

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

E-100

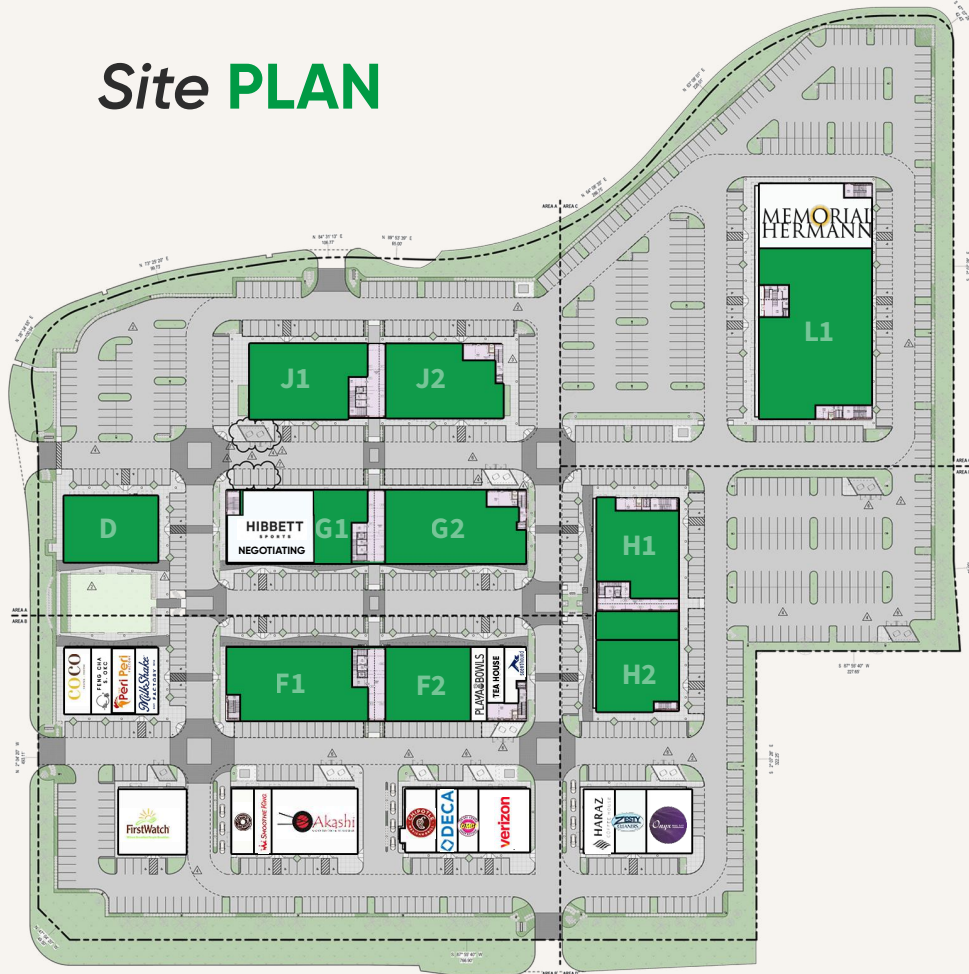
MilkShake
FACTORY

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FACTORY

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FACTORY

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

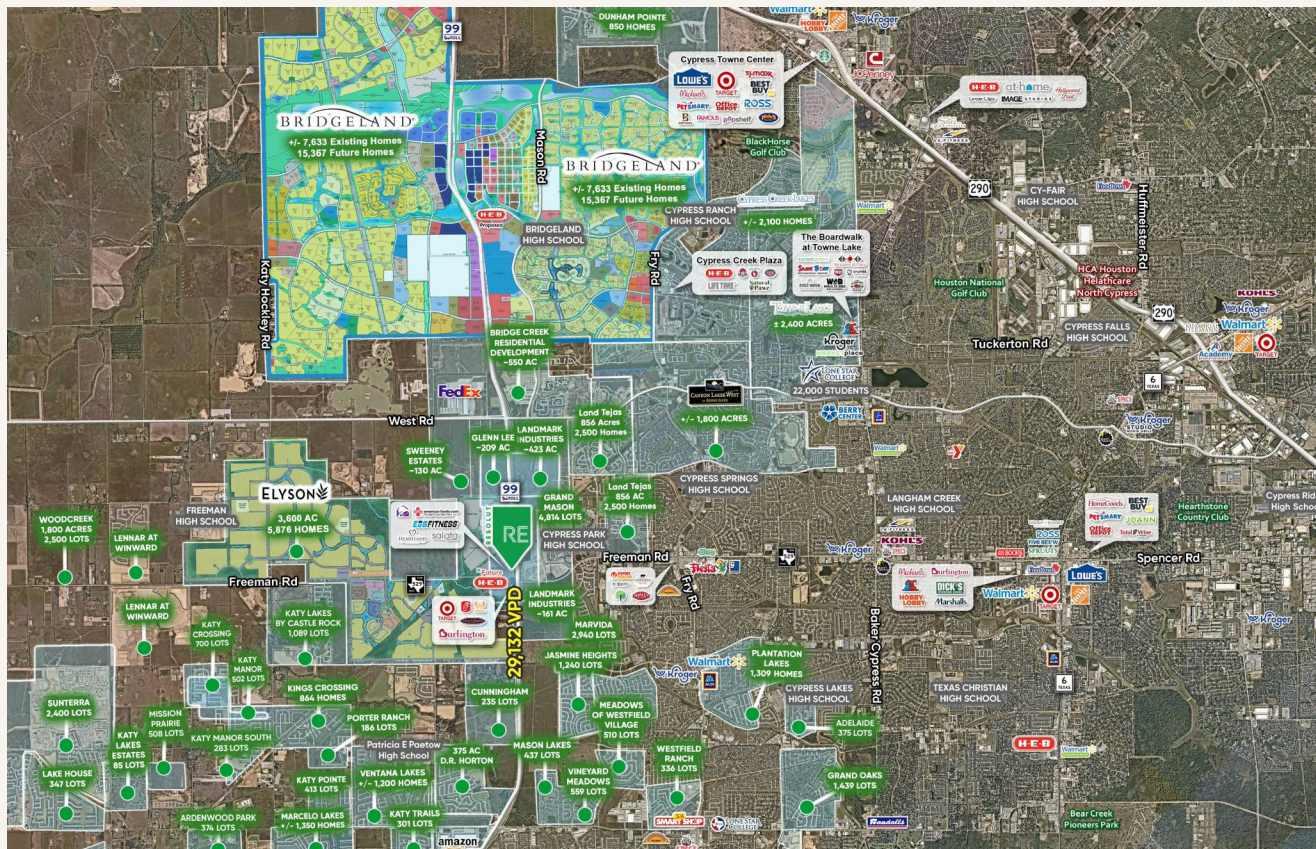
Future
HEB

Grocery Anchor
Adjacent to Site

5+

High Schools
Serving Trade Area

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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