

An aerial photograph of a large, winding lake at sunset. The sky is a mix of orange, yellow, and blue. The lake is surrounded by a mix of residential houses and commercial buildings. In the foreground, there's a large commercial building with a parking lot. The lake has several small islands and peninsulas. The overall scene is peaceful and scenic.

TOWNELAKE®

Make Waves With Your Business
Commercial Opportunities

IN THE MIDDLE OF IT ALL

Renowned for its rapid growth and vibrant economic landscape, Cypress is strategically positioned with a close proximity to Houston, making it attractive for businesses seeking to capitalize on its expanding market.

A+ Rated

CFISD has been named the largest “A Rated” Texas School District

Neighboring the Berry Center that has 1.5 million annual visitors with all CFISD football games played here Thursday - Sunday

Nearby Lone Star College with 22,000+ students

Major nearby hospitals - Houston Methodist, Memorial Hermann, HCA Houston Healthcare

40 minutes to Downtown Houston, 35 minutes to Houston IAH Airport, 2½ hours to Austin

Top Master-Planned Communities



FUTURE GROWTH

Cypress is a booming suburban area with 10% expected growth in the next four years.



285,288
Population*



99,540
Est. Households*



\$109,460
Est. Avg. HH Income*



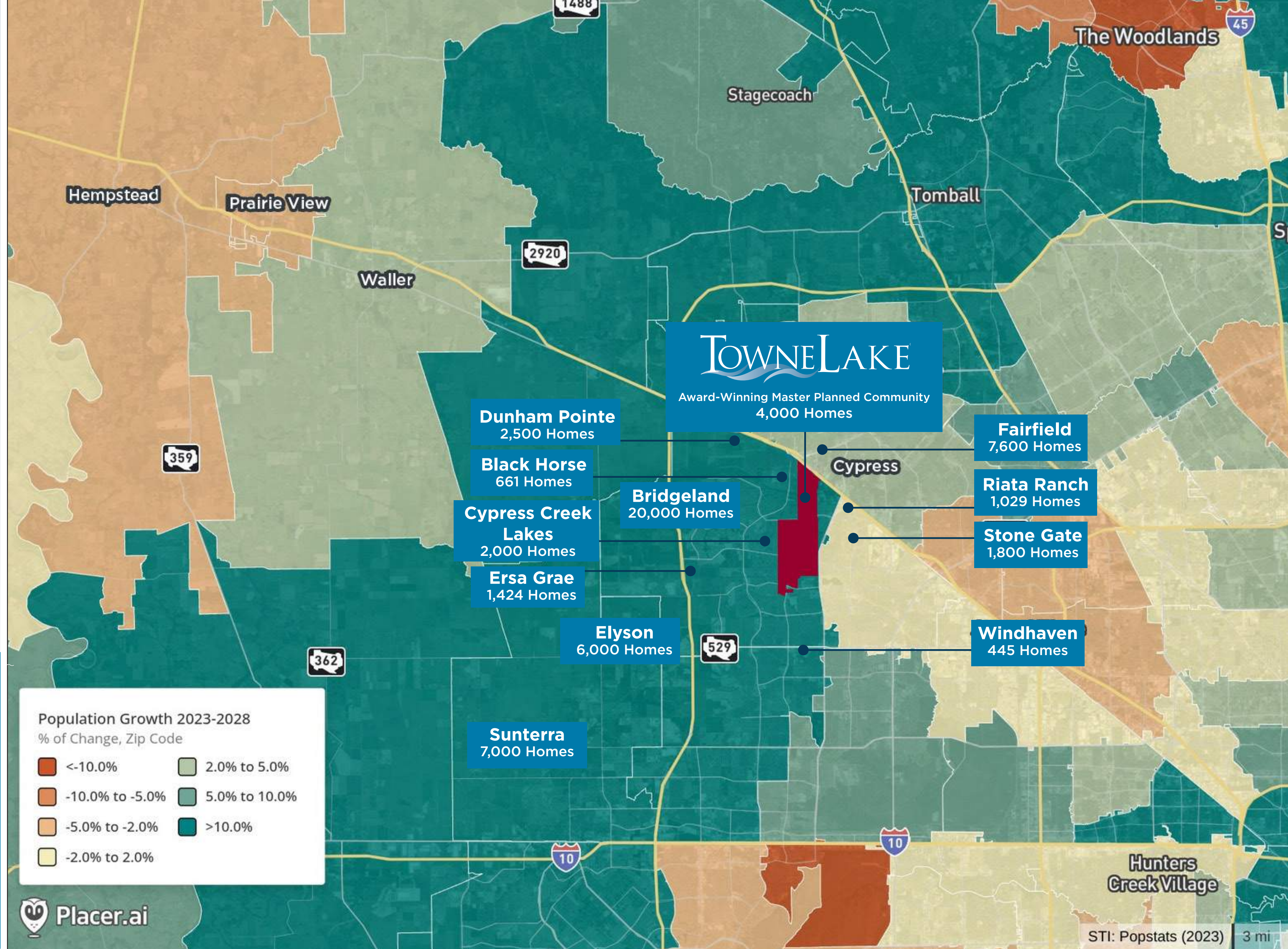
64,520
Daytime Employment*

“2024’s Hottest ZIP Codes”

Fastest Selling Home Markets

1. Katy, TX
2. **Cypress, TX**
3. San Antonio, TX
4. New Braunfels, TX
5. Summerville, SC

SOURCE: Opendoor - 2024



TOWNELAKE®



THREE-TIME MASTER-PLANNED COMMUNITY OF THE YEAR

- Award-winning master-planned community
- 9,000 residents
- 4,000 homes from the \$300s to the millions
- 3 on-site schools
- Strong community partnerships and affiliations with school districts, local hospitals, chamber of commerce and other organizations
- Amenities include a 300-acre boatable lake, Destination Island, parks, lazy river, fitness center, club house and marina

Developed by the award-winning Caldwell Companies.

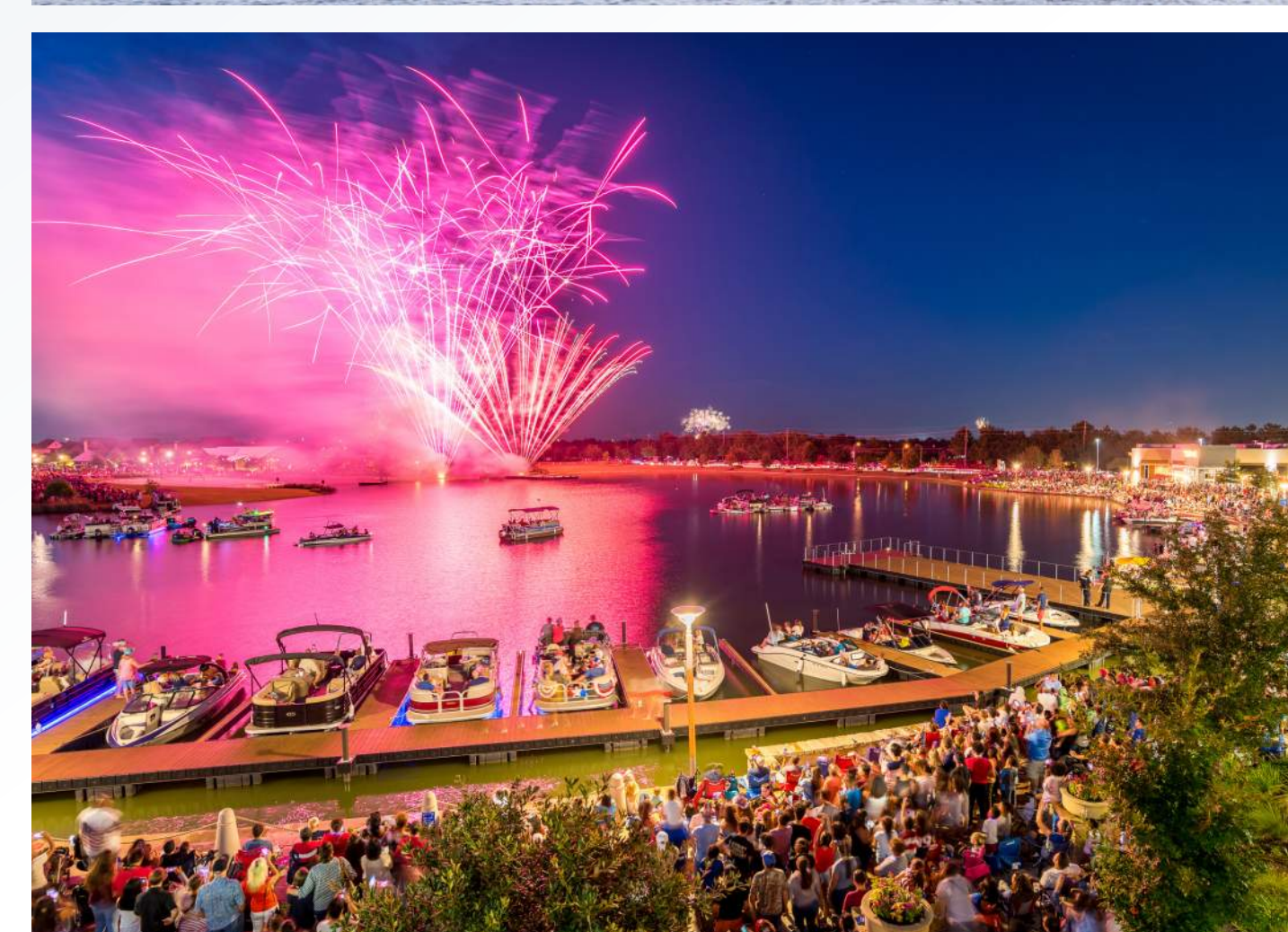
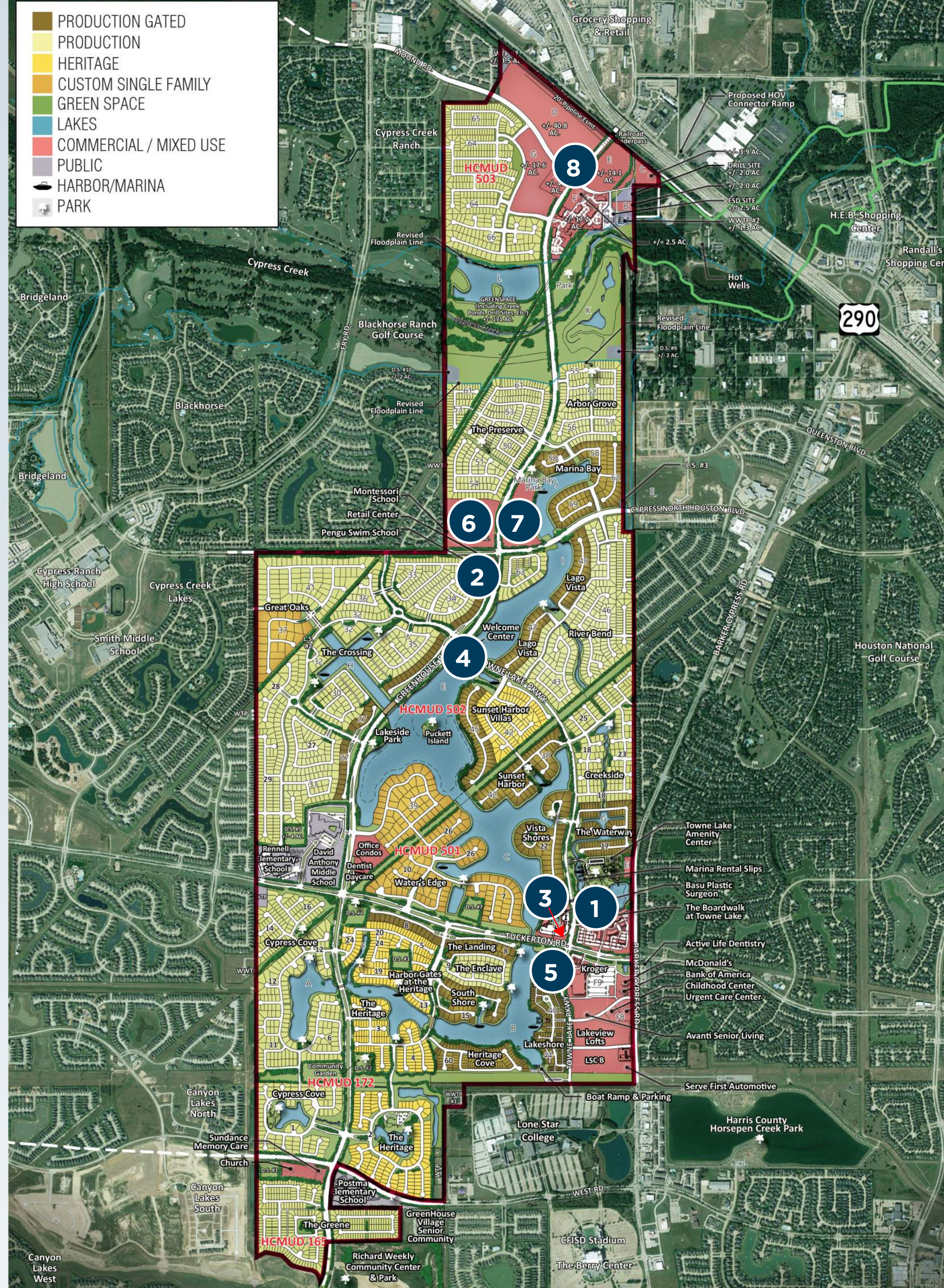




COMMERICAL OPPORTUNITIES

- 1 Boardwalk Towne Lake**
±181,000 SF Mixed-Use
- 2 Towne Lake Market**
±18,000 SF Retail
- 3 Ground Lease Opportunity**
Pad Sites Available
- 4 Waterfront Space Available**
±5,000 SF Building
- 5-8 Future Commercial Opportunities**
Mixed-Use

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TOWNE
LAKE



Towne Lake Parkway

Towne
Lake
Retail

Tuckerton Road

HOUSTON
Methodist
LEADING MEDICINE

Texas Children's
Pediatrics

Chick-fil-A

TORCHYS

GROUND LEASE - PAD SITES AVAILABLE

PAD SITES FOR GROUND LEASE

LOCATION

- Adjacent to Boardwalk Towne Lake, the premier retail and commercial district in the Cypress area, and Basu Aesthetics + Plastic Surgery
- Great accessibility located at the Tuckerton Road and Towne Lake Parkway intersection
- 22,982 Vehicles per day on Tuckerton Road and Towne Lake Parkway

SITE FEATURES

- Two 0.94-acre pad sites
- Pad sites can be combined
- Available for ground lease or build-to-suit
- Ideal for quick service restaurant(s) or similar pad site users
- Ingress and egress on Tuckerton Road and Towne Lake Parkway
- No on-site detention required





*Ready to get on board?
Schedule a tour now.*

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8/28/2025

 CALDWELL
COMPANIES