

# BOARDWALK

TOWNE LAKE

— CYPRESS, TX —

## OVERVIEW





# THE BOARDWALK AT TOWNE LAKE.

The Boardwalk at Towne Lake has become the premier destination in Northwest Houston and home to several record-breaking retailers like Torchy's Tacos, World of Beer, and MOD Pizza. A dynamic waterfront mixed-use development overlooking Houston's largest private lake, The Boardwalk offers a unique collection of office, shopping, dining and fitness space.

With over 20 boat slips, boaters can pull right up to their favorite restaurant, slip in for a day of shopping with friends, sail into the office, or tie up and enjoy an outdoor concert.

Make waves with your business in the Boardwalk at Towne Lake.



OFFICE

RETAIL

RESTAURANT

HOTEL

ENTERTAINMENT



[BoardwalkTL.com](http://BoardwalkTL.com) | 713.690.0000 | Mary Caldwell, CCIM, SIOR | [MCaldwell@CaldwellCos.com](mailto:MCaldwell@CaldwellCos.com)





# BOARDWALK

TOWNE LAKE

CYPRESS, TX

OFFICE  
RETAIL  
RESTAURANT  
MEDICAL  
ENTERTAINMENT





# BOARDWALK MEANS BUSINESS.

With 150,000 sq. ft. of waterfront space and the latest modern amenities,  
The Boardwalk at Towne Lake is the ultimate place for your business space.

- On-site retail and restaurants
- Walk to lunch, shop or attend a yoga class
- Ample parking is available
- Easily accessed from Barker Cypress and Tuckerton Roads.

## AREA DEMOGRAPHICS\*

	3 MILE (2017)	5 MILES (2017)
Population	91,633	260,041
Est Avg HH Income	\$117,397	\$104,110
Daytime Population	58,336	135,543

\*Source: Metrostudy

## AREA TRAFFIC COUNTS

Barker Cypress Rd. North of Tuckerton	34,924
Tuckerton total drive by traffic	8,029

1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



# BOARDWALK

TOWNE LAKE

— O — CYPRESS, TX — O —

## LOCATION





# CLOSE TO EVERYTHING. FAR FROM ORDINARY.



Located just off Highway 290 and Barker Cypress Road, The Boardwalk at Towne Lake is an exciting addition to Caldwell Communities' award-winning development and is centrally located within the rapidly growing Cy-Fair area where quality retail and dining are in high demand.

Just minutes from the Houston Energy Corridor, The Boardwalk at Towne Lake is adjacent to Lone Star College's Cy-Fair campus with over 20,000 students and faculty, significantly contributing to the area's high demand for restaurant, retail, medical and related services. What's more, the Berry Center is right next door. Considered one of the finest high school sports and cultural event centers in the nation, it attracts 1.5 million visitors annually.



[BoardwalkTL.com](http://BoardwalkTL.com) | 713.690.0000 | Mary Caldwell, CCIM, SIOR | [MCaldwell@CaldwellCos.com](mailto:MCaldwell@CaldwellCos.com)



# BOARDWALK

TOWNE LAKE

— CYPRESS, TX —

## AREA INFORMATION





# EVERYTHING YOU WANT. RIGHT WHERE YOU WANT IT.

Thanks to significant growth, the area that encompasses the boundaries of the Cy-Fair ISD is one of the largest in Texas with over 700,000 people. In addition, the superb Cy-Fair ISD, with its 110,000 students, is one of the largest and most acclaimed districts in the state and features a wealth of exceptional elementary and middle schools, as well as 11 high schools.

THERE ARE 10  
COMMUNITIES  
WITH NEARLY 38,000  
HOUSEHOLDS IN  
CLOSE PROXIMITY  
TO THE BOARDWALK.







**BOARDWALK**  
TOWNE LAKE  
— CYPRESS, TX —

TOWNE LAKE FACTS



# LAKE LIVING REDEFINED.

Towne Lake is an award-winning 2,400-acre master-planned community “Connected By Water”. That’s because its biggest attraction is the striking 300-acre lake that wanders throughout the community, that is custom made for boating, fishing and skiing.

Homes range from the \$200s to the \$1+ millions, and offer a living experience for every life stage. There’s even The Heritage at Towne Lake, an exclusive enclave for active adults aged 55 and up.

Amenities include miles of hike and bike trails, the Waterpark and splash pad, The Lakehouse amenity center and boat docks.

## TOWNE LAKE®



2016 MASTER-PLANNED COMMUNITY  
OF THE YEAR BY GHBA

- Ranked among top 50 selling MPC's nationally by RCLCO
- 2014 Quality Planned Development by West Houston Association
- 2014 finalist ULI Development of Distinction
- 14 miles of shoreline
- Final build out of 3,000 homes
- 120,000 SF Kroger, located at the SEC of Barker Cypress & Tuckerton
- Homes from the \$200's – millions
- Highly acclaimed Cy-Fair ISD

