



THE SQUARE AT ELYSON

100% LEASED NEW DEVELOPMENT RETAIL CENTER |
LOCATED IN THE NW REGION OF THE HOUSTON MSA |
TARGET AND FUTURE H-E-B ACROSS THE STREET



LOCATION MAP

The Square at Elyson is positioned directly in the path of growth in Houston's North West submarket surrounded by robust residential and commercial development.

- Chevron & Texans' Headquarter relocations to NW Houston
- Regional Draw from a Target and Proposed H-E-B Across the Street
- 3-Mile Household Income of \$130k
- 2025-2030 Projected Annual Population Growth Rate of 3.33%



TORO DISTRICT
(Texans HQ)

COSTCO
WHOLESALE

THE HOME DEPOT
Proposed

THE SQUARE AT ELYSON

CYPRESS SPRINGS HIGH SCHOOL

Fiesta
SMALL LOCAL BUSINESSES
goodwill

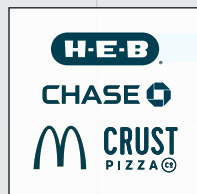
HOUSTON **Methodist**
LEADING MEDICINE
\$50M Campus Renovation

Freeman Rd

FREEMAN HIGH SCHOOL



Kroger
Proposed



Johnsue

Katy Fwy

Katy

Franz Rd

Katy Fort Bend Rd

Grand Pkwy N

Grand Pkwy N

Clay Rd

Barker-Cypress Rd

Huffman Rd

Cypress

290

6

6

10

ASSET POSITIONING

NEW CONSTRUCTION,
100% LEASED AT DELIVERY

LOCATED AMONG HOUSTON'S
TOP MASTER-PLANNED
COMMUNITIES

ELYSON MPC HOME VALUE:
\$300K-\$1M

EōSFITNESS®
BETTER GYM. BETTER PRICE.

HIGH PERFORMING
ANCHOR TENANT

14.0 YEARS OF REMAINING TERM

HIGHLY TRAFFICKED LOCATION
WITH >1M ANNUAL VISITS



IMPRESSIVE POPULATION GROWTH



KATY, TX
Avg Home Price: \$465K

ELYSON LANDING
Avg Home Price: \$532K

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	26	23,558	108,893
2020 Population	460	44,167	193,102
2025 Population	1,360	72,978	254,092
2030 Population	1,494	84,360	278,003
2020-2025 Annual Rate	22.93%	10.04%	5.37%
2025-2030 Growth Rate	3.19%	3.33%	2.78%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Total Households	8	6,682	31,118
2020 Total Households	141	12,937	56,638
2025 Total Households	433	22,389	77,340
2030 Total Households	484	26,470	86,334
2020-2025 Annual Rate	23.83%	11.01%	6.11%

AVG. HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$121,292	\$128,449	\$134,060
2030 Average Household Income	\$140,653	\$149,850	\$152,701

MILLERS AT ELYSON
Avg Monthly Rent: \$1,971 - \$2,925

ELYSON BY NEWLAND
Avg Home Price: \$452,833

**THE SQUARE
AT ELYSON**

ELYSON TOWN CENTER
Partially Developed



INVESTMENT HIGHLIGHTS

TOP PERFORMING EOS
LOCATION GENERATING
1.46M ANNUAL VISITS

WALT OF 10.2 YEARS (JAN'
27) WITH CONTRACTUAL
RENT INCREASES

STRONG NATIONAL
RETAILER-BACKED
RENT ROLL PROVIDING
SUBSTANTIAL TRAFFIC

10% ANNUAL GROWTH IN
HOUSEHOLDS IN
THE PAST 5 YEARS
(3-MI RADIUS)

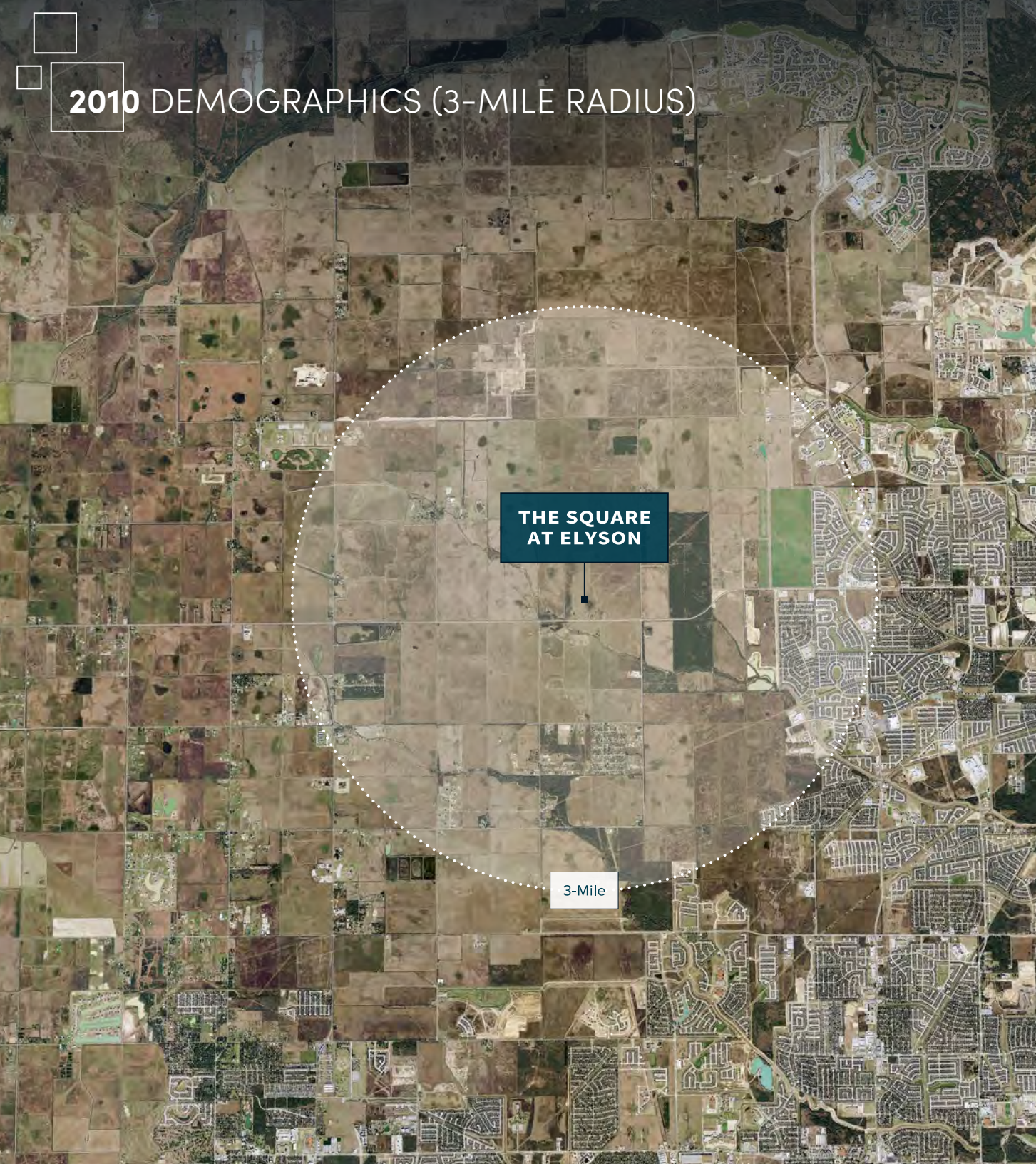
REGIONAL TRAFFIC DRAW
FROM A TARGET AND A
PROPOSED HEB





LOCATION OVERVIEW



An aerial photograph showing a 3-mile radius around a central point labeled 'THE SQUARE AT ELYSON'. The area is a mix of agricultural fields, some developed land, and a residential neighborhood to the east. A dotted white circle indicates the 3-mile radius. A small white box with the text '3-Mile' is connected to the circle's edge by a line.

2010 DEMOGRAPHICS (3-MILE RADIUS)

23,558

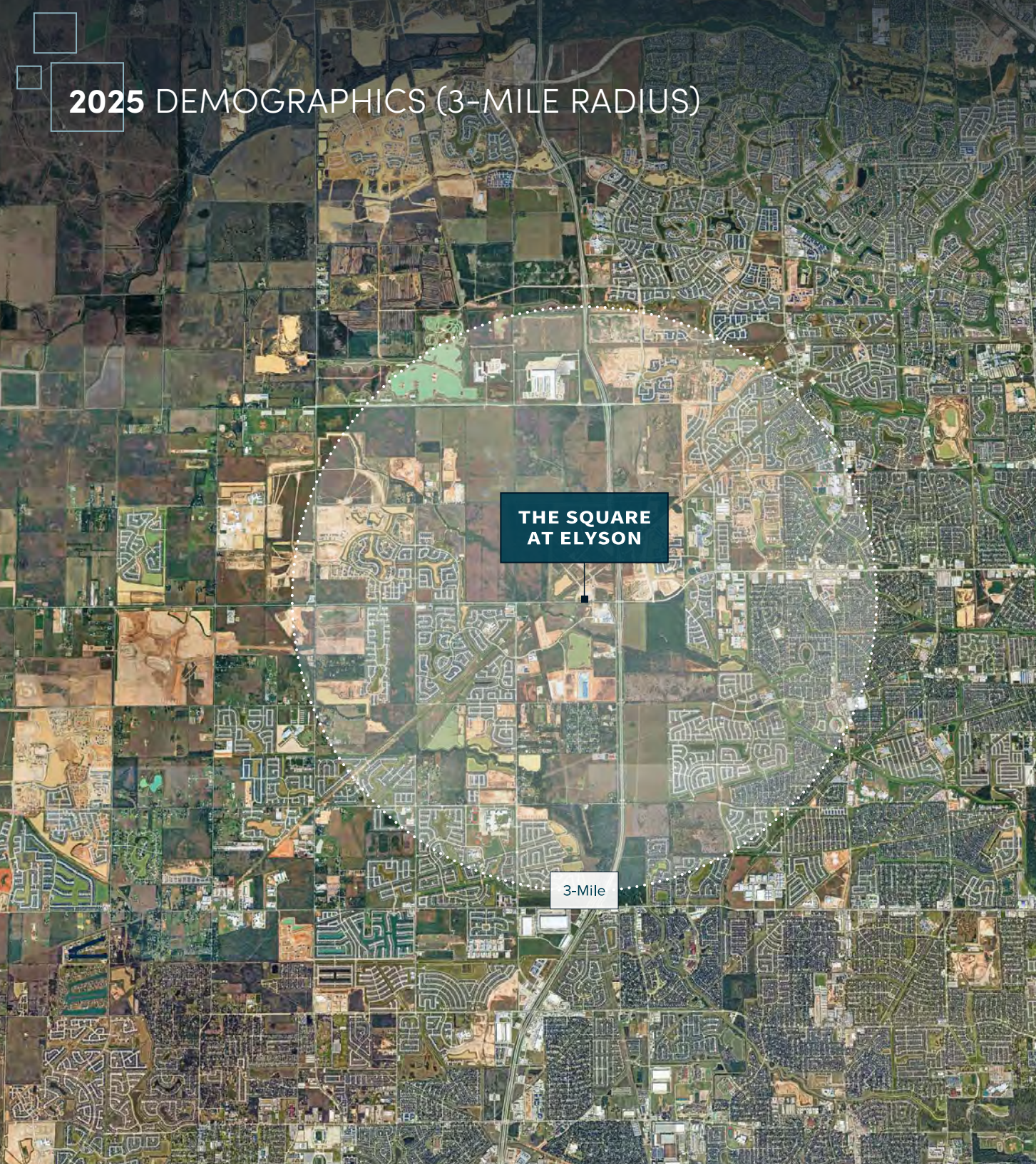
2010 POPULATION

6,682

2010 TOTAL
HOUSEHOLDS

12%

2010-2025 ANNUAL
POPULATION GROWTH



2025 DEMOGRAPHICS (3-MILE RADIUS)

**THE SQUARE
AT ELYSON**

3-Mile

72,978

2025 POPULATION

49,420

TOTAL POPULATION
INCREASE FROM 2010-2025

22,389

2025 TOTAL HOUSEHOLDS

15,707

TOTAL HOUSEHOLD
INCREASE FROM 2010-2025

\$128,449

AVERAGE HOUSEHOLD
INCOME

3.33%

AVERAGE HOUSEHOLD
INCOME GROWTH FROM
2025-2030

NORTHWEST HOUSTON DEMAND DRIVERS

Cypress is rapidly transforming into a corporate growth hub, driven by landmark developments, healthcare investment, and major mixed-use expansion momentum. Following the recent corporate expansions, there will be a wave of even more residential developers targeting this region.

MEDICAL INVESTMENT BOOM:

Cypress is experiencing a healthcare surge led by \$174M Memorial Hermann expansion along US-290/Grand Parkway and Bridgeland outpatient campus at Tuckerton and Fry.

TORO DISTRICT BOOM:

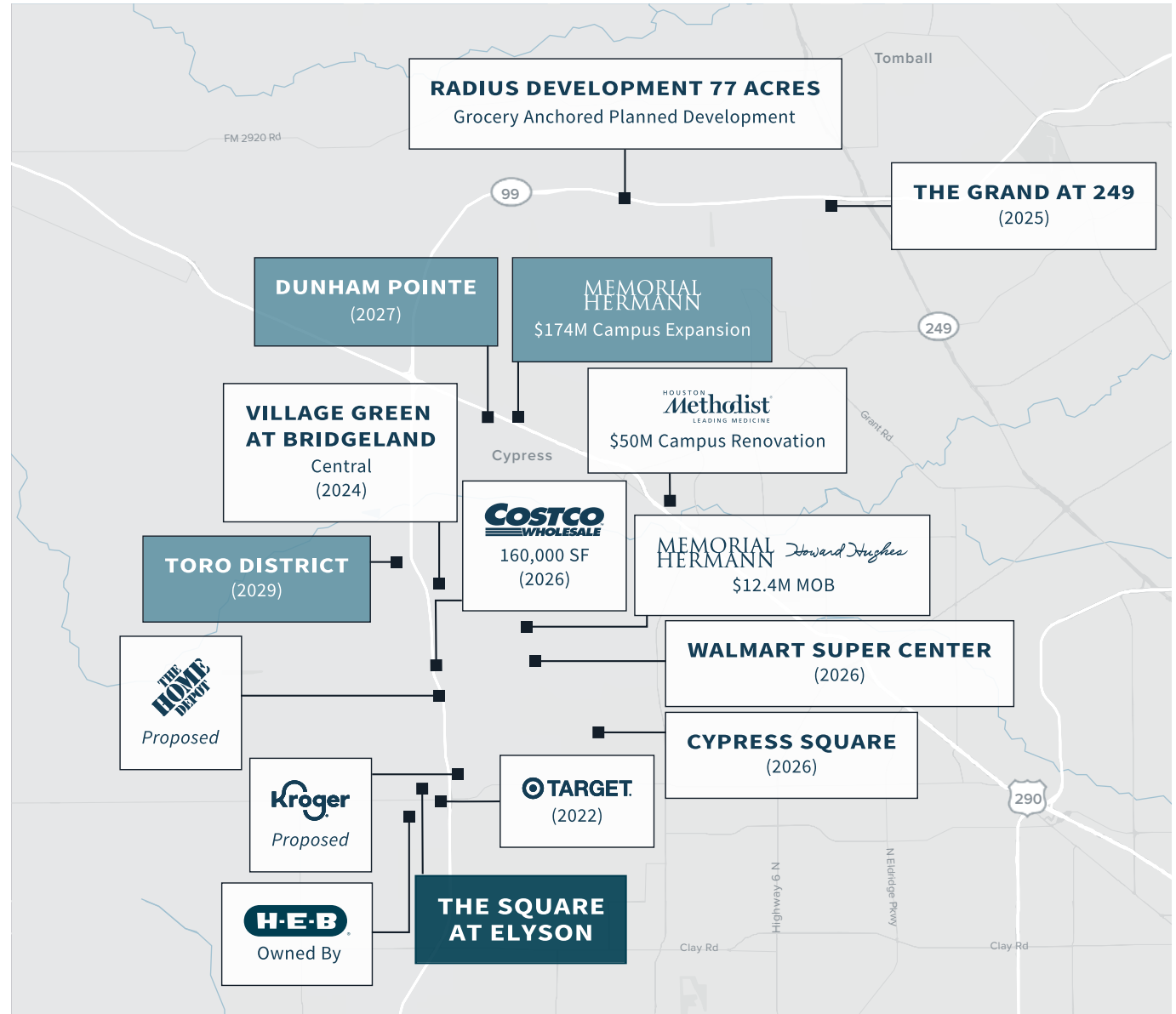
The Toro District at Grand Parkway and Peek Road projects \$34B impact, anchored by Houston Texans headquarters, introducing 17,000 jobs, mixed-use development, and destination positioning.

DUNHAM POINTE GROWTH:

Dunham Pointe, a 1,300-acre community at US-290 and Mason Road, consists of 2,500 homes and a 206,000-square-foot retail village launching 2026

CHEVRON CYPRESS INVESTMENT:

Chevron's 77-acre acquisition from Howard Hughes in Bridgeland establishes Cypress Research and Development hub, which focuses on low-carbon technologies and innovation.



INVESTMENT OVERVIEW



LEADING FITNESS ANCHOR



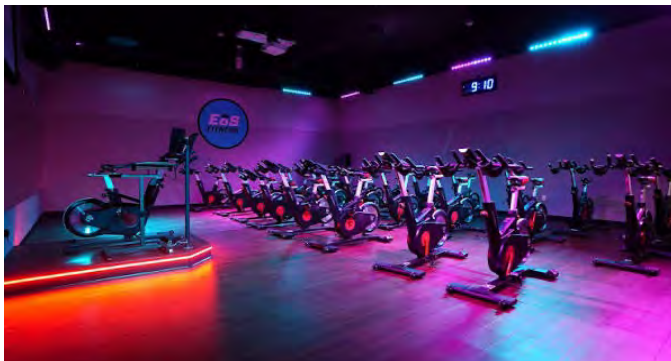
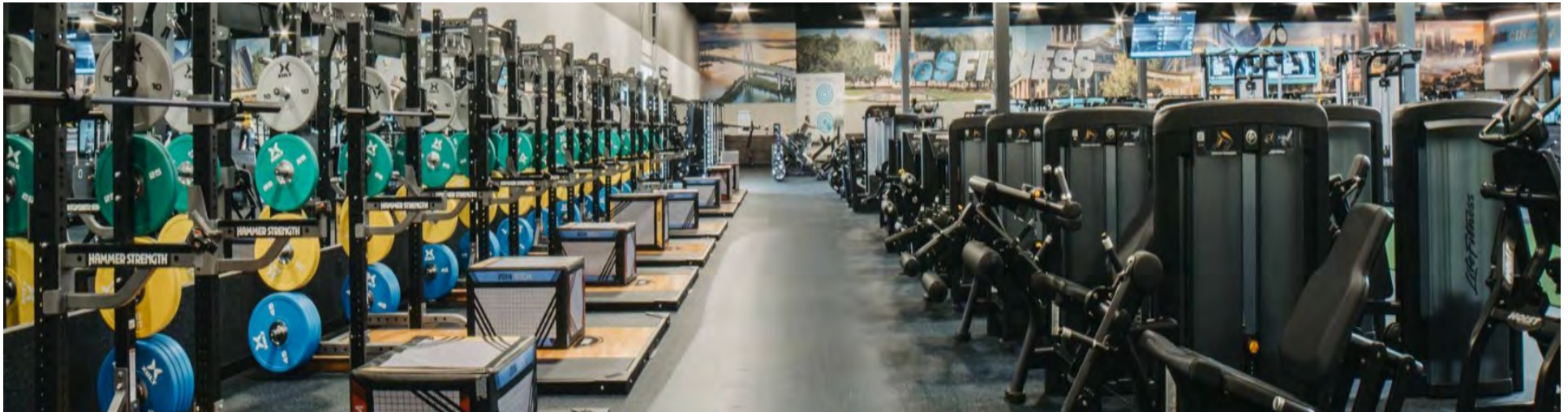
Anchored by a top performing EOS location with 4,000 check-ins per day, the Property benefits from a high-volume traffic driver that generates recurring daily visits and supports strong customer engagement throughout the shopping center. The anchor's established membership base reinforces the center's position as a premier retail destination within the trade area. The EOS Chain focuses on offering a premium experience at a low price point compared to their peer set.

TOP RANKING EOS IN TEXAS
BY DAILY CHECK-INS

236 LOCATIONS
NATIONWIDE

1.46M ANNUAL
VISITORS

COMPANY TYPE:
Private Ownership
(TSG Consumer Partners)



SOUTH FACING AERIAL



SETTLER'S VILLAGE

JASMINE HEIGHTS
Avg Home Price: \$302K

VILLAGES OF BEAR CREEK
Avg Home Price: \$302K

JASMINE HEIGHTS
Avg Home Price: \$302K

LANTANA
Avg Home Price: \$310K

MEMORIAL
HERMANN

ELYSON TOWN CENTER
Partially Developed

CHIPOTLE
SMOOTHIE KING
Shipley DO-NUTS
MilkShake
EST. FACTORY 1974

W WENDY'S CRUST PIZZA Chick-fil-A TACO CABANA
TARGET Burlington PNC

AMERICA'S BEST
CONTACTS & EYEGLASSES
CURIO PET CARE SALLY BEAUTY SUPPLY

TACO BELL McDonald's
FAKE 5 salata
CHASE

H-E-B
Owned By

THE SQUARE
AT ELYSON

SURROUNDED BY AFFLUENT MASTER PLANNED COMMUNITIES

MARVIDA COMMUNITY
\$425k Average Price
~2500 Homes (Building More)

**CANYON VILLAGES AT
CYPRESS SPRINGS**
\$260k Average Price
868 Homes

U/C: MASON WOODS
300k-400k Est. Home Price
300 Acres

**THE SQUARE
AT ELYSON**

CYPRESS OAKS
\$350k Average Price
193 Homes

SETTLERS VILLAGE
\$250k Average Price
1,041 Homes

LANTANA HEIGHTS
\$500k Average Home Price
~250 Homes

ELYSON
\$523k Average Home Price
3,216 Homes

LAKEVILLE
\$220k Average Home Price
741 Homes

JASMINE HEIGHTS
\$295k Average Price
2,607 Homes

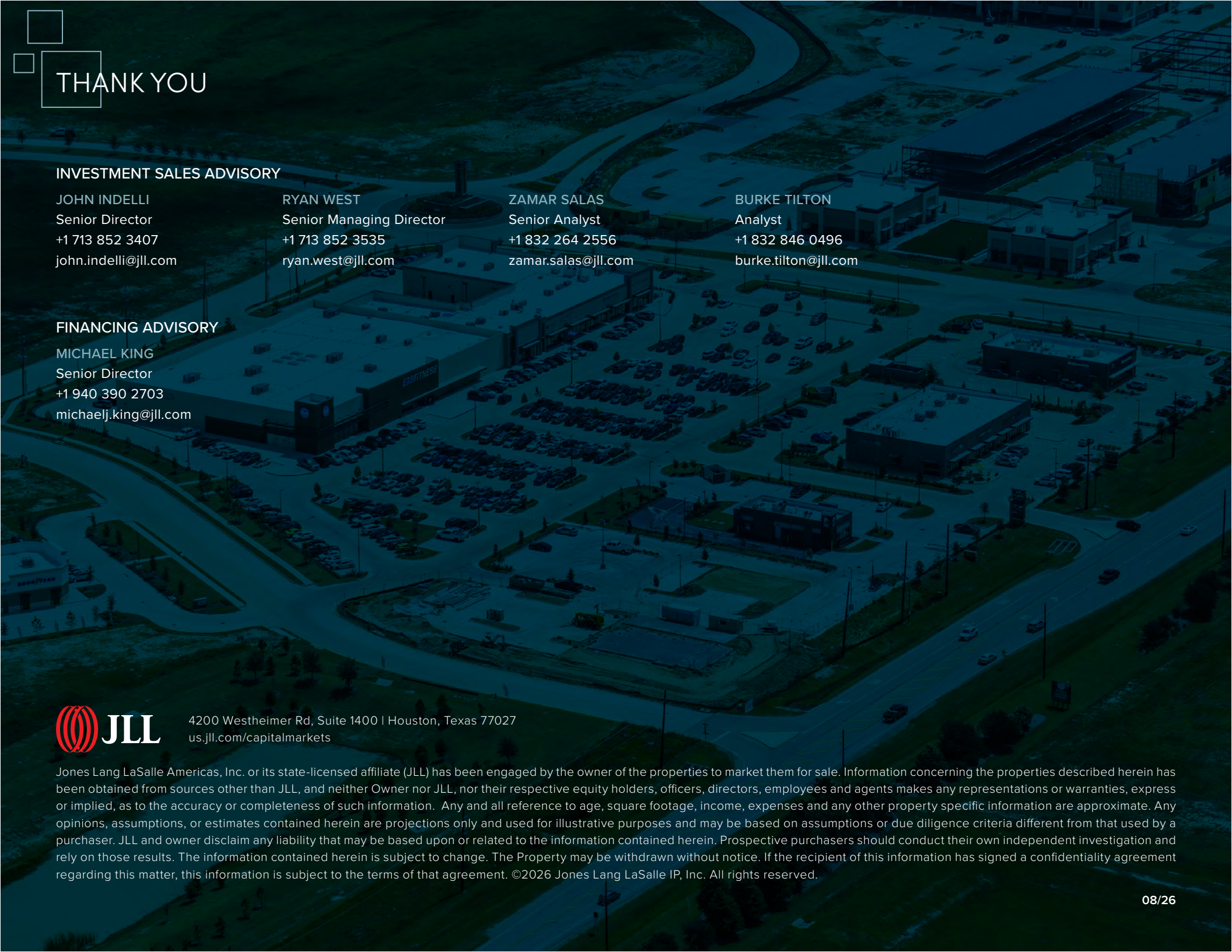
VILLAGES OF BEAR CREEK
\$285k Average Home Price
~500 Homes

**KATY COUNTRY
ESTATES**
\$250k Average Home Price
~150 Homes

KING CROSSING
355k Average Home Price
898 Homes

VENTANA LAKES
360k Average Price
1,310 Homes

Google Earth is not updated, more development has occurred



THANK YOU

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