

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's a commercial area with a parking lot and some businesses, including one with a 'WEB' sign. The sun is low on the horizon, creating a warm, orange glow over the entire scene. The text 'TOWNE LAKE' is overlaid at the top in a large, elegant serif font, with a blue wave graphic underneath it.

TOWNE LAKE®

Make Waves With Your Business

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

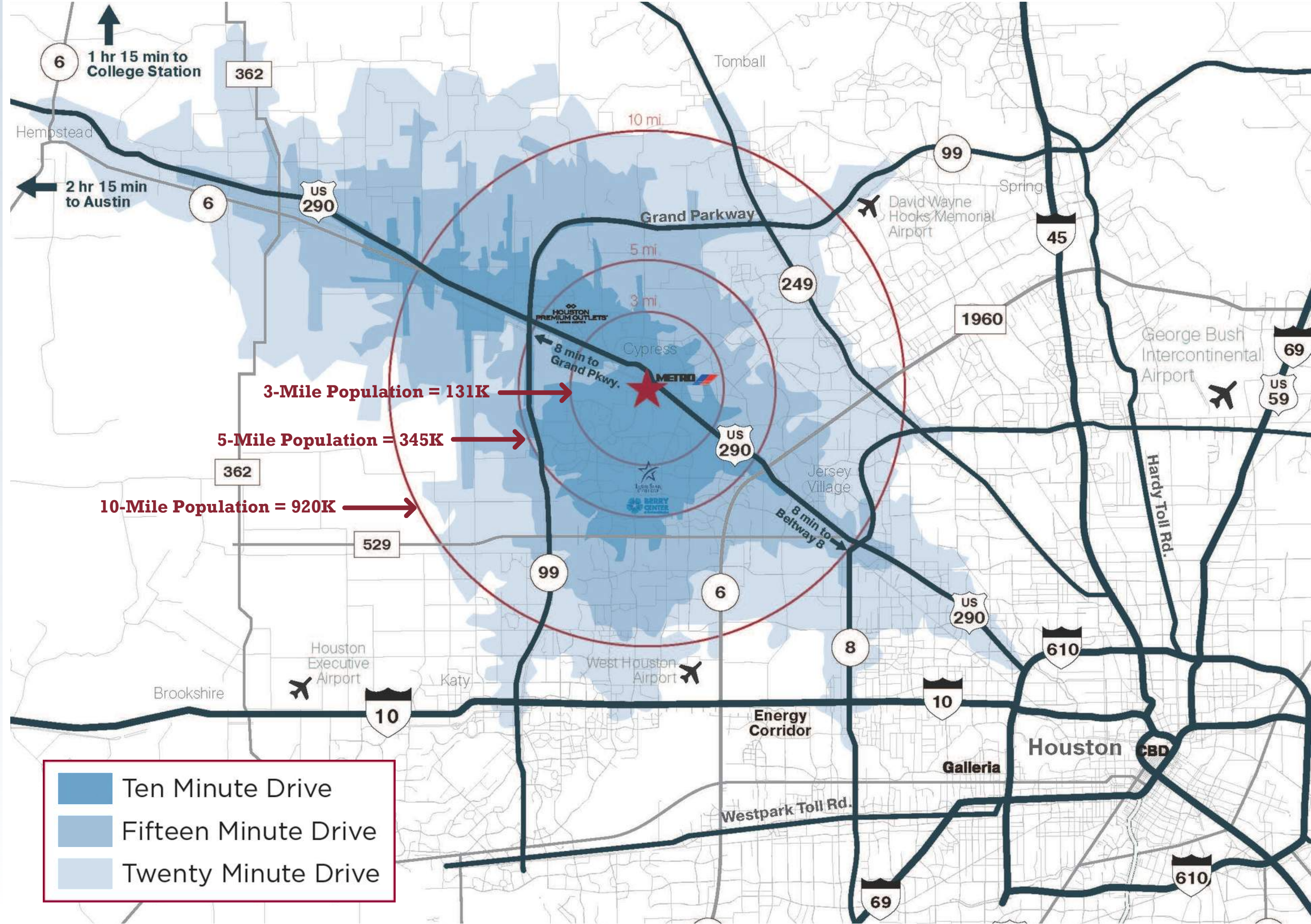
ACCESSIBILITY

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



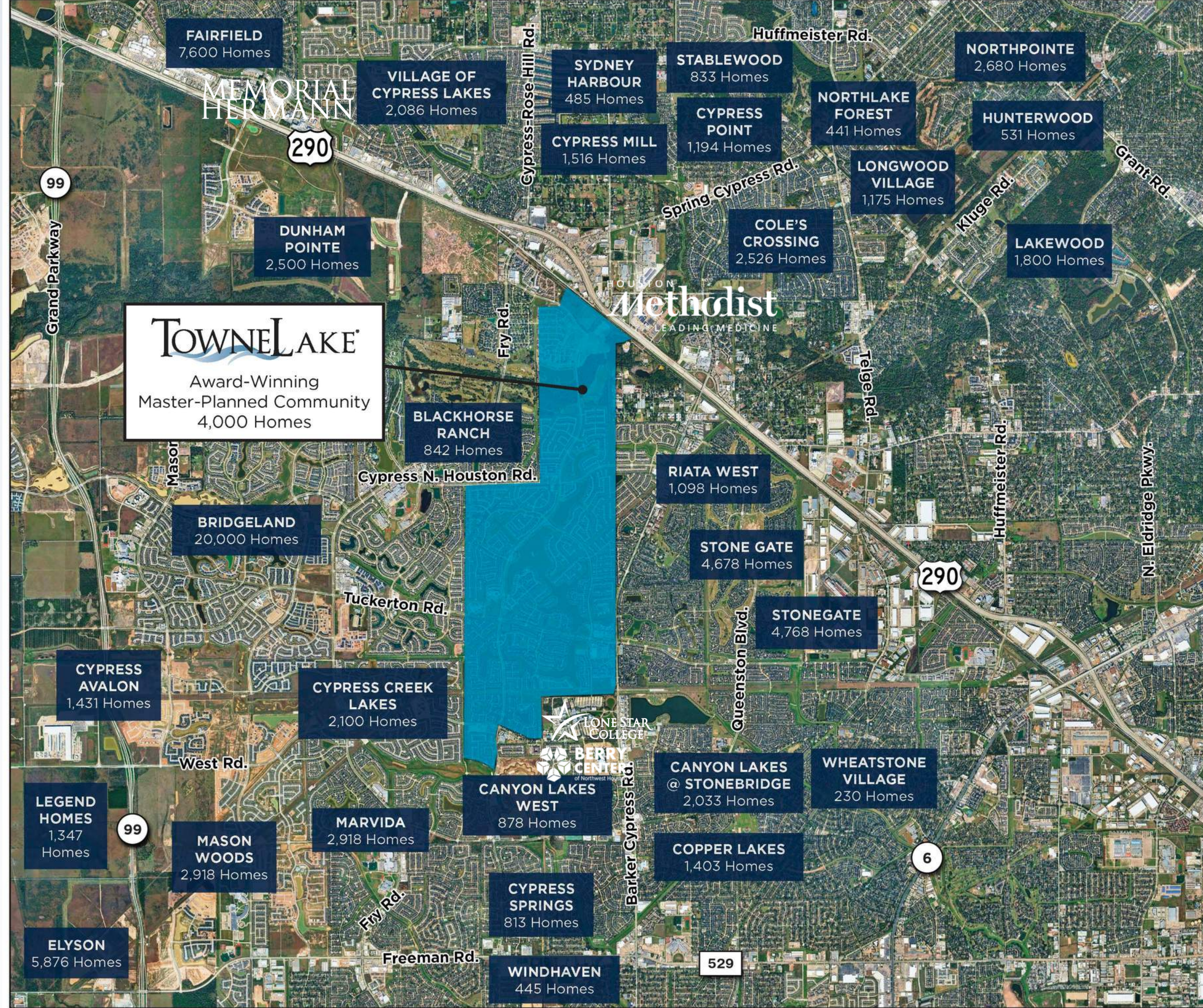
\$109,460

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:

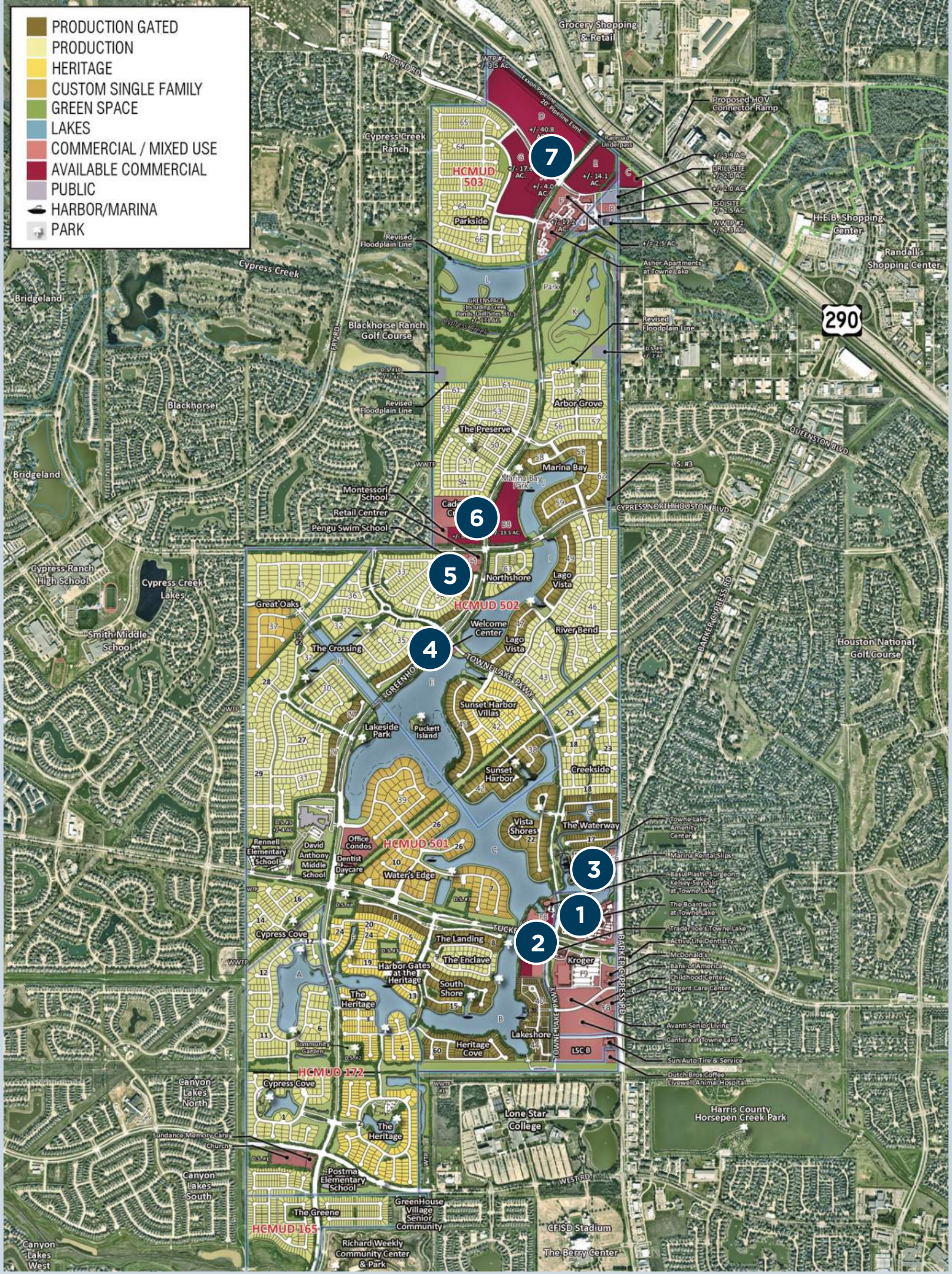




COMMERCIAL OPPORTUNITIES

- 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**

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MIXED-USE LAKESIDE DESTINATION WITH YEAR-LONG ACTIVATIONS

- NW Houston's premier lakeside destination for shopping, dining, entertainment, wellness, and services
- 66,060 Daily traffic count on Barker Cypress Rd
- Waterfront ambiance offering sweeping lake views, and the perfect setting for all of life's events
- Live music every weekend
- Weekly, monthly and signature events to drive foot traffic (i.e., Farmer's Market, seasonal events)
- 44,000+ hyper-local social following



**3.3 Million
Visits**
PerYear



**671,100+
Customers**
PerYear

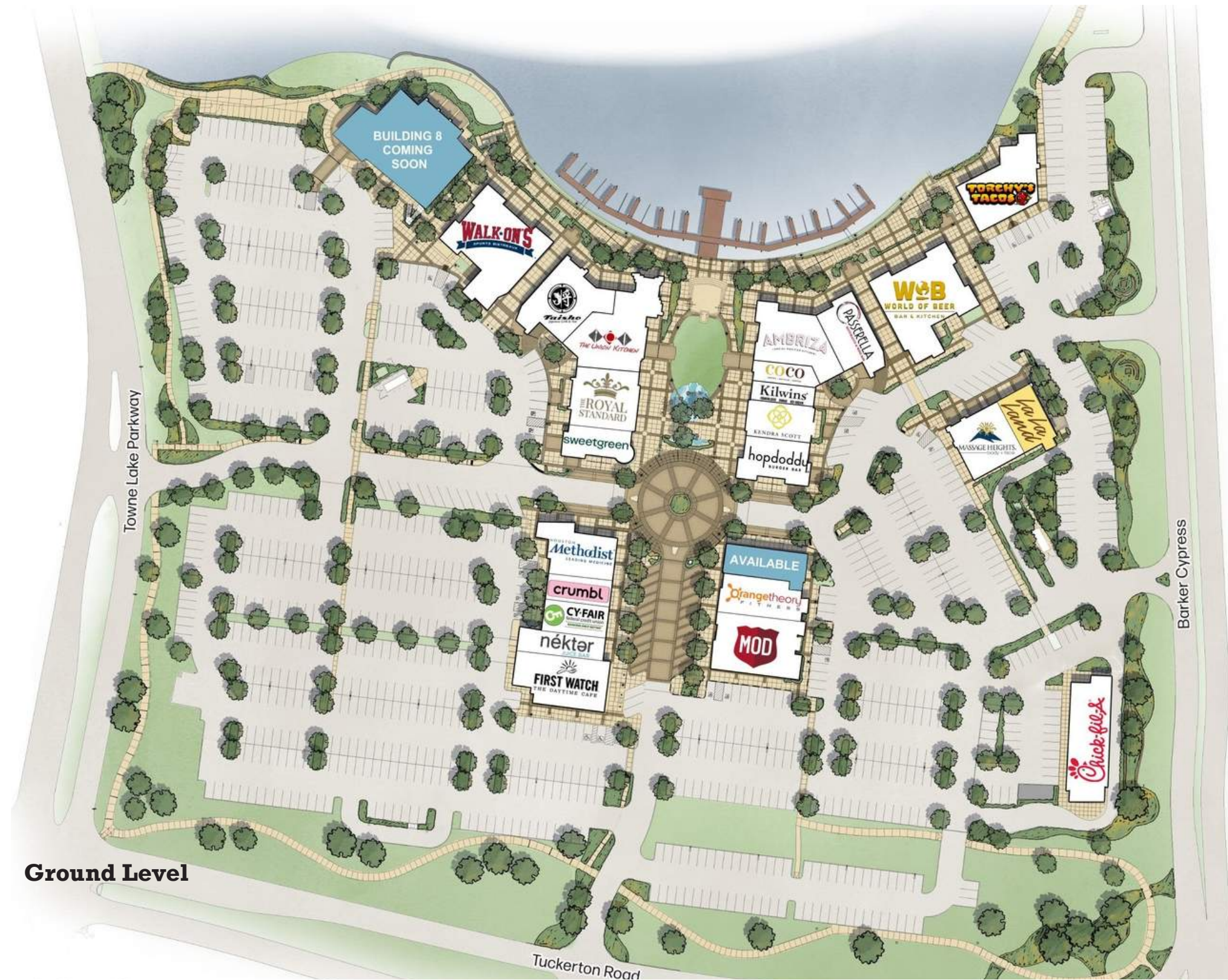


36 Businesses
Retail • Dining •
Health/Fitness



23 Boat Slips





TENANT MIX

Join national retail brands in one of their top performing locations in Texas.

Dining

Ambriza Social Mexican Kitchen
Chick-Fil-A
COCO Crepes & Coffee
Crumbl Cookies
First Watch
hopdoddy burger bar
Kilwins Ice Cream-Chocolate-Fudge
la la land
MOD Pizza
Nekter Juice Bar
Passerella Ristorante & Wine Bar
sweetgreen
Taisho Japanese Grill & Bar
The Union Kitchen
Torchy's Tacos
Walk-Ons Sports Bistreaux
World of Beer

Shopping

Kendra Scott
The Royal Standard

Wellness

Club Pilates
Copper Creek Othodontics
Houston Methodist
Lakeshore Eye Care
Massage Heights
Orangetheory Fitness
Reserve Salon and Spa
Texas Children's Pediatrics

Service

Airrosti
Caldwell Companies
Cy-Fair Federal Credit Union
Frontier Title
Harris County Sheriff's Office
Huntington Learning Center
Martha Turner | Sotheby's International
Ravenna Homes



BUILDING 8 ON THE WATERFRONT

- Iconic two-story waterfront opportunity – the final and most prominent pad on the lake
- Flexible two-story design with unmatched lake views and outdoor patio potential – perfect for elevated restaurant, rooftop bar, retail, or creative office
- Front-row Boardwalk location – positioned directly along the water's edge with direct pedestrian connectivity
- High-visibility corner site – visible from Towne Lake Parkway and walkable to all Boardwalk amenities
- Flagship branding opportunity – anchor position designed to capture both day and night activity
- Walkability + Experience – surrounded by restaurants, entertainment, and lakefront trails
- Built-in customer base – dense residential and retail synergy with Trader Joe's and existing Boardwalk tenants
- Signature architectural statement – a chance for a brand to own the skyline of Boardwalk Towne Lake
- Rare, one-of-a-kind opportunity that will not repeat



Artist renderings

PAD SITES NEXT TO TRADER JOE'S AVAILABLE FOR GROUND LEASE

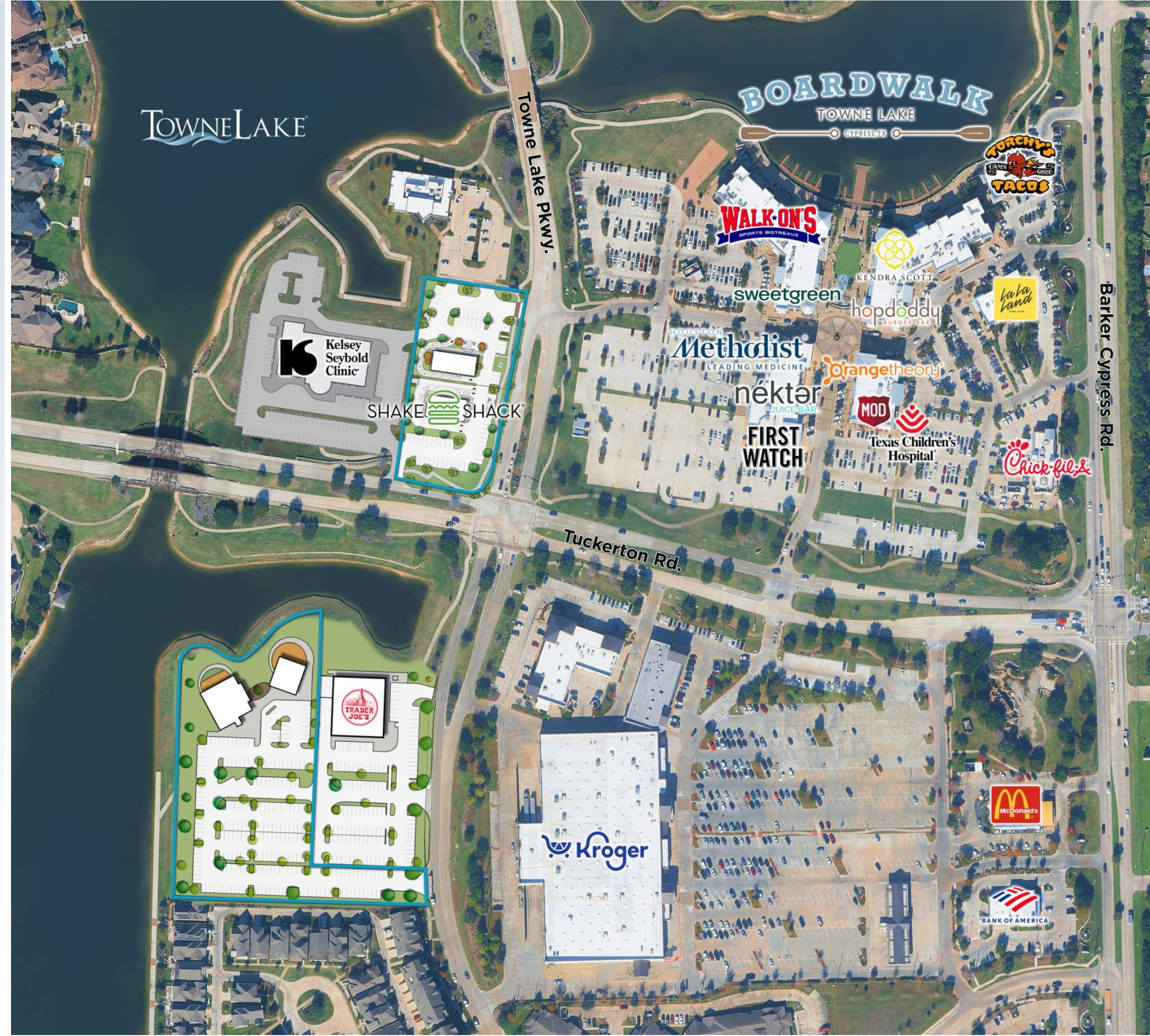
- Strategically clustered pad sites at a signalized intersection adjacent to The Boardwalk at Towne Lake
- Direct visibility and access from Tuckerton Road and Towne Lake Parkway with $\pm 22,982$ vehicles per day
- Surrounded by top-performing national brands including Trader Joe's, Chick-fil-A, MOD Pizza, Orange Theory and Kendra Scott

PAD SITE ADJACENT TO BOARDWALK

- Frontage on a highly trafficked corner with direct ingress and egress
- One .94-acre pad site for ground lease
- Ideal user - premium QSR, bank/financial services

WATERFRONT PAD SITES

- Front-row lakefront visibility, located next to Trader Joe's
- 3.75 acres for ground lease; can be divided
- Ideal users - lifestyle retail and restaurants



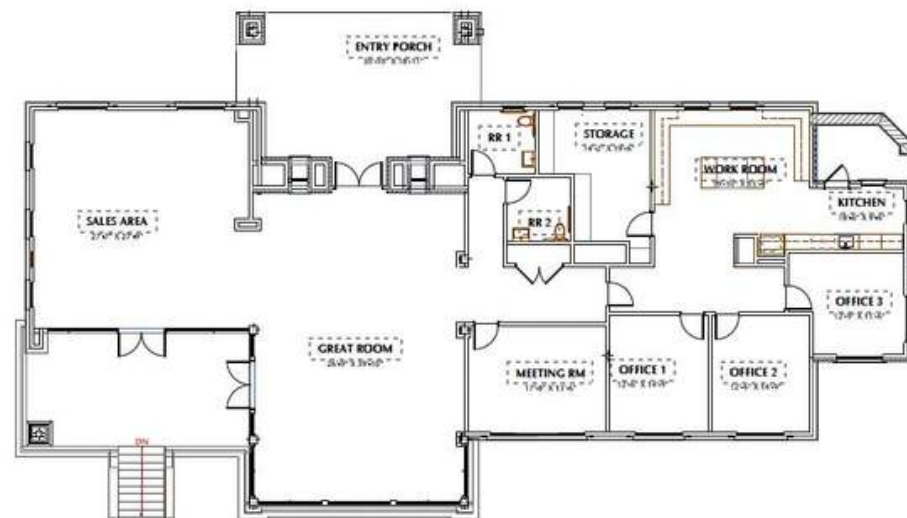
WATERFRONT PAD SITE ON BARKER CYPRESS ROAD AVAILABLE FOR SALE OR GROUND LEASE

- 2.38-acre waterfront property with gorgeous views strategically located on Barker Cypress Road
- Ideal for a restaurant or lifestyle retail
- Located on the highly trafficked Barker Cypress Road with direct ingress and egress (right and left turns)
- Adjacent to Boardwalk Towne Lake commercial district and top-performing national brands



WATERFRONT COMMERCIAL SPACE AVAILABLE FOR SALE OR LEASE

- 4,070 SF waterfront building with stunning lake views
- Fully built-out and move-in ready — ideal for professional offices like real estate, insurance, title, wealth management or showcase-style customer experience space
- Flexible interior layout including multiple private offices, conference room, kitchen, and open collaboration space
- Expansive windows and natural light with unobstructed views of the water
- Prominent signage opportunity at the front door to Boardwalk Towne Lake



Towne Lake Market

PROPERTY FEATURES

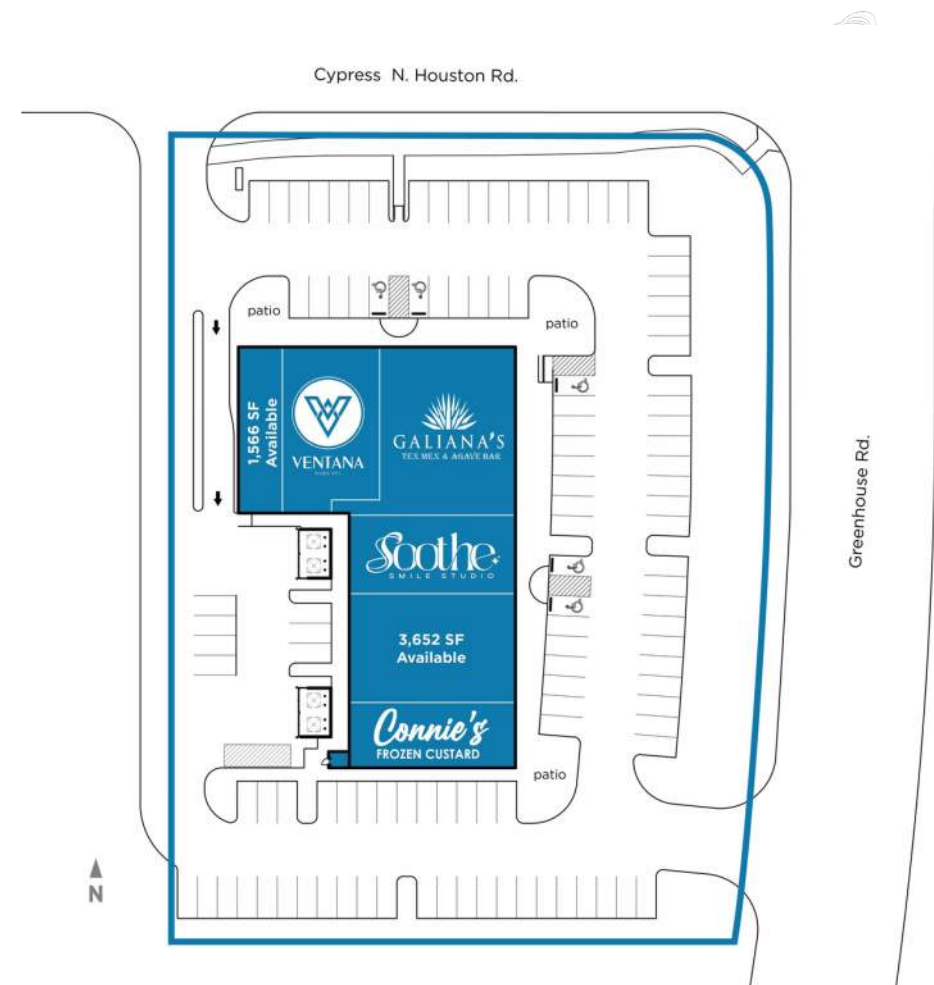
- Beautifully designed retail development with drive-through end cap available
- Patio space available
- Monument signage opportunity
- Ample on-site parking with 113 spaces

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

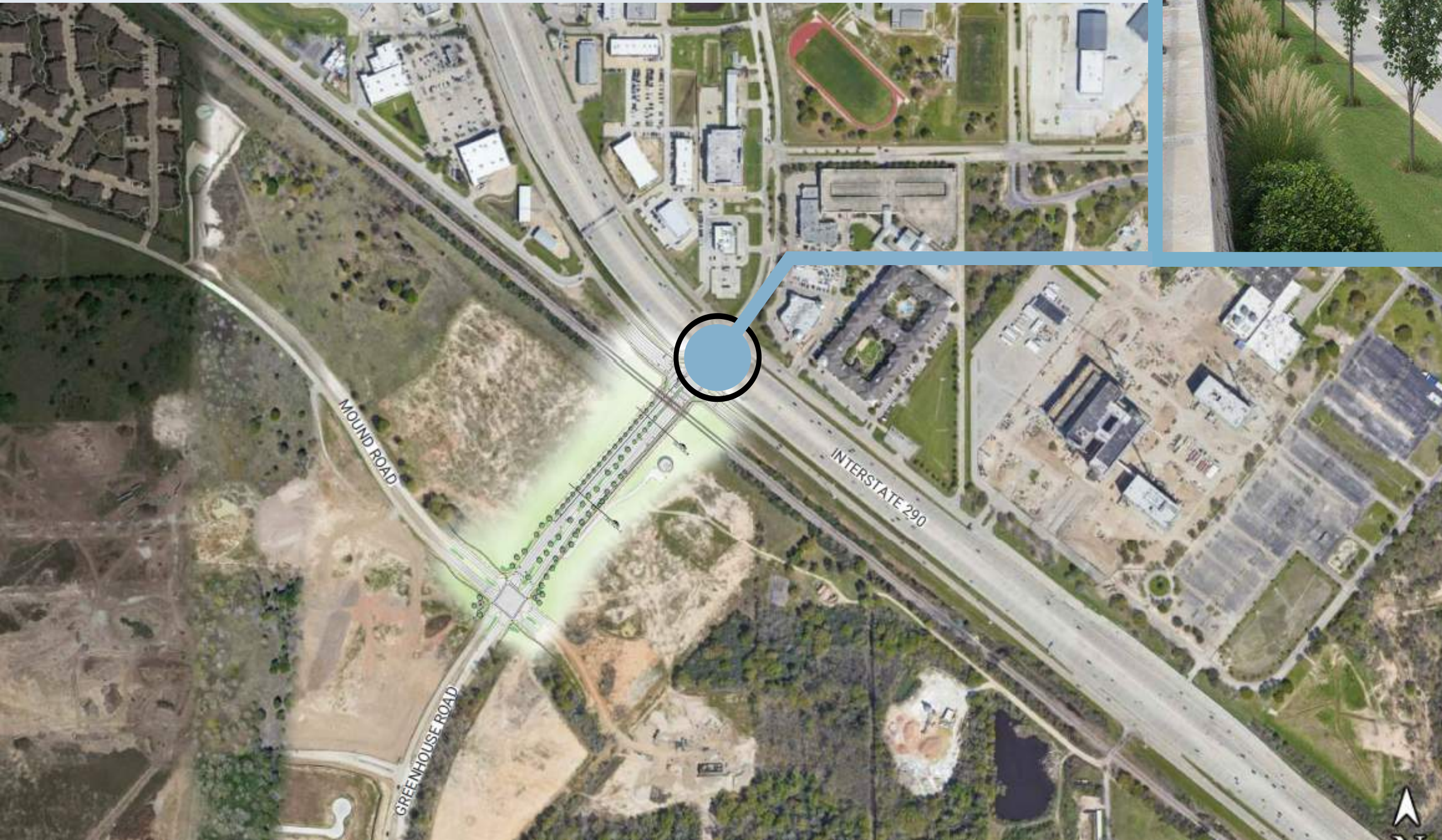


GREENHOUSE ROAD EXPANSION



***\$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

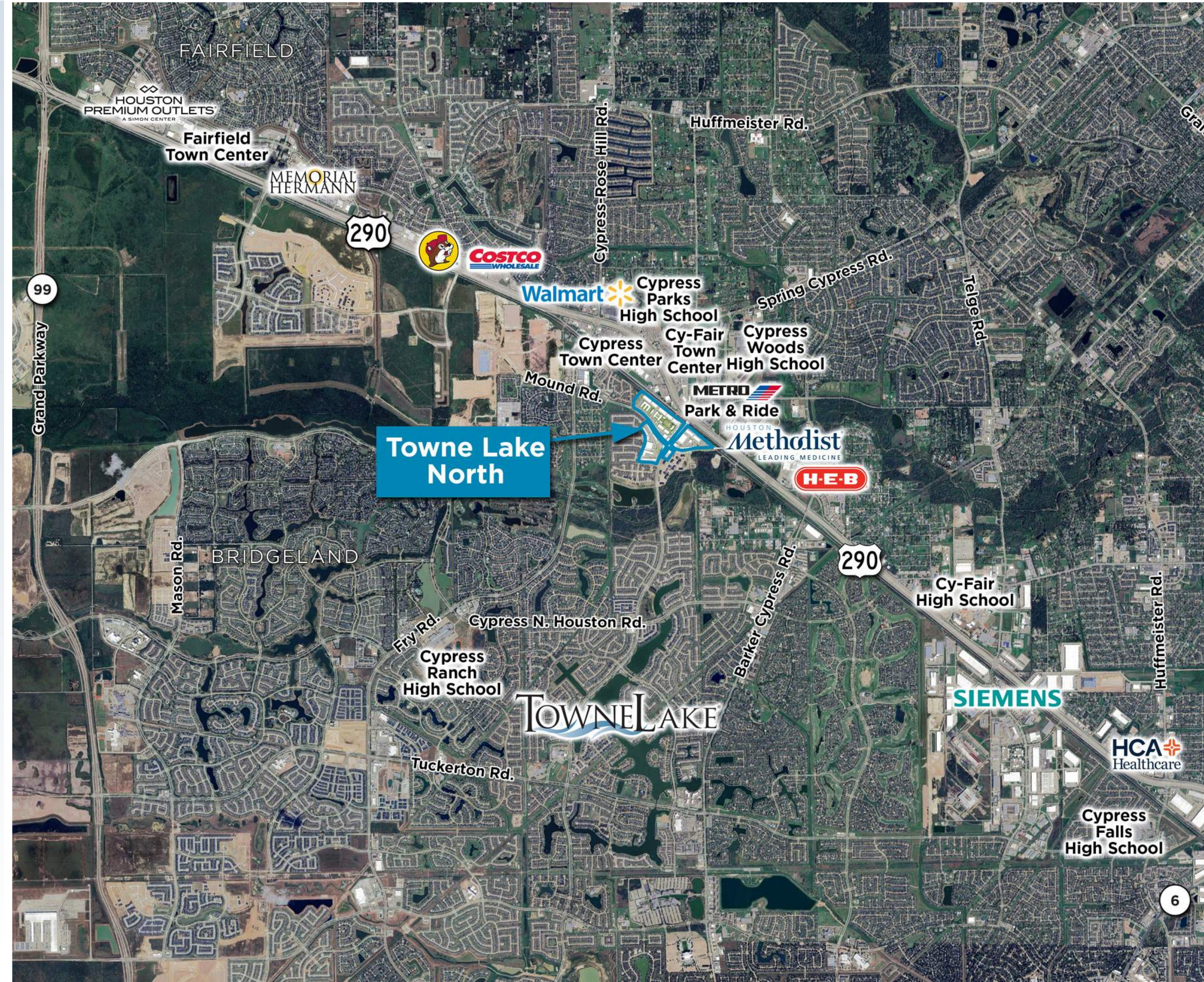
TOWNE LAKE NORTH FUTURE 90-ACRE COMMERCIAL DISTRICT

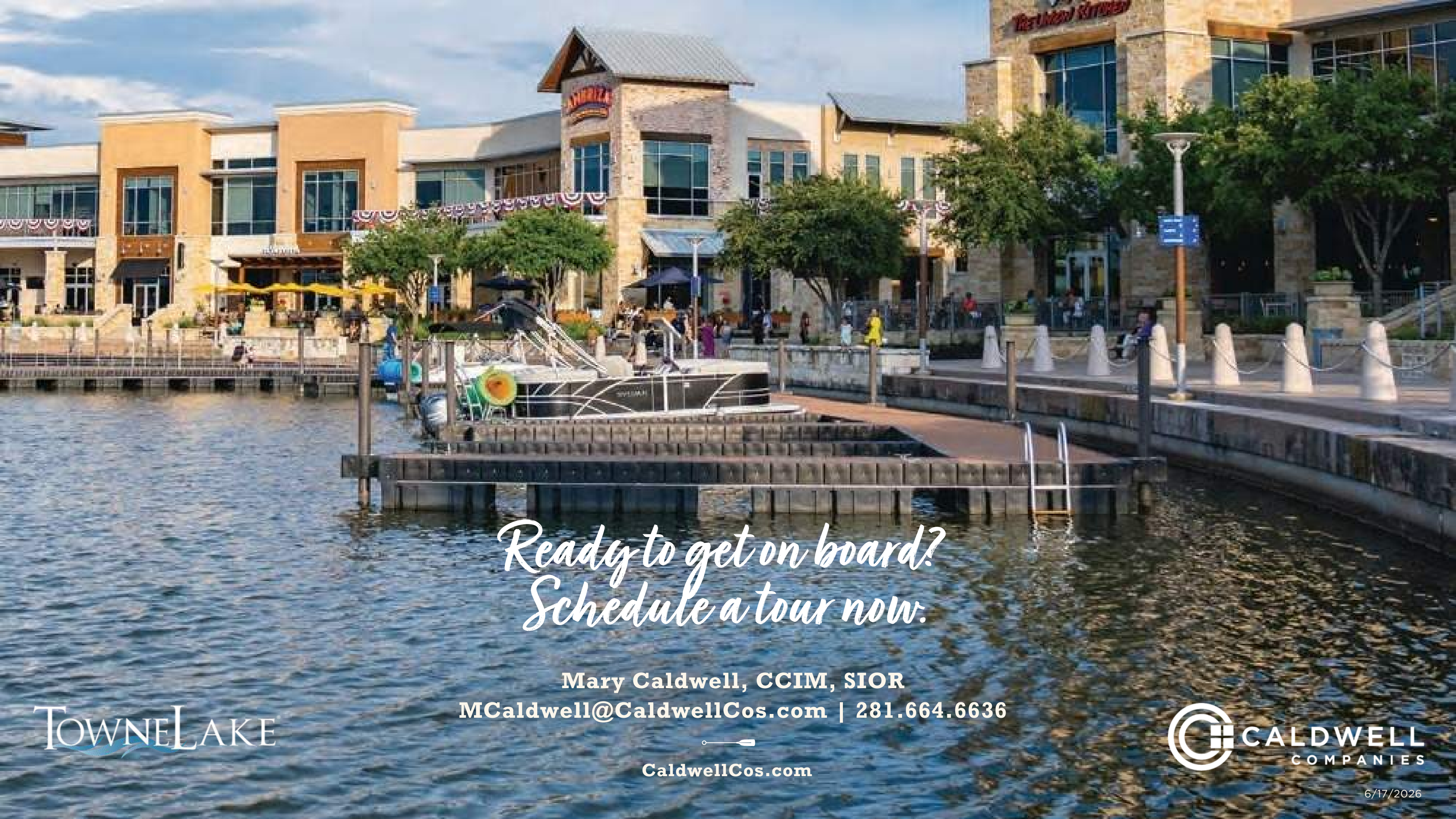
- 90 commercial acres fronting Hwy 290
- Prime freeway visibility & building signage opportunity
- Mixed-use commercial with medical, retail, restaurant & office
- Located within a mature, high-performing master-planned community anchoring the 290 Corridor



LOCATED ALONG NW HOUSTON'S MAIN COMMERCIAL CORRIDOR

- Located along Hwy 290, the major northwest artery & high-traffic commuter path to Austin & College Station
- Nearby restaurants and retail for high traffic and convenience
- Serves a rapidly growing, affluent population base in NW Houston with strong long-term residential absorption since 2006
- Convenient site access with Future Underpass expansion for increased drive-by traffic





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

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CaldwellCos.com

TOWNELAKE

 CALDWELL
COMPANIES

6/17/2026