



HERE'S TO GOOD LIVING.

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 connections 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 for tacos or to Target, pick up a pizza, or take the pet to the vet. And there's always something fun and interesting and different to do (just ask our Director of Community Engagement, 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 few right here in the community).



(AND PLACES TO LEARN, TOO)

Top-rated schools are a priority here. Depending on where you live in the community, kids attend schools in one of two highly regarded districts: Katy ISD or Cypress-Fairbanks ISD. Both are among the best in the area, and there are multiple Katy ISD schools right in Elyson. And for those looking for a STEM-focused curriculum, there's a charter school campus right in the community too. Of course, learning isn't just for those K-12. Our littlest residents benefit from educational daycare options and older students will appreciate the benefits 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. And completely, totally, a heartbeat of our community. In fact, it's home to many of our community events throughout the year, which have included everything from Water Boot Camp classes to story time to outdoor movie nights — all thoughtfully planned by our Community Engagement Team.



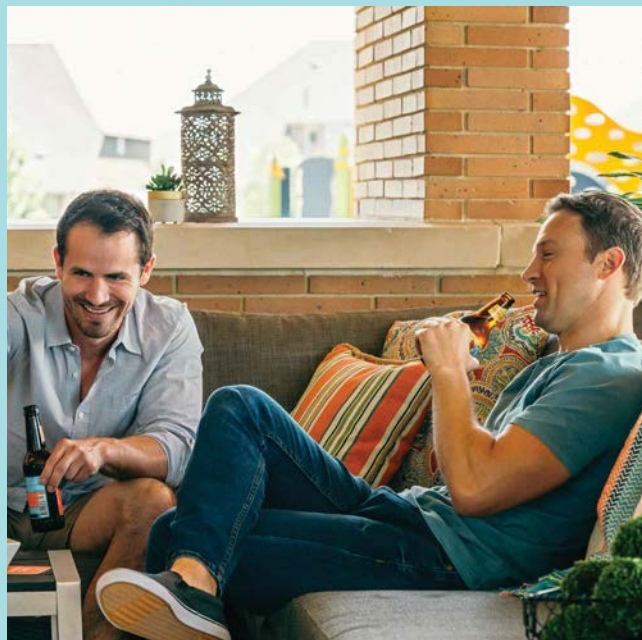
ELYSON COMMONS 145 ACRES OF FUN

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 SOAK. SPLASH. GRILL. CHILL.



Our newest amenity complex is built to wow. With two pools that give you the choice of lap swimming or resort-style lounging. A splash pad to keep the kids cool. And a fitness center outfitted with the latest cardio and weight equipment. Feel like just soaking it all in? Head to the patio (and fireplace) overlooking the lake ... and bring something to grill!





COURT SPORTS

Whether you like your courts for tennis, pickleball, basketball, 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.



POOCH PLAYGROUND

Pure unleashed fun, with separate areas for dogs of different sizes, to keep furry friends safe.



COMMUNITY POOLS

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



SPLASH PADS

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



COMPASS LAKE

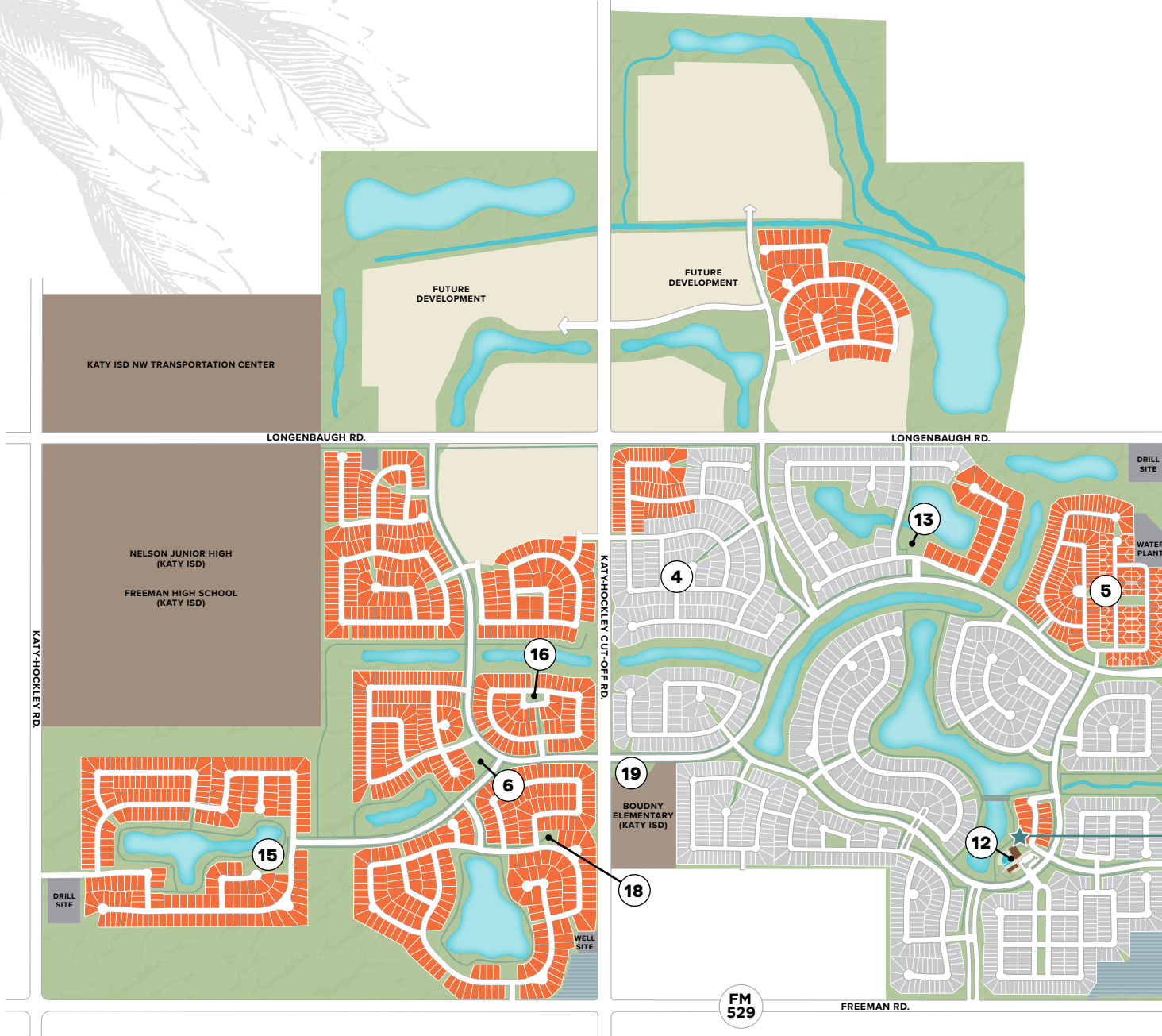
Kayak. Canoe. Paddleboard.
Or, if you'd rather, just gaze.
Compass Lake lets you do
any (or all) of the above.



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**
Recreation Center
- 2 **FIRESIDE PARK**
Firepit, Pickleball and Bocce Ball
- 3 **SUNSET PARK & SPLASH PAD**
- 4 **KALEIDOSCOPE PARK**
- 5 **UNION PARK**
Firepits, Grill and Table Tennis
- 6 **ADVENTURE POINT**
Opening 2026
- 7 **TIMBER GROVE PARK**
- 8 **ELYSON COMMONS AT BEAR CREEK**
- 9 **POOCH PLAYGROUND**

- 10 **SPORTS FIELD**
- 11 **HONEYBELL GARDENS**
- 12 **LAKESIDE LANDING**
Recreation Center
- 13 **ELYSON COURTS**
Tennis and Pickleball
- 14 **COMPASS LAKE & CRESCENT PARK**
- 15 **WATERSIDE COVE**
Opening 2026
- 16 **SPEEDWAY PARK**
- 17 **EMBER PARK**
Opening 2026
- 18 **THE SOCIAL YARD**
Opening 2026
- 19 **TED NELSON MEMORIAL PARK**

- **SCHOOLS**
- **CURRENT RESIDENTIAL**
- **SOLD RESIDENTIAL**
- **COMMERCIAL & MIXED-USE**
- **FUTURE DEVELOPMENT**
- **MILLERS AT ELYSON**
For Lease Homes
- **OPEN SPACE**
- **TRAILS**

PORTER RD.



COMMUNITY MAP



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

•
400+ acres of planned
commercial and mixed-use

**ELYSON WELCOME CENTER
& MODEL HOME VILLAGE**



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. 2026 © Elyson. All Rights Reserved.

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 (and locations throughout the community) that fit the way you live. Scan the QR to view plans and pricing.

BUILDERS & MODEL HOMES

A BEAZER HOMES	J HIGHLAND HOMES
B CHESMAR HOMES	K CHESMAR HOMES
C BROOKFIELD RESIDENTIAL	L WESTIN HOMES
D WESTIN HOMES	M HIGHLAND HOMES
E PERRY HOMES	N PERRY HOMES
F NEWMARK HOMES	O PERRY HOMES
G BROOKFIELD RESIDENTIAL	O NEWMARK HOMES
H CHESMAR HOMES	P HIGHLAND HOMES
I PERRY HOMES	SOLD OUT

**START YOUR TOUR
AT THE WELCOME CENTER**

7303 Prairie Lakeshore Lane
Katy, TX 77493

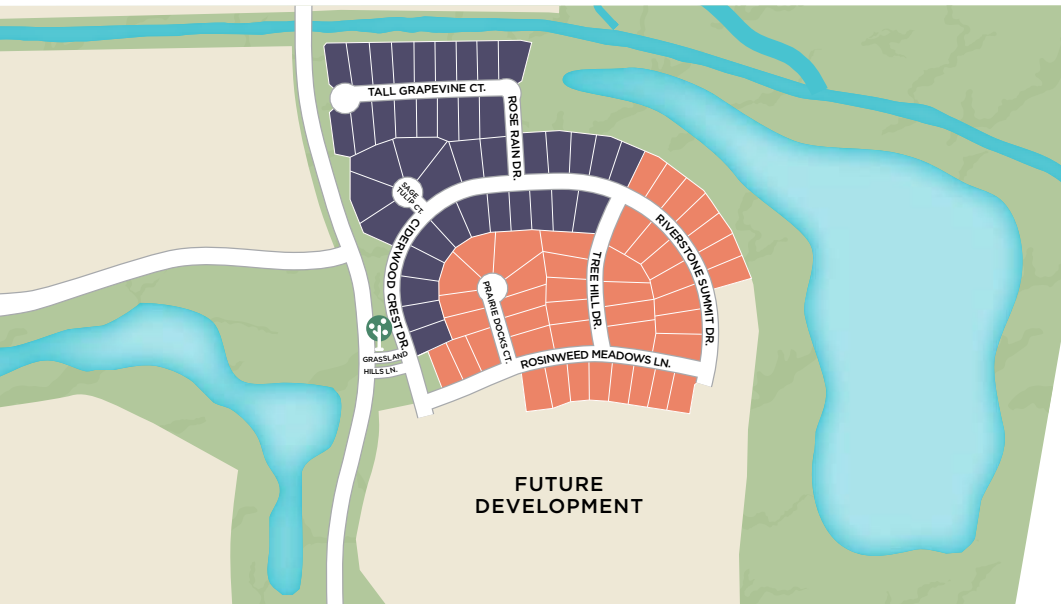
MAP KEY

- COMMERCIAL
- TRAILS
- COMMUNITY ORCHARDS
- PARKS

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. 2026 © Elyson. All Rights Reserved.

KATY-HOCKEY CUT-OFF RD.

ELYSON
TED NELSON
MEMORIAL PARK
BOULEVARD
ELEMENTARY (KATY)



LONGENBAUGH RD.



MORE HOMES

From the \$300s – \$1M+



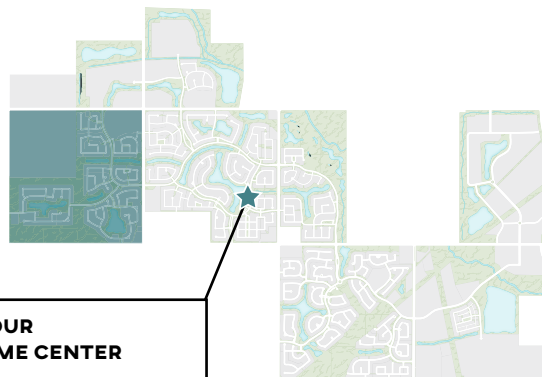
In a community as big and established as Elyson, there's always something nearby — like these homes, situated nearest to the junior high, high school and four neighborhood parks. Scan the QR to view plans and pricing.

BUILDERS & MODEL HOMES

C	BROOKFIELD RESIDENTIAL	K	CHESMAR HOMES
L	CHESMAR HOMES	L	WESTIN HOMES
E	PERRY HOMES	M	HIGHLAND HOMES
F	NEWMARK HOMES	N	PERRY HOMES
G	BROOKFIELD RESIDENTIAL	P	PERRY HOMES
H	CHESMAR HOMES	O	NEWMARK HOMES
I	PERRY HOMES	Q	TOLL BROTHERS
J	HIGHLAND HOMES	R	TOLL BROTHERS
K	BROOKFIELD RESIDENTIAL	S	TOLL BROTHERS

MAP KEY

	COMMERCIAL		TRAILS		COMMUNITY ORCHARDS		PARKS
--	------------	--	--------	--	--------------------	--	-------

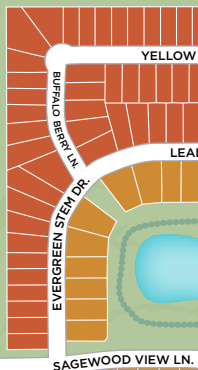


START YOUR TOUR AT THE WELCOME CENTER

7303 Prairie Lakeshore Lane
Katy, TX 77493

See page 11 for additional model locations

KATY-HOCKLEY RD.



DRILL
SITE

LONGENBAUGH RD.



KATY-HOCKLEY CUT-OFF 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. 2026 © Elyson. All Rights Reserved.

MORE HOMES

From the \$300s – \$1M+



Closest to conveniences (hello, Target!) and Compass Lake, these homes put shopping, dining, kayaking and paddleboarding within very easy reach. Scan the QR to view plans and pricing.

Homes in this area of the community are zoned to Cy-Fair ISD.

BUILDERS & MODEL HOMES



DAVID WEEKLEY HOMES



DAVID WEEKLEY HOMES



BROOKFIELD RESIDENTIAL



BROOKFIELD RESIDENTIAL

MAP KEY



COMMERCIAL



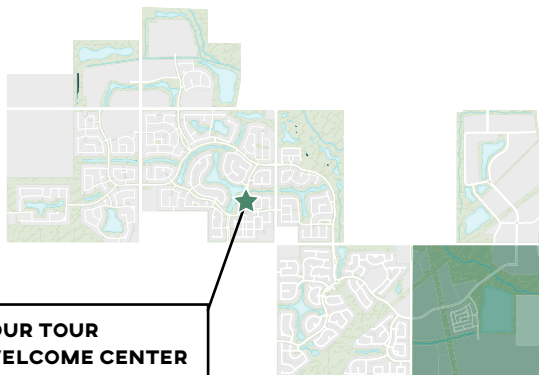
TRAILS



COMMUNITY ORCHARDS



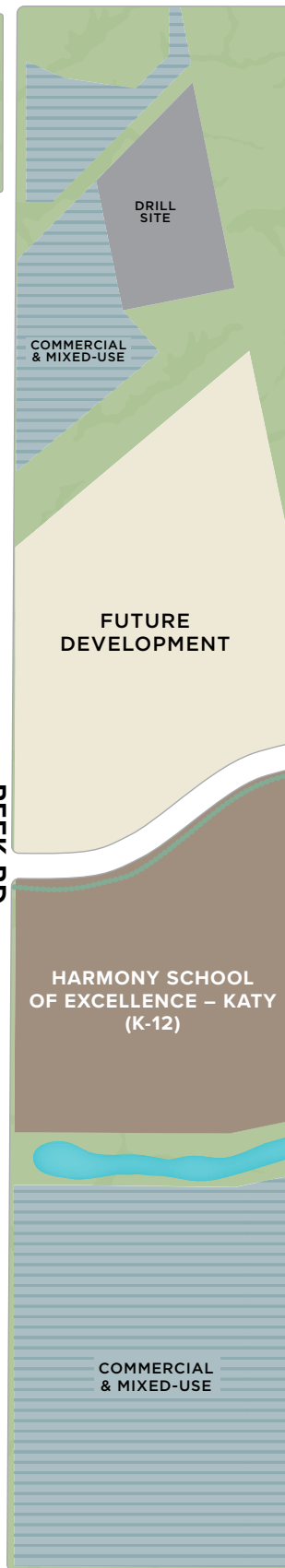
PARKS

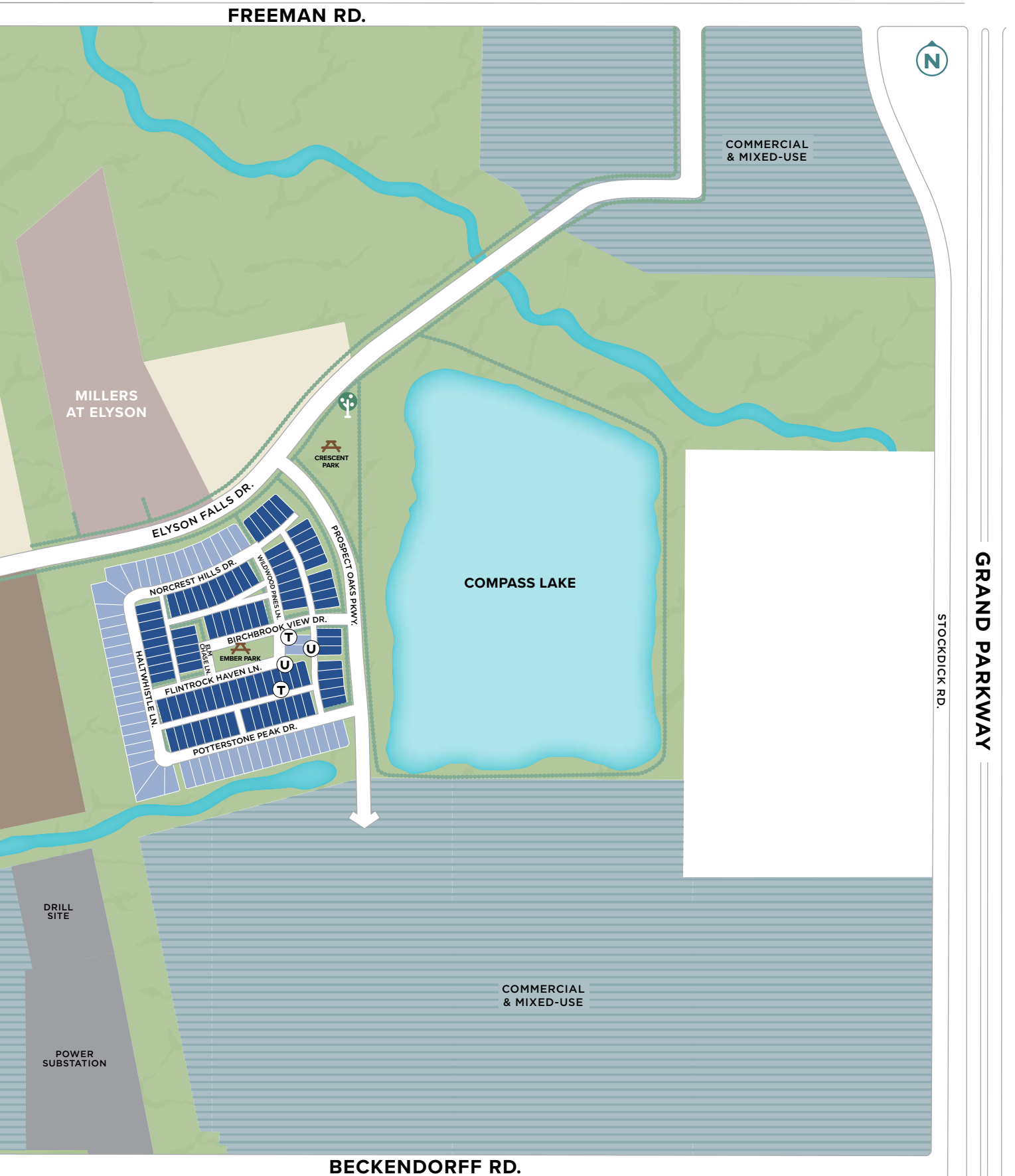


**START YOUR TOUR
AT THE WELCOME CENTER**

*7303 Prairie Lakeshore Lane
Katy, TX 77493*

PEEK 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. 2026 © 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: 7303 PRAIRIE LAKESHORE 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 ©2026 NASH FM 529, LLC. All Rights Reserved. No reproductions, distribution, or unauthorized transmission of any portion is permitted without written permission of Fee Owner. 2/26