

ELYSON TOWN CENTER

NWC of FM 529 & Grand Pkwy
Cypress, TX 77433

EAT, WORK, SHOP COMMUNITY



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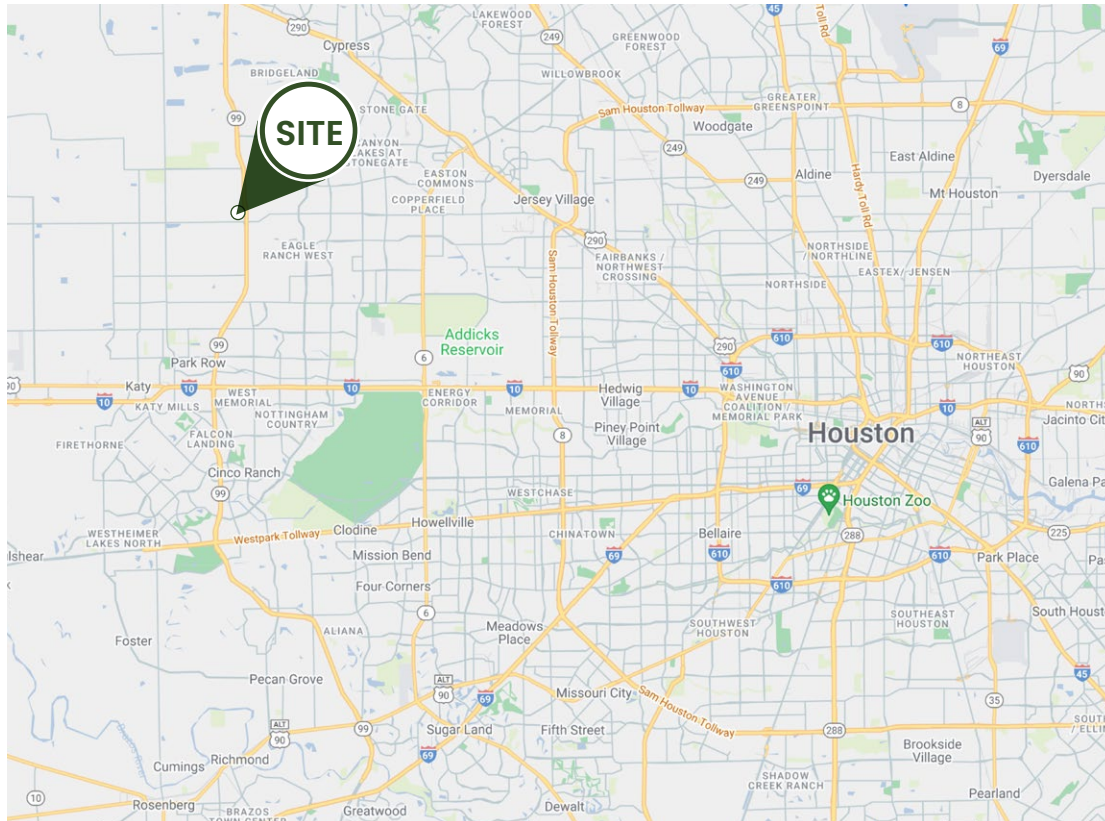
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PROPERTY INFORMATION



LOCATION

NWC of FM529 and Grand Parkway
Directly across from Target

RENT

Retail	\$45 SF
Office	\$35 SF
NNN	TBD
Tenant allowance	\$45 SF (pending credit review)
Parking Spaces	949
Reserved Spaces	104

PROPERTY INFORMATION

- ▶ Elyson Town Center is strategically located in West Houston, at the NEC of 99 and FM 529, equidistant between the Katy and Cypress markets.
- ▶ Elyson is a rapidly growing suburban community, with approximately 2,500 homes already established and plans for a total of 6,000 homes upon completion.
- ▶ The center boasts an impressive 200,000 SF of ground leasable space, featuring two restaurant parks with shared green spaces, fostering a strong sense of community and leisure.
- ▶ The presence of nearby multi-family living options makes Elyson Town Center an attractive destination for both residents and visitors.
- ▶ Top 50 Mater Planned Community in US



Population

2 Miles	5 Miles	10 Miles
28,849	262,359	765,859



Number of households

2 Miles	5 Miles	10 Miles
8,630	78,684	252,589



Median household income

1 Mile	3 Miles	5 Miles
\$101,720	\$95,664	\$103,832



Area Traffic Counts

Grand Pkwy	59,355
Freeman at Grand Pkwy	47,000



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SITE PLAN-PHASE 1

TENANT	SF
BLDG A	
First Watch	
BLDG B (LEFT TO RIGHT)	
Shipleys	
Smoothie King	
Akashi Sushi	
BLDG C	
Chipotle	
Available SF	1,400SF
DECA Dental	
Available SF	3,363 SF
BLDG K	
Daves Hot Chicken	
Available SF	4,039 SF
BLDG D	
Available SF	7,815 SF
BLDG E	
Available SF	7,815 SF
BLDG F	
1st Floor - Available SF	21,410 SF
2nd Floor - Apartments	
BLDG G	
1st Floor - Available SF	21,410 SF
2nd Floor - Apartments	
BLDG H	
1st Floor - Available SF	16,886 SF
2nd Floor - Apartments	
BLDG J	
1st Floor - Available SF	17,069 SF
2nd Floor - Apartments	
BLDG L	
Memorial Herman	
1st Floor Retail - Available SF	22,931 SF
2nd Floor Office - Available SF	26,920 SF

ELISON EXCHANGE WAY



GRAND PKWY (TOLL ROAD)



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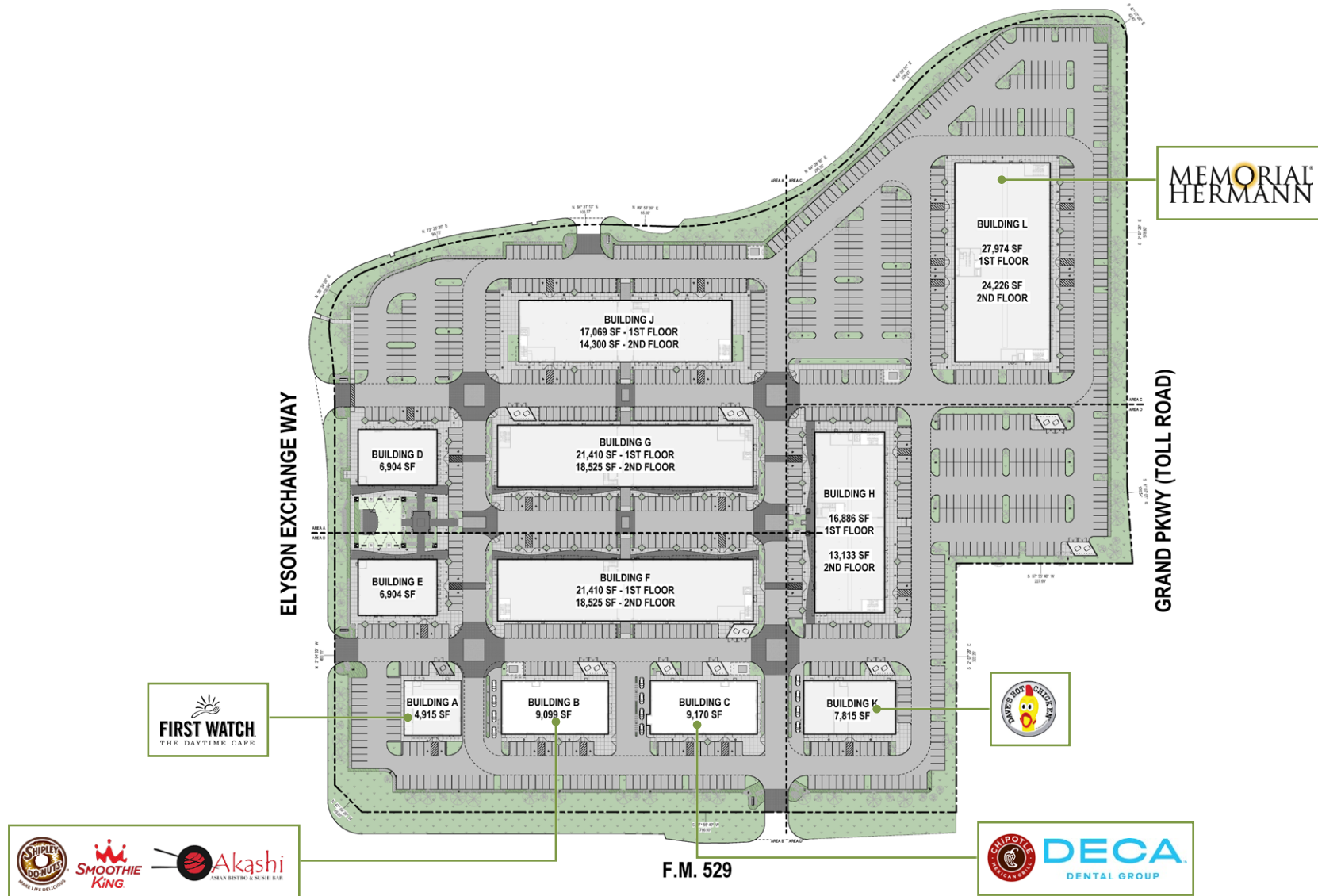
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SITE PLAN-PHASE 1



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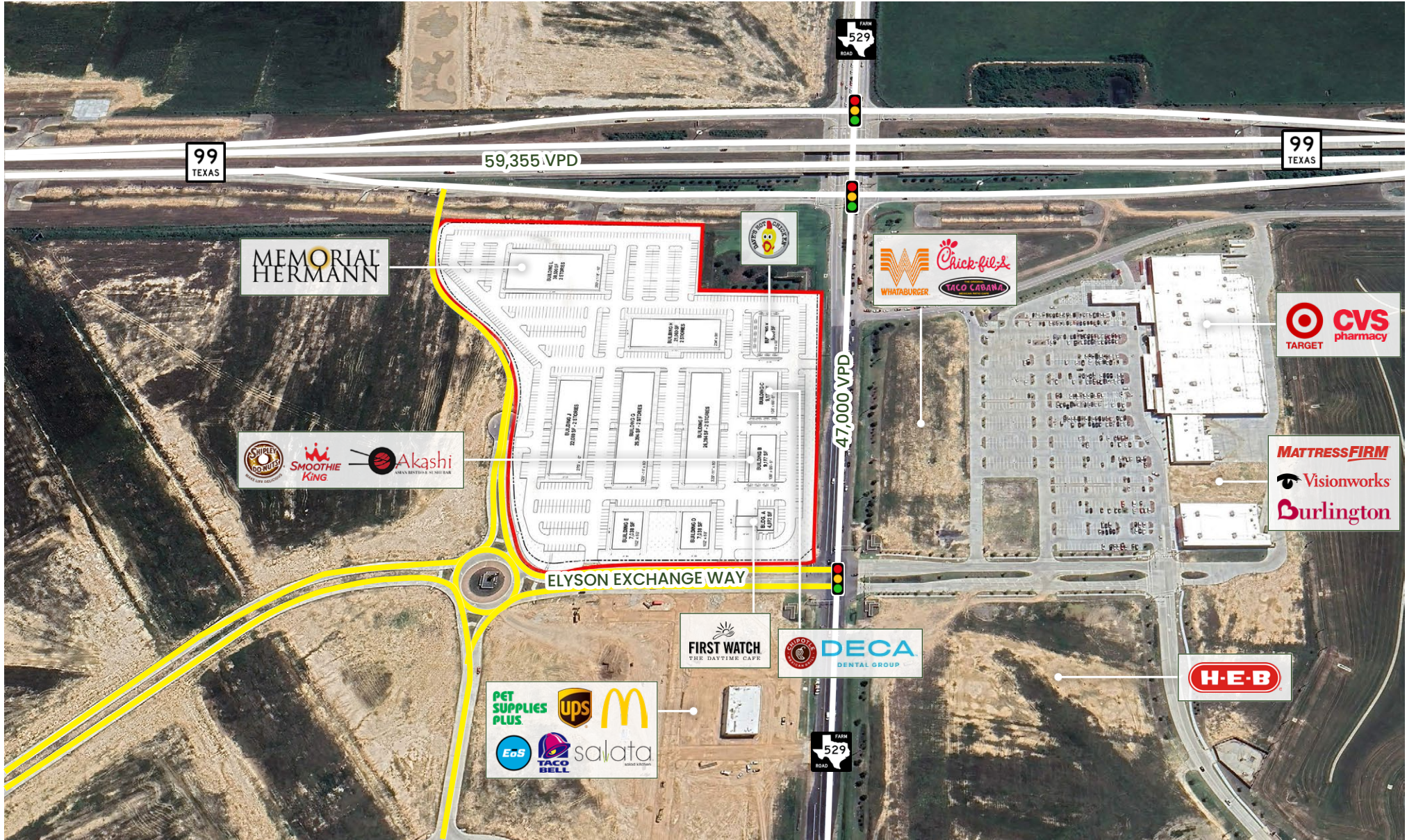
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AERIAL



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ELEVATIONS



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ETC ON THE PARK



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CYPRESS, TX AT A GLANCE

GEOGRAPHY

35

MILES DISTANCE
FROM ELYSON TO DOWNTOWN

POPULATION & DEMOS

219,667

POPULATION (2023)
RESIDENTS

1.24

PERCENT PROJECTED
ANNUAL GROWTH RATE BY 2028

CONSUMER SPEND 2023

\$213,486,627

APPAREL AND SERVICES

\$371,352,402

ENTERTAINMENT/RECREATION

\$374,453,558

FOOD AWAY FROM HOME

ECONOMY



\$463.2

Billion GDP (2021) -
Houston



\$151,059

Average Household
Income



\$48,017

Per Capita Income
(2023)

BUSINESS SUMMARY



4,885

Total Establishments



1,120

Retail Trade Business



394

Eating and Drinking
Places

4.9%

Unemployment Rate in Harris County as
of August 2023

74.6%

White Collar Workers

72,974

Housing Units

LARGEST EMPLOYERS

MEMORIAL
HERMANN

VirginiaTech.
Transportation Institute

MD Anderson
Cancer Center



Baker Hughes



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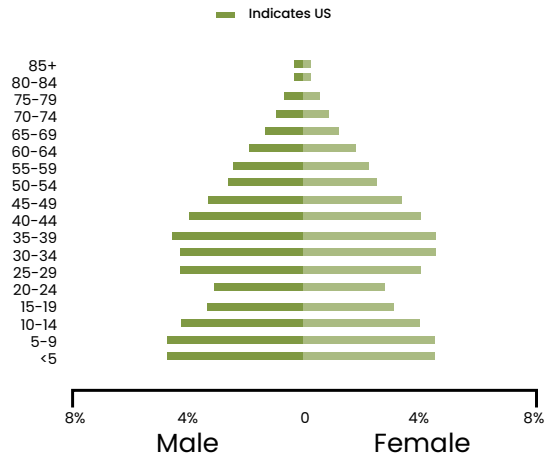
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DEMOGRAPHIC TAPESTRY REPORT

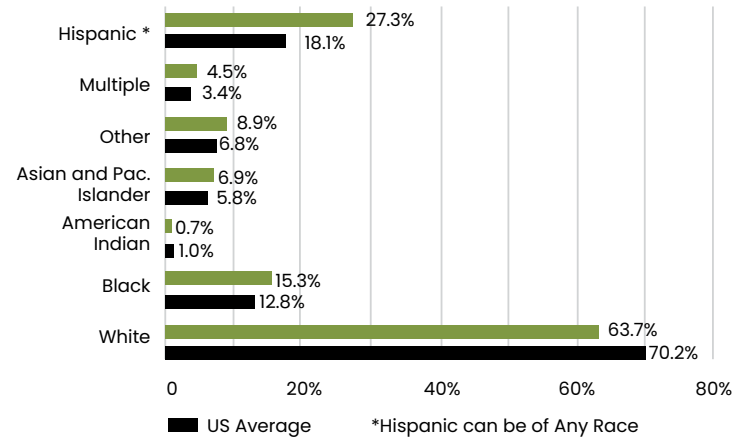
AGE BY SEX (Esri Data)

Median Age: 31.4 US: 38.2



RACE AND ETHNICITY (Esri Data)

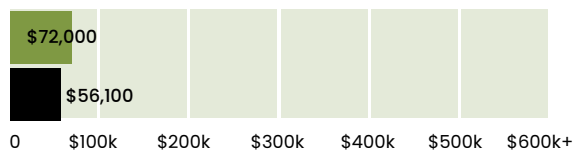
Diversity Index: 73.9 US: 64.0



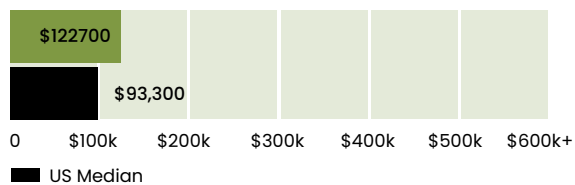
INCOME AND NET WORTH (Esri Data)

(Esri Data)

Median Household Income

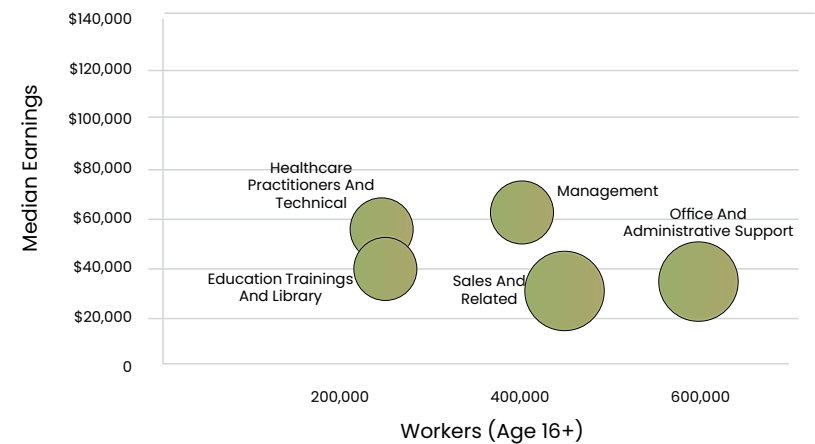


Median Net Worth



OCCUPATIONS BY EARNINGS

(Data From the Census Bureau's American Community Survey)



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PROPERTY OVERVIEW



ADDRESS

NWC of FM 529 & Grand Pkwy
Cypress, TX 77433



PROJECT

200,000 SF



CURB CUTS

Multiple Driveways



POPULATION

82,133 within 3 Miles



AVERAGE HH INCOME

\$112,159 within 3 Miles



TRAFFIC COUNT

47,000 VPD on Grand Pkwy



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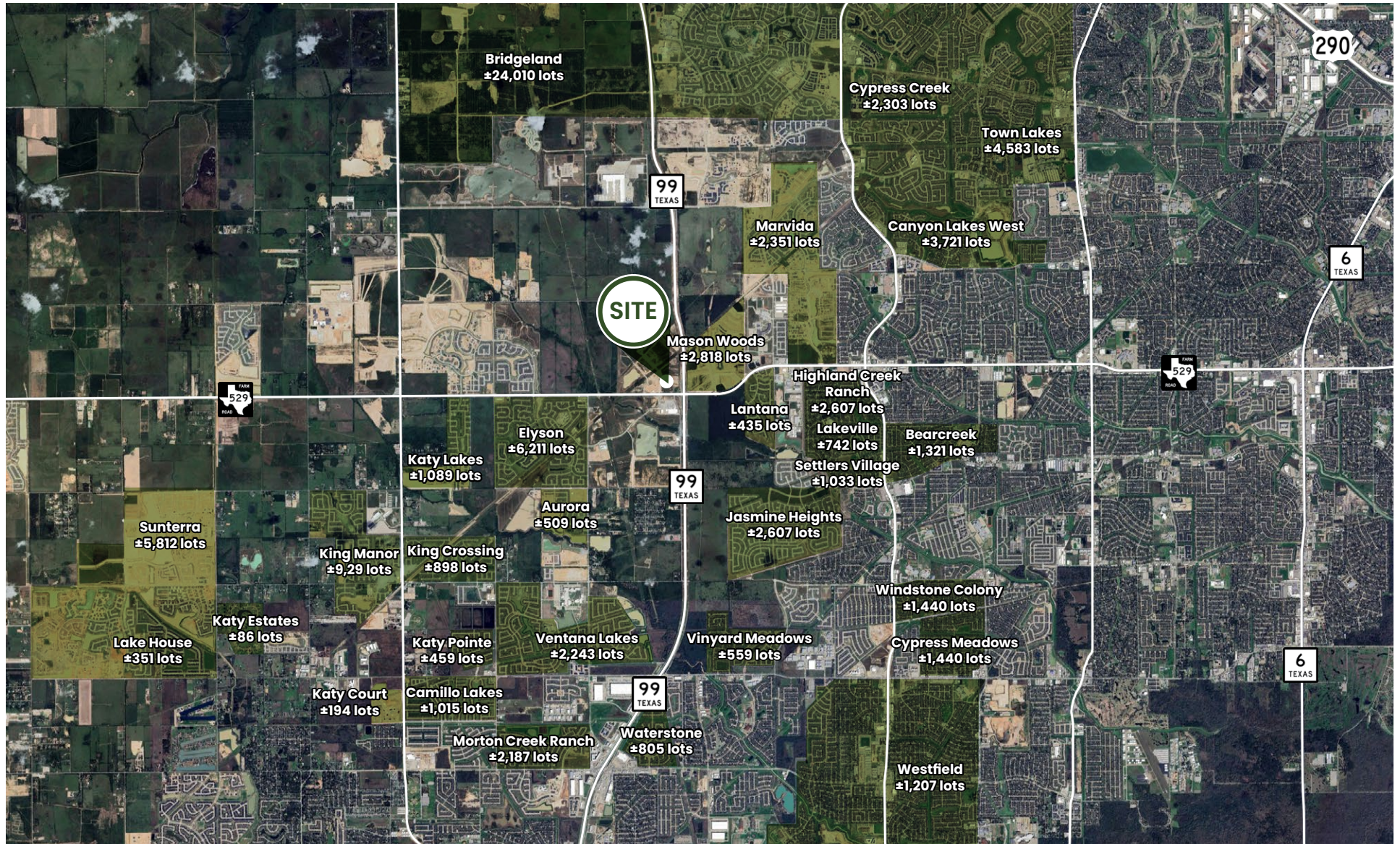
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RESIDENTIAL OVERVIEW



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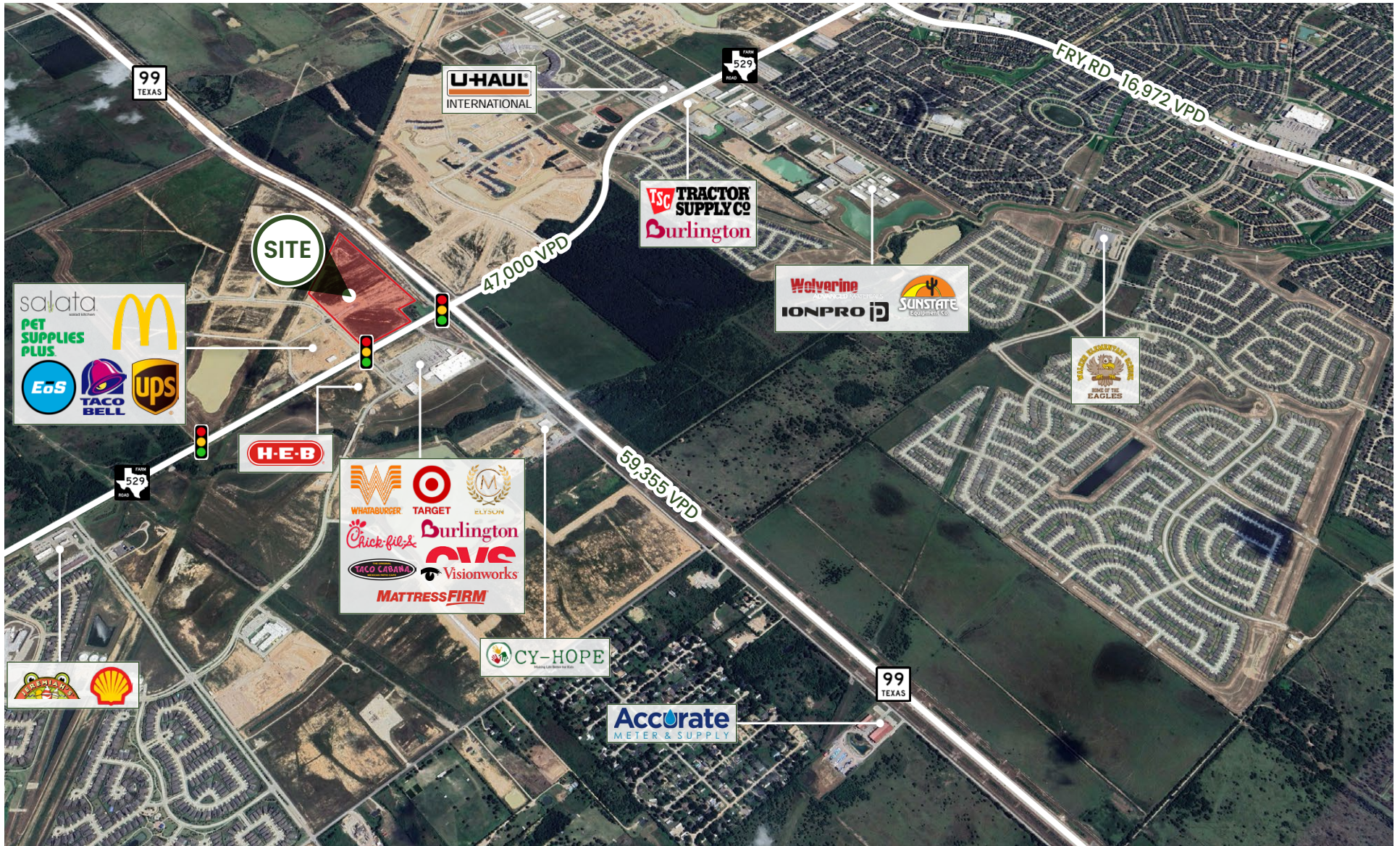
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RETAIL OVERVIEW

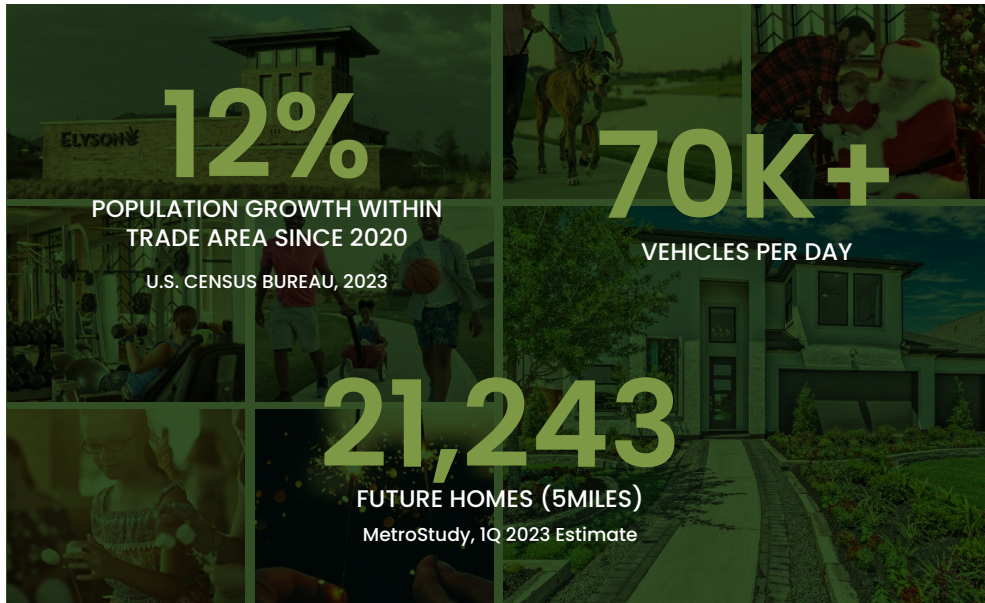


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COMMUNITY FACTS



- Elyson Town Center offers high-end retail and office space with a variety of features, and the first buildings are set to deliver end of Q1 2025.
- Part of the master-planned Elyson community spanning 3,643 acres and is developed by Newland, which brought Cinco Ranch and Seven Meadows.
- A lofty average household income of \$101,380 contributes to \$1.6 billion in total specified consumer spending each year within a five-mile radius.

- Located at a hard corner signalized intersection at FM 529 and Grand Parkway, with combined traffic counts of over 70,000 vehicles per day.
- Office rates start at \$32 NNN, retail rates range from \$42 to \$45 NNN, and Realty 1 Partners is offering a tenant improvement allowance of \$45/SF.
- The estimated population within a three-mile radius is 68,629 across 20,161 households with a youthful median age of 31.5 years.



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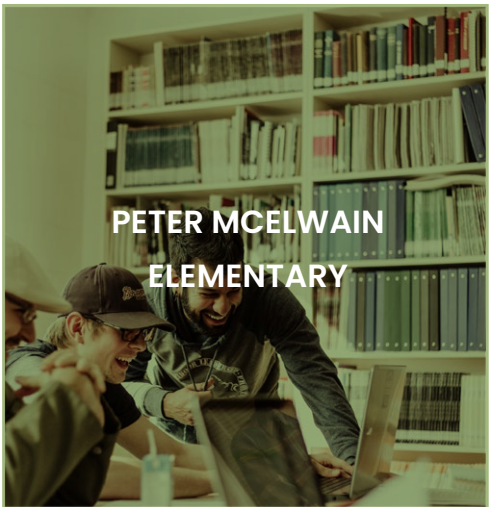
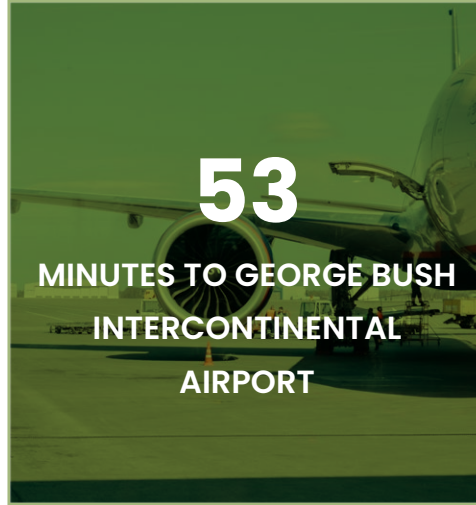
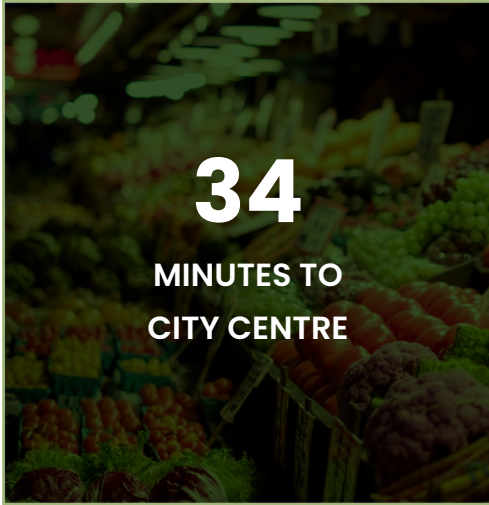
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MEET ELYSON COMMUNITY



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date