

NWC Grand Parkway 99 & FM 529 | Cypress, TX 77433



# ELYSON TOWN CENTER

*Where Community Comes Together*



# WHERE NEIGHBORS BECOME FRIENDS

More than a shopping center, Elyson Town Center is the gathering place for one of Houston's most vibrant master-planned communities.

Designed to be the social and commercial heart of Elyson, this mixed-use destination brings together beloved local eateries, essential services, and community spaces—all within walking distance of home.

Where morning coffee runs turn into conversations .





# WHY CYPRESS-KATY

**#1**

FASTEST GROWING  
CORRIDOR

**70K+**

VEHICLES PER DAY  
GRAND PARKWAY

**\$222K**

RESIDENTS  
WITHIN 5 MILES

**\$111K**

AVG HOUSEHOLD INCOME  
WITHIN 5 MILES

**31.5**

MEDIAN AGE  
YOUNG FAMILIES

**3,643**

ACRES  
ELYSON MASTER PLAN





## A Strategic Address in

# HOUSTON'S MOST DYNAMIC GROWTH CORRIDOR.

Positioned at the signalized hard corner of FM 529 and the Grand Parkway (TX-99), Elyson Town Center commands visibility and access in one of Greater Houston's most sought-after locations.

The Cypress-Katy corridor continues to attract families seeking top-rated schools, new homes, and authentic community—creating unprecedented demand for retail, dining, and daily services.

Integrated into the award-winning Elyson master plan by Newland—the same team behind Cinco Ranch—this town center is designed to serve not just a neighborhood, but a lifestyle.

# THE VISION





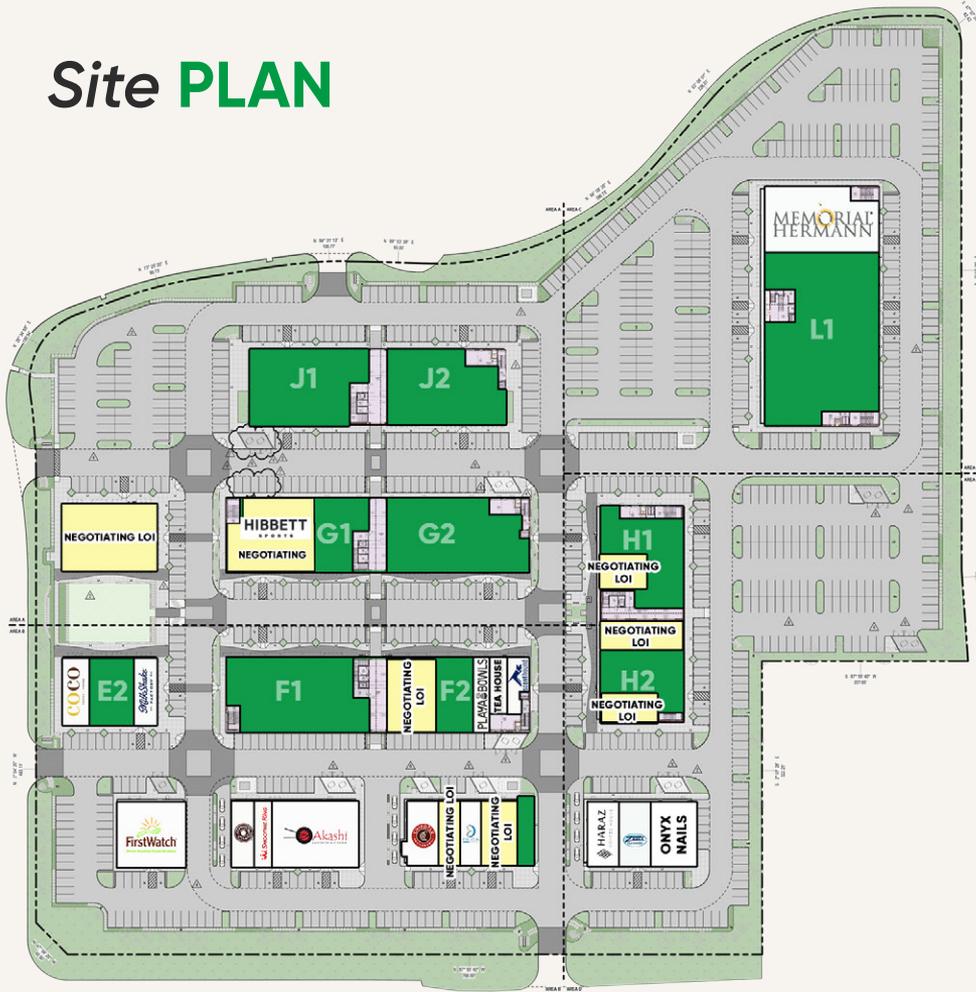


*MilkShake*  
FACTORY

E-100



# Site PLAN



## AVAILABLE SPACES

Space	Available SF
C2	1,400 SF
C4	3,363 SF
D1	6,904 SF
E2	3,297 SF
F1	1,100 - 10,606 SF
F2	1,100 - 7,182 SF
G1	1,100 - 10,606 SF
G2	1,100 - 10,739 SF
H1	1,100 - 7,737 SF
H2	1,100 - 9,083 SF
J1	1,100 - 8,379 SF
J2	1,100 - 8,625 SF
L1	1,200 - 20,173 SF

±184,000 SF Total | 949 Parking | Q3 2025 Delivery

# Key RETAIL DISTRICTS

- Cypress Creek Plaza (HEB)
- Boardwalk at Towne Lake
- Bridgeland
- Fairfield / Cypress Park
- Katy Asia Town



# The GROWTH STORY

23,000+

Existing & Future  
Homes within 5 Miles

New Quest  
Development

**Grand Mason.** New quest  
development. **400 Acre**  
mixed use development

22,000

Students at Lone  
Star College

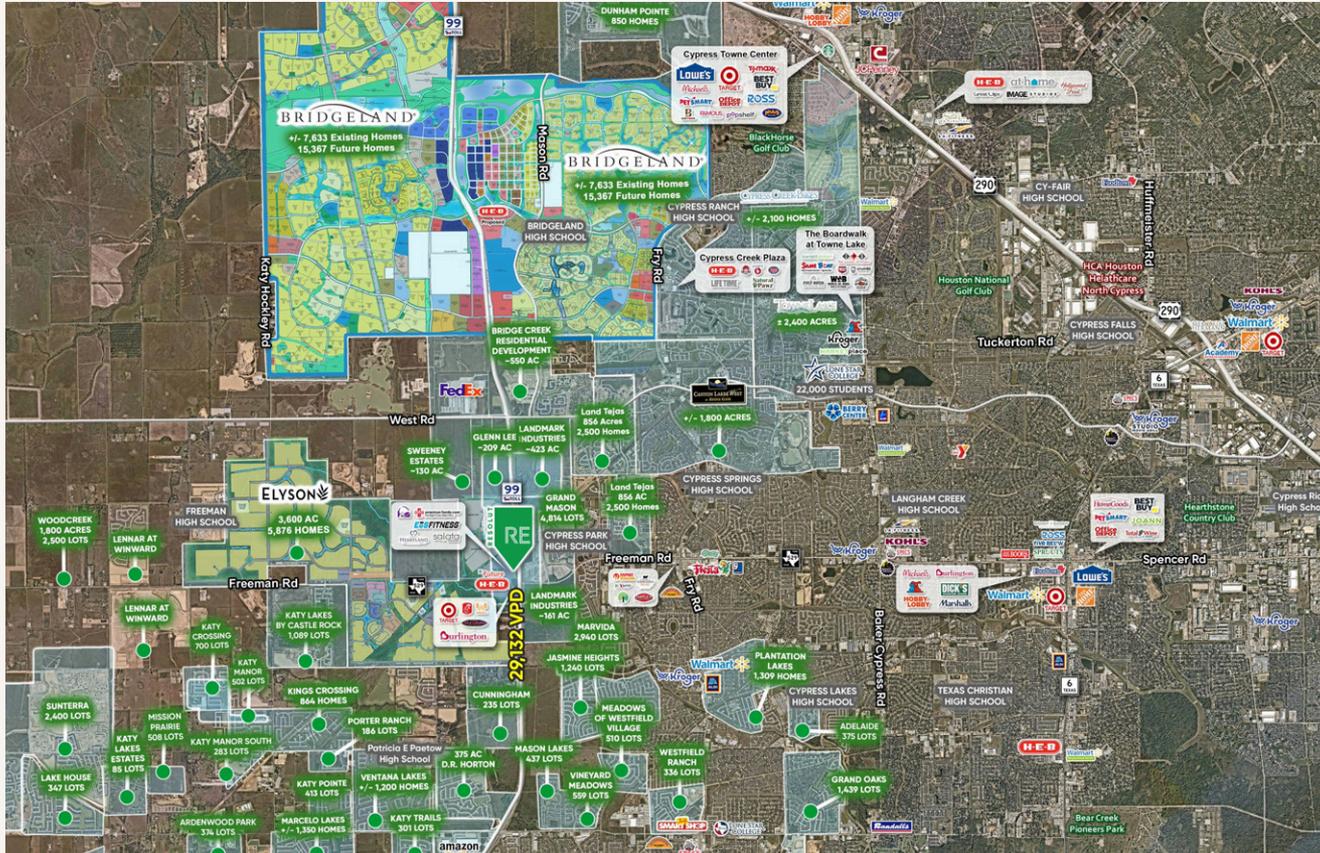
Future  
HEB

Grocery Anchor  
Adjacent to Site

5+

High Schools  
Serving Trade Area

# Aerial VIEW



54,377 VPD  
Grand Parkway

17,760 VPD  
FM 529

# Aerial VIEW



# Points OF INTEREST

## Elyson Master-Planned Community

3,643-acre award-winning development with 5,876+ homes

## Future HEB – Adjacent

Grocery anchor to drive daily trips

## Bridgeland – 5 miles

15,000+ future homes in neighboring master plan

## Cy-Fair ISD Schools – Throughout

Top-rated school district attracting young families

## Target

Across the street







## Demographics

(1 Mile Radius)

	Elyson TC	Cypress Creek Plaza	Boardwalk Towne Lake	Berry Center
HH Average Income	\$111,200	\$95,000	\$110,000	\$88,000
Median Home Value	\$350,000	\$320,000	\$425,000	\$285,000
Median Age	31.5	34.2	36.8	33.1
Bachelor's Degree+	42%	38%	52%	35%
Daytime Population	15,000	28,000	18,500	32,000



# ELYSON

## TOWN CENTER

Your brand belongs at  
this CENTER.

### Leasing

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