

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





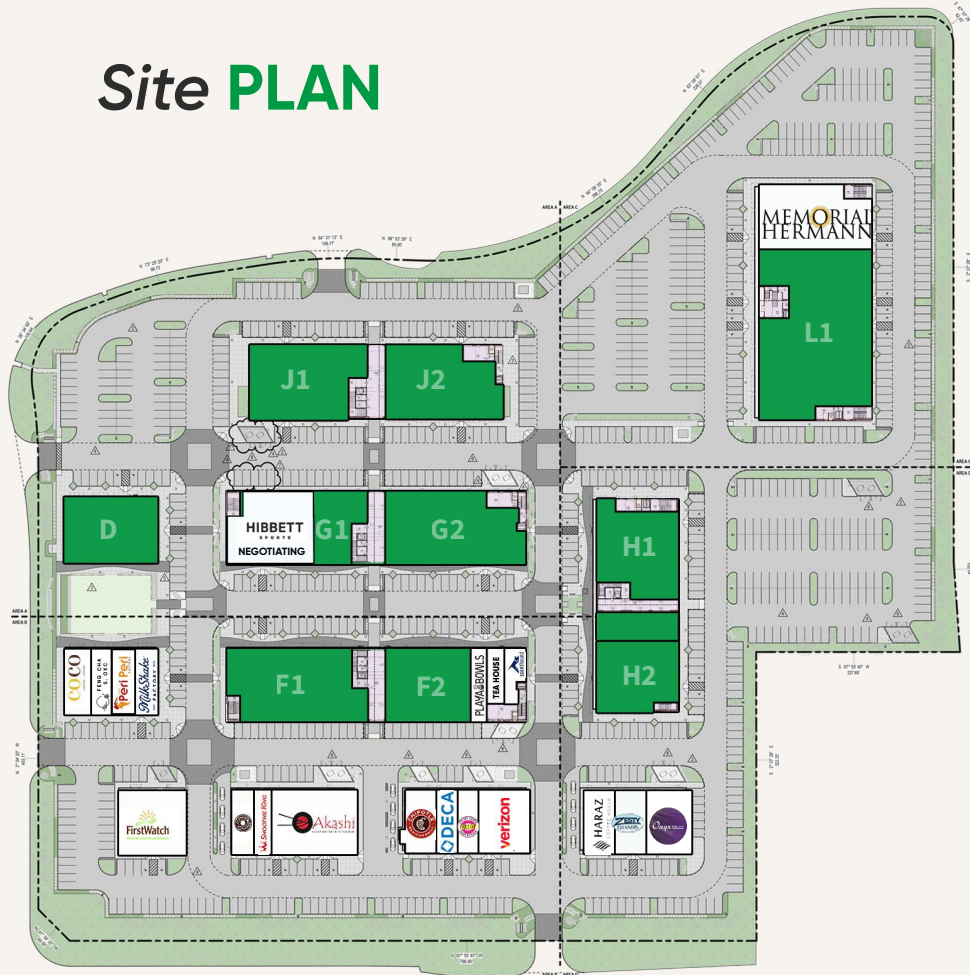
ELYSON TOWN CENTER



# MilkShake FACTORY



# Site PLAN



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

TENANT	SF
<b>BLDG A</b>	
First Watch	
<b>BLDG B (LEFT TO RIGHT)</b>	
Shipleys	
Smoothie King	
Akashi Sushi	
<b>BLDG C</b>	
Chipotle	
DECA Dental	
Oh My Gyros	
Verizon	
<b>BLDG K</b>	
Haraz Coffee	
Zesty Cleaners	
Onyx Nail Bar	
<b>BLDG D</b>	
Available	6,904
<b>BLDG E</b>	
CoCo Crepes	
Feng Cha	
Peri Peri	
Milkshake Factory	

TENANT	SF
<b>BLDG F</b>	
Scent Hound	
Tea House	
Playa Bowls	
Available	7,181
Available	10,606
<b>BLDG G</b>	
1st Floor - Available	22,030
2nd Floor - Apartments	
<b>BLDG H</b>	
1st Floor - Available	17,778
2nd Floor - Apartments	
<b>BLDG J</b>	
1st Floor - Available	17,812
2nd Floor - Apartments	
<b>BLDG L</b>	
Memorial Herman	
1st Floor Retail	20,852
2nd Floor Office	26,920

# 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



# 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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