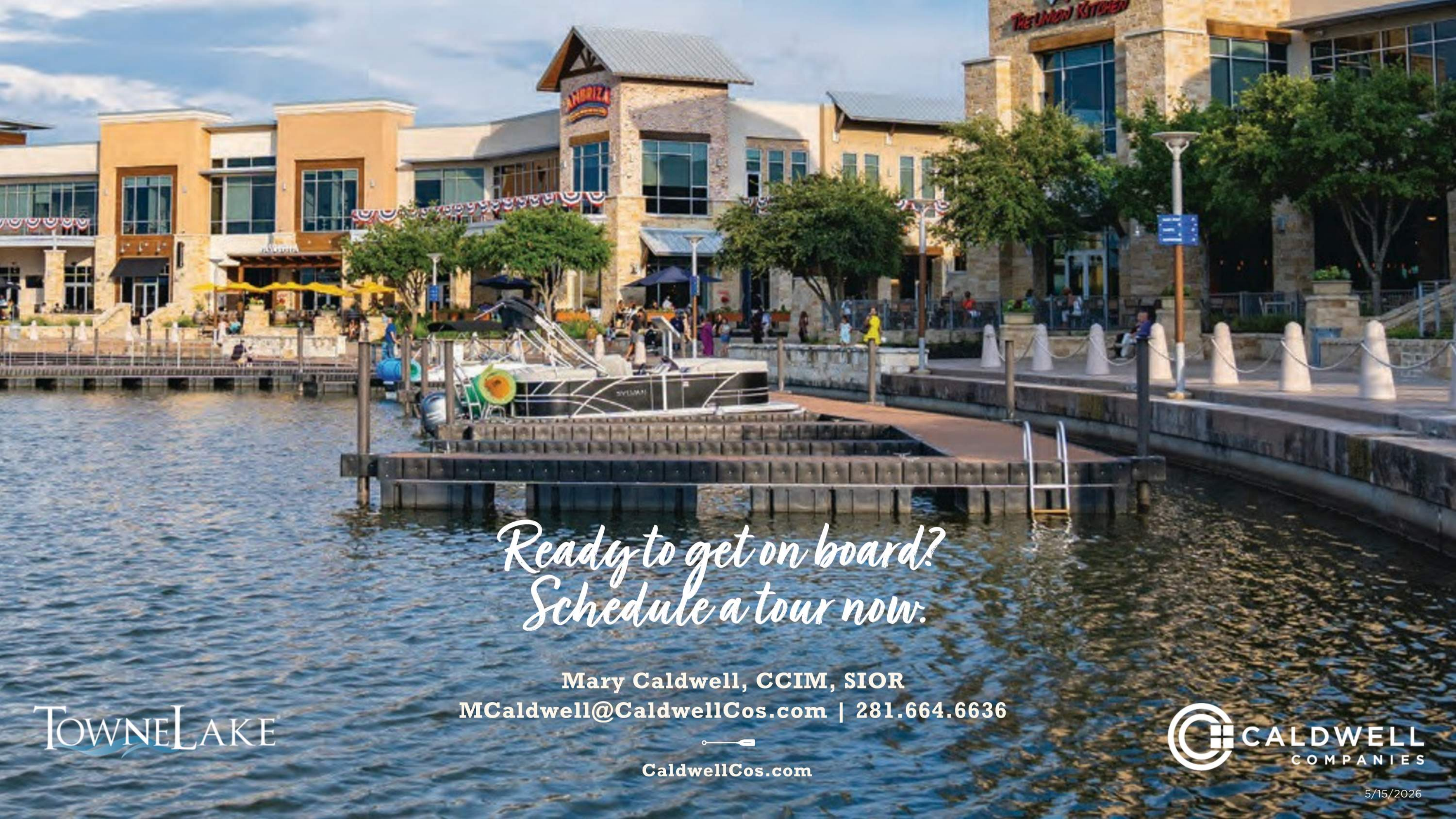
Greenhouse Road will extend north from Mound Road to Skinner Road under Hwy 290, providing direct access to this commercial site along a heavily trafficked corridor.

Current Traffic Counts:

24,441 Vehicles/day
(Greenhouse & Cypress N Houston)

Fry Rd Traffic Counts:

Up to 49,000 Vehicles/day



*Ready to get on board?
Schedule a tour now.*

Mary Caldwell, CCIM, SIOR
MCaldwell@CaldwellCos.com | 281.664.6636

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CaldwellCos.com

TOWNELAKE



5/15/2026