

—

**THIS
IS
THE LIFE.**

—

Community Guide

ELYSON[®]
— BY —
NEWLAND

MAKE YOUR HEAD AND YOUR HEART HAPPY AT THE SAME TIME.



Over the last five decades, we've become one of the nation's most prominent developers, creating award-winning communities across the country — including Cinco Ranch and Seven Meadows right here in Katy.

And during that time, we've learned that the best communities aren't just about where you live. But how you live.

That's why Elyson is a place where connection with friends and family and nature are celebrated. Where you can take a scenic hike along a neighborhood trail, and send the kids to top-rated schools. Listen to live music under the stars or sit poolside in the sun. Where you can make a quick run to tacos or Target, take the clothes to the cleaners, or the pet to the vet. And where there's always something interesting and fun and different to do (just ask our Lifestyle Director, who is always thinking of our next event).

And if you think it's great now, just wait. Because we believe in creating enduring places that get even better over time.

We can't wait for you to experience it.
Come join us.







HERE'S TO GETTING TOGETHER. AND PLACES TO GATHER.

At Elyson, you're never far from a place to meet up with neighbors or meet new friends — like creative parks and cool (as in air-conditioned) indoor community hubs. There are great places to learn, too. With top-notch schools nearby (and a couple right here in the community).



(AND PLACES TO LEARN, TOO)

Top-rated schools are a priority here. We're in the highly ranked Katy ISD, one of the most sought-after districts in Texas — with an elementary school onsite, a junior high and high school just a few miles away, and a charter school right in the community. And learning isn't just for those K-12. Our littlest residents benefit from educational daycare options and older students will appreciate the opportunities for lifelong education — like Houston Community College's Katy campus and the University of Houston at Katy.



ELYSON HOUSE A SO-MUCH-HERE SPACE



How do we put Elyson House into words? Well it's part fitness center. Part pool. Part event lawn. Part game room hangout. Part café (and by “café,” we mean full-service restaurant). And completely, totally, a heartbeat of our community.



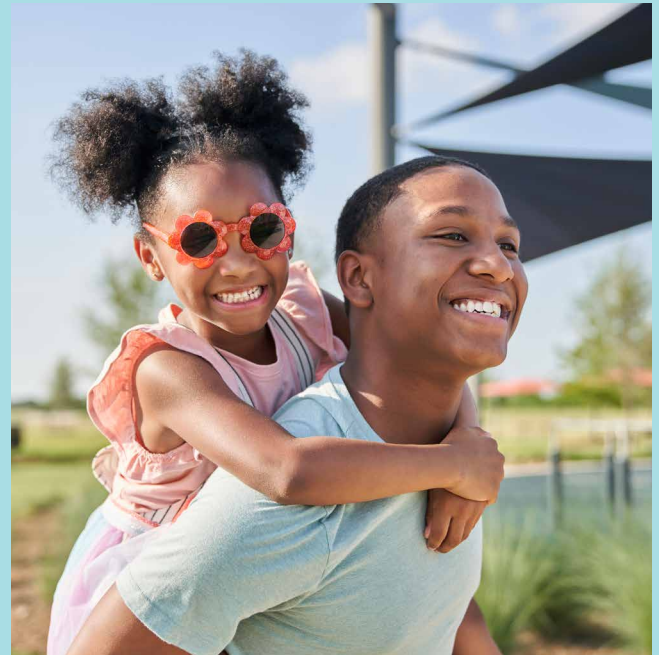
ELYSON COMMONS 145 ACRES OF FUN

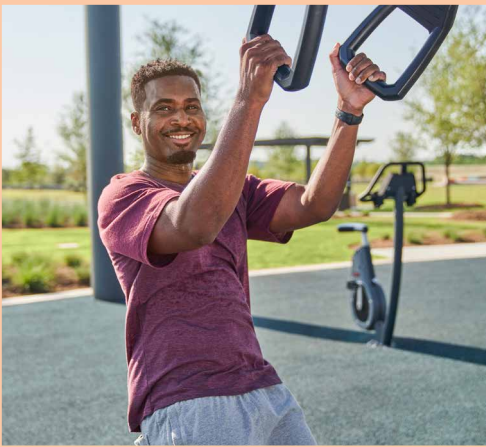
This vast outdoor space is full of things to do. Including the aptly named “Great Lawn,” where you can catch a concert (or a Frisbee), 1.4 miles of meandering trails, playful playgrounds, a sports field and basketball court, and a dog park just for off-leash pooches.

LAKESIDE LANDING (OPENING 2023)



Our newest amenity complex is in the works, and it's going to wow — with two resort-style pools, indoor/outdoor fitness areas, an entertainment lawn and an indoor gathering space, all surrounded by a lakeside setting.





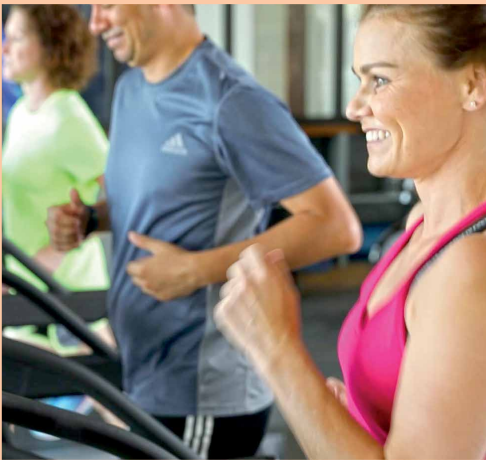
COURT SPORTS

Whether you like your courts for tennis, pickleball, or bocce, we've got you covered.



FITNESS SPACES

When it comes to staying fit, you can either workout indoors, or (new word alert!) workoutdoors.



PARKS

Every house in Elyson is within walking distance to a park — making it easy to prioritize play.



ELYSON CAFÉ

Elyson Café offers milkshakes, coffee, wine and craft beer ... plus meals to eat in, or take out.



COMMUNITY POOLS

Not just one pool. Multiple pools. From the soaking-in-the-sun to the getting-in-some laps variety.



SPLASH PAD

With jets, fountains and a water slide, escaping the heat has never been so cool.



COMPASS LAKE

Kayak. Canoe. Paddleboard. Or, if you'd rather, just gaze. Compass Lake will let you do any (or all) of the above.



ORCHARDS AND COMMUNITY GARDEN

Ever picked a pecan? You can, in our community orchards. (Plus peaches, figs and more.) Or, grow your own plants, herbs and veggies in Honeybell Gardens.





WHAT'S HERE AND WHAT'S COMING

★ **ELYSON WELCOME CENTER**
and Model Home Village

① **ELYSON HOUSE & CAFÉ**
Community Center

② **FIRESIDE PARK**
Firepit, Pickleball and Bocce Ball

③ **SUNSET PARK & SPLASH PAD**

④ **TIMBER GROVE PARK**

⑤ **ELYSON COMMONS AT BEAR CREEK**

⑥ **POOCH PLAYGROUND**

⑦ **SPORTS FIELD**

⑧ **HONEYBELL GARDENS**

⑨ **LAKESIDE LANDING**
Recreation Center (coming 2023)

⑩ **COMPASS LAKE & CRESCENT PARK**
(coming 2024)

● **SCHOOLS**
Katy ISD and Harmony Public Schools

● **SOLD RESIDENTIAL**

● **CURRENT RESIDENTIAL**

● **COMMERCIAL & MIXED-USE**

● **FUTURE DEVELOPMENT**

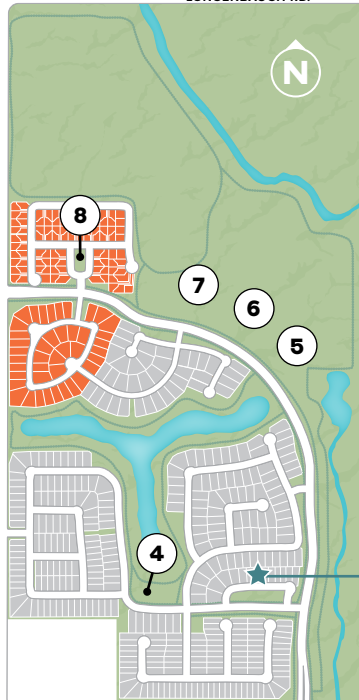
● **OPEN SPACE**

● **TRAILS**



COMMUNITY MAP

LONGENBAUGH RD.



Elyson facts-at-a-glance

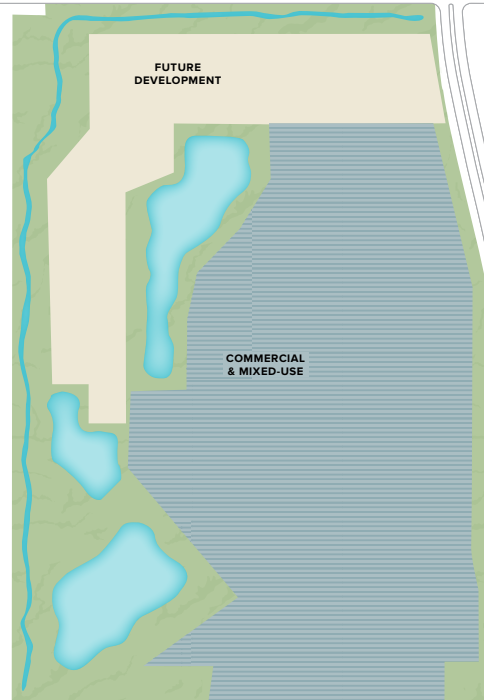
6,000 homes at completion

750+ acres of open space preserved
for parks, trails, lakes and waterways

Almost 30 miles of planned trails

450+ acres of planned
commercial and mixed-use

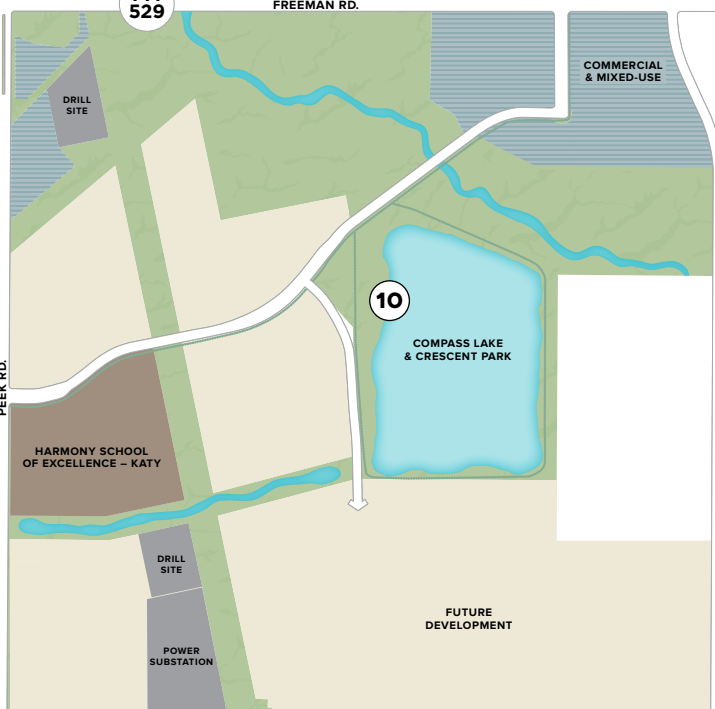
ELYSON WELCOME CENTER
& MODEL HOME VILLAGE



GRAND PARKWAY

FM 529

FREEMAN RD.



BECKENDORFF RD.

Map not to scale. This map is for illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee is made that the features depicted will be built, or, if built, will be as depicted. Commercial uses may include, but not be limited to, service centers, retail centers, office buildings, professional buildings, light industrial and high density residential. All plans for land use or facilities are subject to change without notice and nothing presented on this map shall obligate the owner or any other entity, public or private, to construct or develop facilities as shown. 2023 © Elyson. All Rights Reserved.

KATY-HOCKLEY CUT-OFF RD.



OUR HOMES

From the \$300s – \$1M+

Whether you're looking to upsize, downsize, or stay-the-same-size, our builders have a variety of home styles and floorplans designed to fit the way you live.

MAP KEY

-  COMMERCIAL
-  COMMUNITY ORCHARDS

-  TRAILS
-  PLAYGROUND

-  ELYSON WELCOME CENTER

FREEMAN RD.



BUILDERS & MODEL HOMES

-  **BEAZER HOMES**
-  **BROOKFIELD RESIDENTIAL**
-  **CHESMAR HOMES**
-  **WESTIN HOMES**
-  **PERRY HOMES**
-  **PULTE HOMES**
-  **BROOKFIELD RESIDENTIAL**
-  **CHESMAR HOMES**
-  **PERRY HOMES**
-  **HIGHLAND HOMES**
-  **WESTIN HOMES**
-  **TAYLOR MORRISON**
-  **HIGHLAND HOMES**
-  **PERRY HOMES**
-  **CHESMAR HOMES**
-  **PERRY HOMES**
-  **NEWMARK HOMES**
-  **HIGHLAND HOMES**
-  **SOLD OUT**



Scan the QR code for plan and pricing information.

Map not to scale. This map is for illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee is made that the features depicted will be built, or, if built, will be as depicted. Commercial uses may include, but not be limited to, service centers, retail centers, office buildings, professional buildings, light industrial and high density residential. All plans for land use or facilities are subject to change without notice and nothing presented on this map shall obligate the owner or any other entity, public or private, to construct or develop facilities as shown. 2023 © Elyson. All Rights Reserved.



BE THE FIRST TO GET ELYSON NEWS (AND INVITES, TOO).

Become an Elyson insider at Elyson.com



VISIT OUR WELCOME CENTER: 23634 SAVANNAH SPARROW LANE, KATY, TX 77493 | 281.640.4004



Elyson is proud to become the fourth member of Newland Communities' Katy family, joining Cinco Ranch, Grayson Lakes and Seven Meadows.



Newland is proud to be a part of Brookfield Properties. We are one of the largest developers of mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them. newlandco.com | nashcommunities.com



Homes at Elyson® are built and sold by home builders (Builders) unaffiliated with NASH FM 529, LLC (Fee Owner), Newland Real Estate Group LLC (Newland) or their related entities. Buyers should review the purchase agreement, public offering statement, and other offering materials provided by the seller prior to signing any contract to purchase a home. Details on the prospective development are provided for informational purposes only and there is no guarantee that the final development will match the developer's current vision. Every effort has been made to ensure that the prices and specifications set forth herein are accurate, however, they may change at any time and they may refer to a base house that does not include upgrades. Maps are not to scale and are provided for illustration purposes only. Stated distances are estimates and only provided for relative location. EQUAL HOUSING OPPORTUNITY. This is neither an offer to sell, nor a solicitation of offers to buy, to residents in those states or jurisdictions, including but not limited to New York, where such offers or solicitations cannot be made without prior qualification and/or registration unless the legal owner of the Community or its development manager, Newland, has been so qualified or an exemption is available. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. Copyright ©2023 NASH FM 529, LLC. All Rights Reserved. No reproductions, distribution, or unauthorized transmission of any portion is permitted without written permission of Fee Owner. 5/23