

An aerial photograph of a waterfront development at sunset. The scene features a large body of water with a curved shoreline. On the left, there are modern commercial buildings, including one with a 'W&B' sign and another with a 'TORCHYS' sign, along with a parking lot. In the center, a large, light-colored building with a blue roof sits on a grassy peninsula. To the right, there are more residential-style buildings and a swimming pool area. The background shows a vast residential area with many houses and a distant city skyline under a warm, orange-hued sky. The 'TOWNELAKE' logo is superimposed at the top, and a blue wave graphic is in the middle.

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

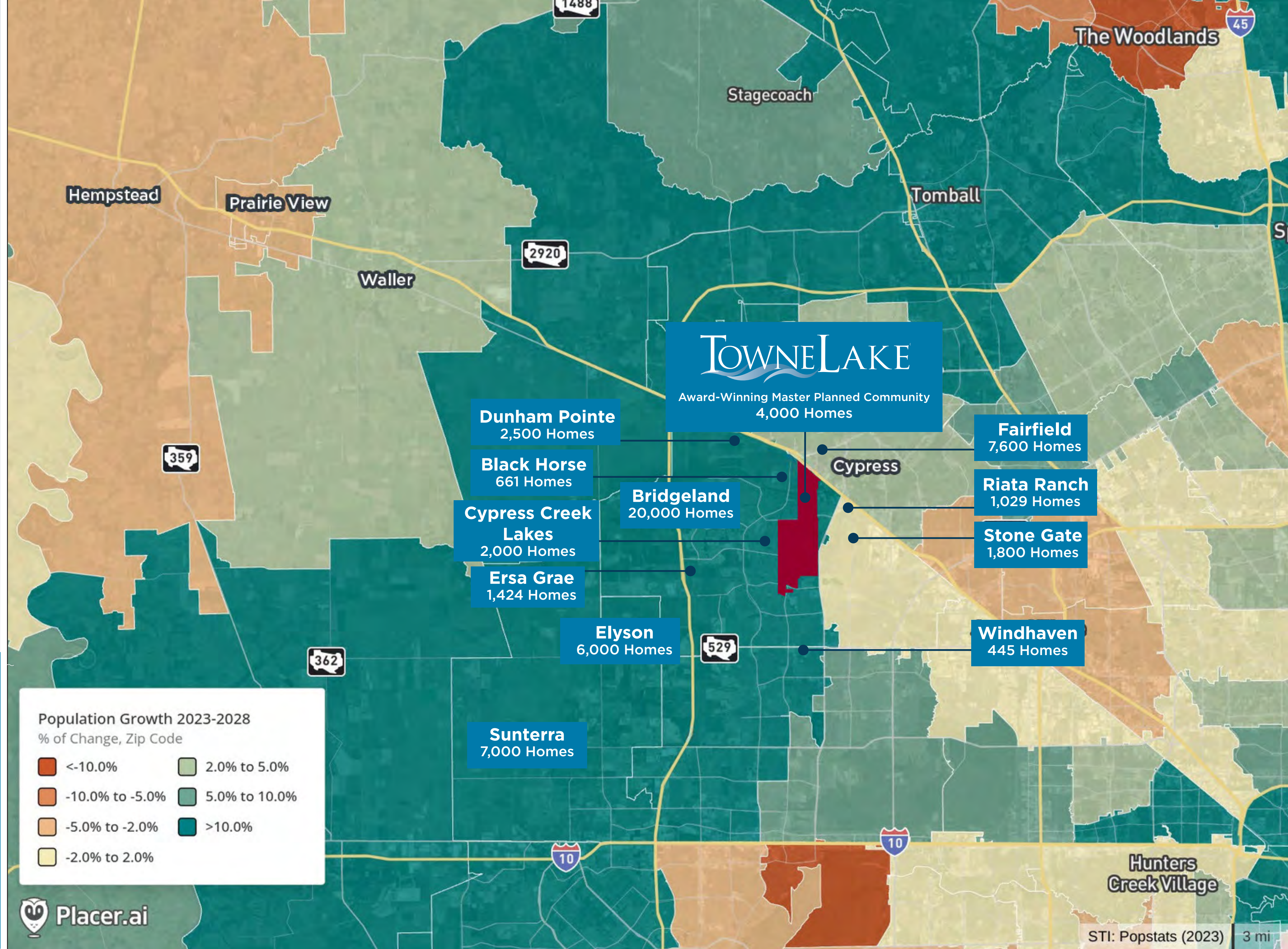
Daytime Employment*

“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.

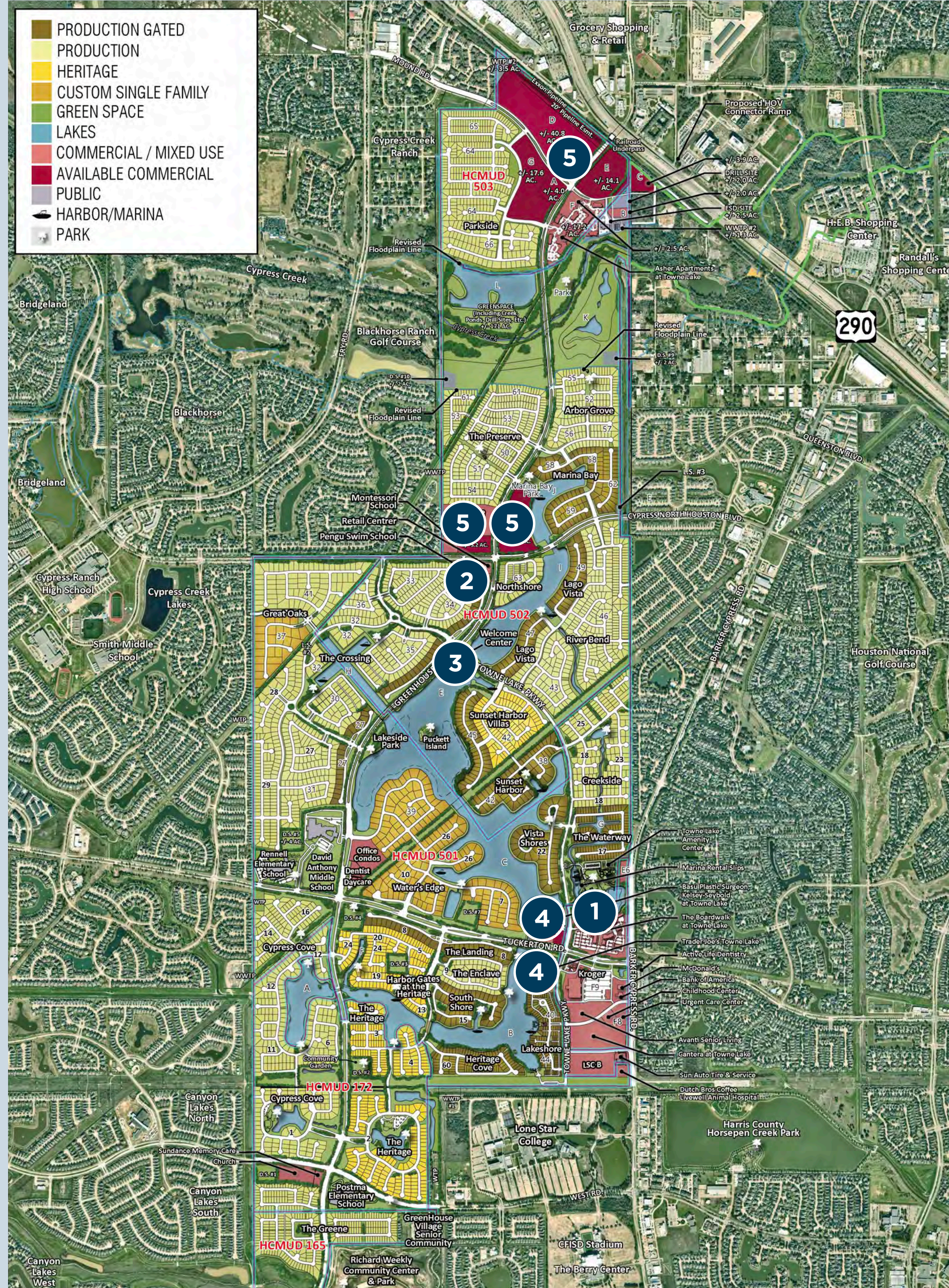




COMMERCIAL OPPORTUNITIES

- 1 Boardwalk Towne Lake**
±196,000 SF Mixed-Use
- 2 Towne Lake Market**
±18,000 SF Retail
- 3 Waterfront Space Available**
±5,000 SF Building
- 4 Pad Sites for Ground Lease**
Two Restaurant Pad Sites Available
Next to Trader Joe's; Two Additional
Pad Sites Adjacent to Trader Joe's
- 5 Future Commercial Opportunities**

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BOARDWALK

TOWNE LAKE



MIXED-USE

BOARDWALK

TOWNE LAKE

CYPRESS, TX

- Northwest Houston's premier lakeside destination for shopping, dining, entertainment, wellness, and services
- 66,060 Daily traffic count on Barker Cypress Road
- A waterfront ambiance like no other offering sweeping lake views, live music, and the perfect setting for all of life's events
- Live music every weekend
- Full calendar of weekly, monthly and signature events to drive foot traffic (i.e., Farmer's Market, seasonal events)
- Large hyper-local social following



43,000+

**Total Hyper-Local
Social Media Fans**





BY THE NUMBERS



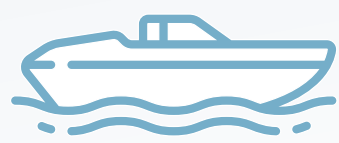
3.9 Million Visits
Per Year



616,300+ Customers
Per Year



36 Businesses
Retail • Dining • Health/Fitness



23 Boat Slips





TENANT MIX

Join national retail brands in one of their top performing locations in Texas.

Dining

- Ambriza Social Mexican Kitchen
- Chick-Fil-A
- COCO Crepes & Coffee
- Crumbl Cookies
- First Watch
- hopdoddy Burger Bar
- Kilwins Ice Cream-Chocolate-Fudge
- La La Land Kind Cafe
- MOD Pizza
- Nekter Juice Bar
- Passerella Ristorante & Wine Bar
- Sweetgreen
- Taisho Japanese Grill & Bar
- The Union Kitchen
- Torchy's Tacos
- Walk-Ons Sports Bistreaux
- World of Beer

Shopping

- Kendra Scott
- Local Street Market
- The Royal Standard

Wellness

- Club Pilates
- Copper Creek Othodontics
- Houston Methodist
- Lakeshore Eye Care
- Massage Heights
- Orangetheory Fitness
- Reserve Salon and Spa
- Texas Children's Pediatrics

Service

- Airrosti
- Caldwell Companies
- Cy-Fair Federal Credit Union
- Frontier Title
- Harris County Sheriff's Office
- Huntington Learning Center
- Martha Turner | Sotheby's International Realty
- Ravenna Homes



Ground Level



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Second Level





BUILDING 8 ON THE WATERFRONT

- Iconic two-story waterfront opportunity – the final and most prominent pad on the lake
- Flexible two-story design with unmatched lake views + outdoor patio potential – perfect for elevated restaurant, rooftop bar, retail, or creative office
- Front-row Boardwalk location – positioned directly along the water's edge with direct pedestrian connectivity
- High-visibility corner site – visible from Towne Lake Parkway and walkable to all Boardwalk amenities
- Flagship branding opportunity – anchor position designed to capture both day and night activity
- Walkability + Experience – surrounded by restaurants, entertainment, and lakefront trails
- Built-in customer base – dense residential and retail synergy with Trader Joe's and existing Boardwalk tenants
- Signature architectural statement – a chance for a brand to own the skyline of Boardwalk Towne Lake
- Rare, one-of-a-kind opportunity that will not repeat



Artist renderings



BUSINESS REVIEWS

“Boardwalk is a true lifestyle destination. They host events that engage visitors of all ages and keep them coming back — everything from farmers markets, to live music, to a fireworks show and more. Our sales see a positive impact that directly correlates with the frequency of events hosted. It’s wonderful to see such a lively community here.”

- Julio Garcia
Owner, Ambriza Social Mexican Kitchen

“Kendra Scott is thrilled to become a part of the Cypress community and join the fabulous retailers of Boardwalk Towne Lake. With a focus on family, fashion and philanthropy we’ve been able to connect with our customers to create memorable experiences. The management team at Boardwalk Towne Lake is incredibly fun and easy to work with and it’s clear they want the best experience possible for their businesses and customers.”

- Hilary Wetmore Bordelon
Marketing & Philanthropic Mgr. Gulf Coast, Kendra Scott

“Caldwell Companies and Boardwalk have been great partners in both the good times and challenging times. We are proud to be a part of the Boardwalk and Towne Lake community and feel like we are a part of something great here.”

- Paul Miller
Owner, The Union Kitchen

CYPRESS’ HOTTEST LAKESIDE DESTINATION

See what visitors
are saying about
Boardwalk Towne Lake online!

5,379+

Google Reviews



4.7 Average
Google Review Rating



92% Recommended
on Facebook
(699 Reviews)

CUSTOMER REVIEWS

“Fantastic place for family, friends, or some alone time. Great food and drinks, and the lakeside views are wonderful.”

- Toby P.

“So glad we live nearby. From shopping to dining to entertainment, Boardwalk has it all!”

- Gabrielle A.

“In early October we had several family members stay with us, and Boardwalk was one of their favorite destinations. Dining within walking distance of home is unbelievable. Living so close is heaven on earth!”

- Debra E.





GROUND LEASE - PAD SITES AVAILABLE NEXT TO TRADER JOE'S

MULTIPLE PAD SITES. ONE DESTINATION. ENDLESS POSSIBILITIES.

- Strategically clustered pad sites at a signalized intersection adjacent to Boardwalk Towne Lake
- Direct visibility and access from Tuckerton Road and Towne Lake Parkway with $\pm 22,982$ vehicles per day
- Surrounded by top-performing national brands including Trader Joe's, Chick-fil-A, MOD Pizza, Orange Theory and Kendra Scott
- Part of an award-winning master-planned community with exceptional demographics and traffic

WATERFRONT PAD SITES

- Front-row lakefront visibility, located next to Trader Joe's
- 1.79 acres for ground lease; can be divided
- Ideal users - lifestyle retail and restaurants

PAD SITES ADJACENT TO BOARDWALK

- Frontage on a highly trafficked corner with direct ingress and egress
- ± 1.00 acre each for ground lease; can be combined
- Ideal users - premium QSR, bank/financial services





TOWNE LAKE MARKET

RETAIL

TOWNE LAKE MARKET

LOCATION

- Ideally positioned minutes away from Boardwalk Towne Lake at the corner of Greenhouse Road and Cypress N Houston Road
- Located along the carpool path approximately one mile from middle & elementary school
- Future direct access to US 290 via Greenhouse Road railroad underpass

ROAD EXPANSION

- Greenhouse Road will be expanding north from Mound Road to Skinner Road across Hwy 290, providing direct access to Towne Lake Market from Hwy 290.
- 24,441 Vehicles per day on Greenhouse Road at Cypress N Houston Road
- Construction is expected to commence late 2025 or 2026.
- Future development north of Towne Lake Market at both the northeast and northwest corners of Greenhouse Road and Cypress N. Houston Road



TOWNE LAKE MARKET

PROPERTY FEATURES

- Beautifully designed retail development with drive-through end cap available
- Patio space available
- Monument signage opportunity
- Ample on-site parking with 113 spaces

TENANT OPPORTUNITIES

- Restaurants
- Juice Bar
- Coffee Shop
- Wellness/Fitness
- Insurance and Financial Services
- Salon/Spa Services
- Retail
- Entertainment

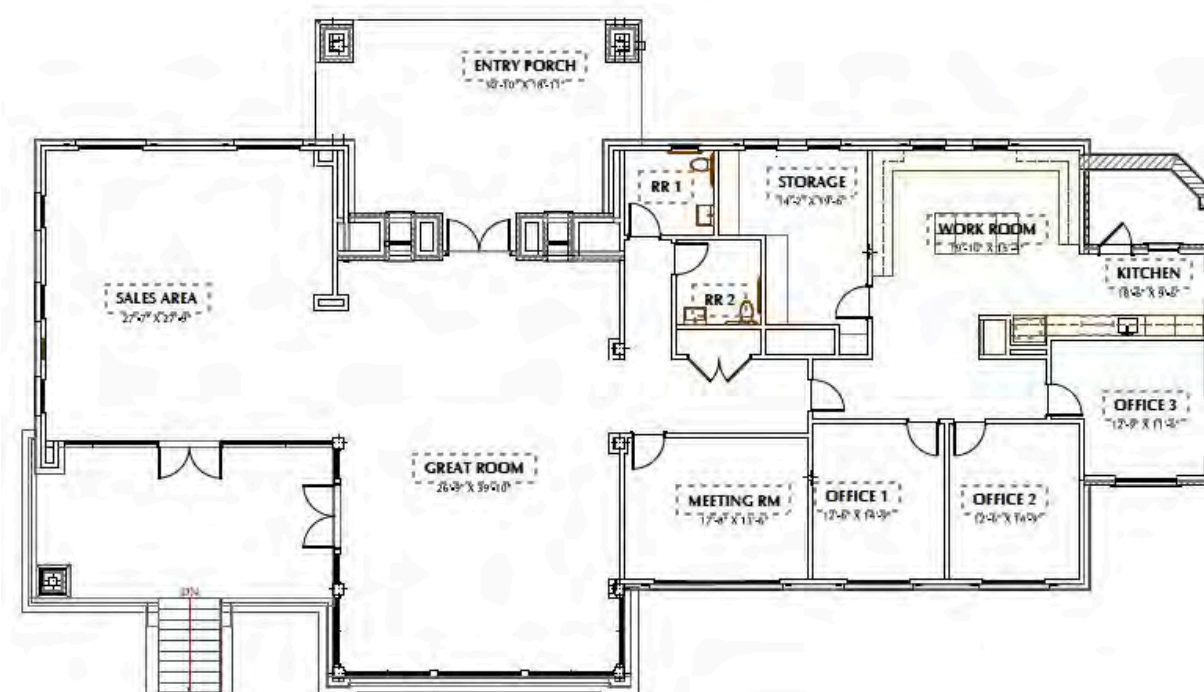




WATERFRONT SPACE - AVAILABLE

WATERFRONT SPACE AVAILABLE

- 5,324 SF waterfront building with stunning lake views
- Fully built-out and move-in ready — ideal for professional offices like real estate, insurance, title, wealth management or showcase-style customer experience space
- Flexible interior layout including multiple private offices, conference room, kitchen, and open collaboration space
- Expansive windows and natural light with unobstructed views of the water
- Prominent signage opportunity at the front door to Boardwalk Towne Lake.
- Towne Lake houses top-performing tenants including Trader Joe's, Kendra Scott, Torchy's Tacos, MOD Pizza, Methodist and more





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

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12/08/2025

 CALDWELL
COMPANIES