

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

An architectural rendering of a modern commercial development. The central focus is a two-story building with a prominent brick clock tower. Above the tower is a stylized graphic of a clock face with a cross-like pattern. The word 'ELYSON' is written in large, white, outlined capital letters across the tower, and 'TOWN CENTER' is written in similar white, outlined capital letters below it. The building has large glass windows and doors. To the left, a sign for 'ASIA' is visible. To the right, signs for 'GOODS', 'SWEETS', and 'FAST' are visible. In the foreground, there is a paved plaza with several cars parked, including a white pickup truck and a dark SUV. There are also some trees and outdoor seating areas with umbrellas. The sky is blue with some clouds.

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





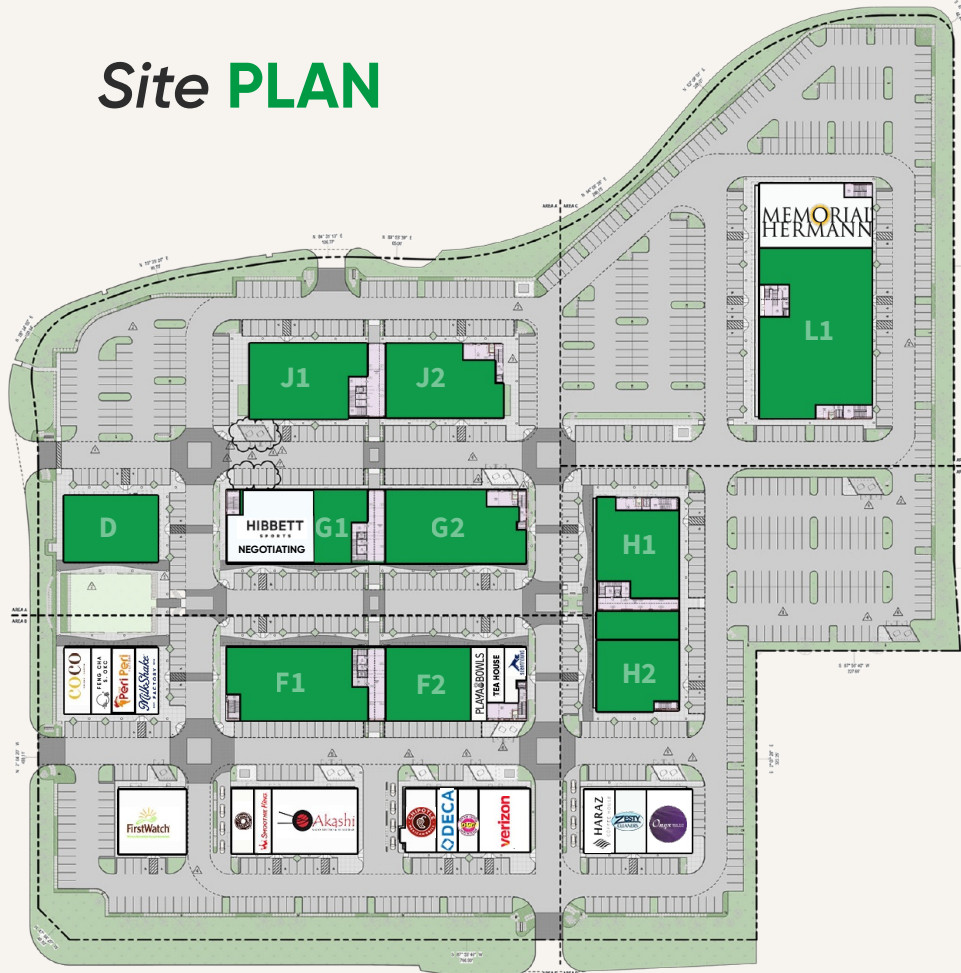
ELYSON TOWN CENTER



MilkShake FACTORY



Site PLAN



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

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

TENANT	SF
BLDG F	
Scent Hound	
Tea House	
Playa Bowls	
Available	7,181
Available	10,606
BLDG G	
1st Floor - Available	22,030
2nd Floor - Apartments	
BLDG H	
1st Floor - Available	17,778
2nd Floor - Apartments	
BLDG J	
1st Floor - Available	17,812
2nd Floor - Apartments	
BLDG L	
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

Nearby MAJOR EMPLOYERS

POWERED BY
OPPORTUNITY

Grand Mason is strategically located near some of the region's largest employers and corporate headquarters, driving a strong daytime population and providing a built-in customer base for retail, dining, services, and entertainment.



Image Credit: Gensler / Bridgeland (2026)



TORO DISTRICT

HOUSTON TEXANS HEADQUARTERS & TRAINING FACILITY

83

ACRE
DEVELOPMENT

17,000+

PROJECTED
JOBS

\$34B

LONG-TERM
ECONOMIC IMPACT

22

ACRE TRAINING
COMPLEX

The Houston Texans' new headquarters and training facility will be located in the Bridgeland community in Cypress, Texas, featuring an 83-acre development with a 22-acre state-of-the-art training complex and global headquarters. The project is expected to generate an estimated \$34 billion in long-term economic impact, create more than 17,000 jobs, and include public green spaces and youth sports fields.



DISTRIBUTION & LOGISTICS



1.9M+

COMBINED SQ. FT.

4,000+

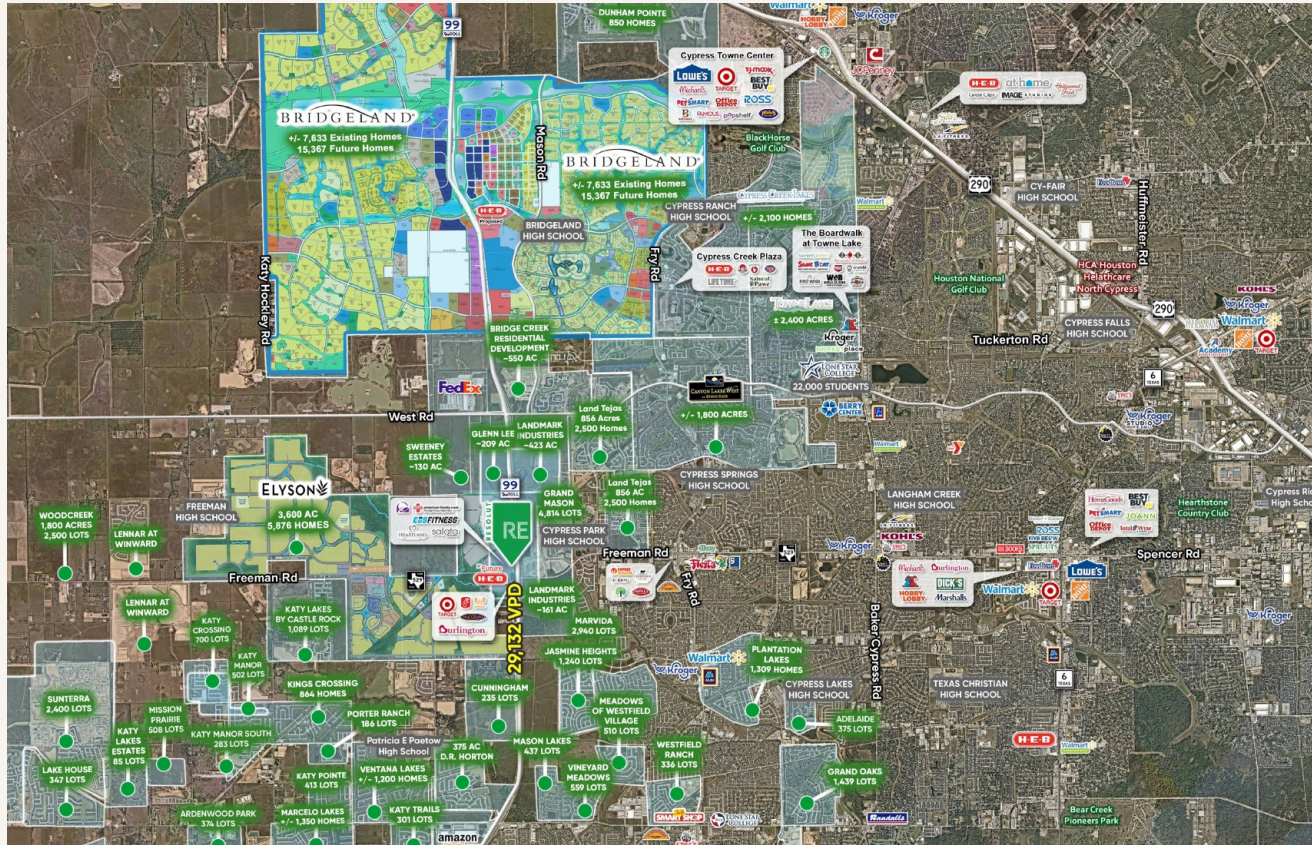
EMPLOYEES

200,000+

PACKAGES DAILY

FedEx Ground's Cypress hub, now spanning more than 1.1 million square feet, and Amazon's 800,000-square-foot Katy sort center anchor the corridor's industrial base – together employing more than 4,000 people and moving hundreds of thousands of packages a day.

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



Your brand belongs at
this CENTER.

Leasing

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