

## SHOPS AT AVALON

NEC of West Rd and Avalon River Rd  
Cypress, TX 77433



### Hunington

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## SHOPS AT AVALON

Located in the Cypress submarket of northwest Houston, the property offers convenient access to FM 529, Highway 99 (Grand Parkway), and US 290 for strong regional connectivity. Surrounded by established and growing communities, including Bridgeland, the site benefits from strong residential density and continued population growth, with close proximity to major retail, healthcare, schools, and employment centers supporting long-term demand.

## CYPRESS, TEXAS HAS SEEN A 4.8% YEAR-TO-YEAR POPULATION INCREASE.

### #3rd

Harris County is the 3rd most populous count in the U.S. (2024/2025)

### #1

Cypress, Texas (ZIP 77433) ranked the #1 inbound move destination in the U.S. in 2025.

### #2

CFISD is ranked the #2 best school district in Harris County. (2025)



### Property Information

Space Available	10,000 SF   10,000 SF
Rental Rate	Call for Pricing
NNN	\$10.00 PSF (estimated)

### Pad Sites Available

Ground Lease, Build to Suit, or For Sale	Pad 1	1.65 AC
	Pad 2	1.00 AC
	Pad 5	0.72 AC
	Pad 6	0.80 AC

### Property Highlights

- Strategically located at 21815 Fitzroy Manor Lane in Cypress, the property offers convenient access to FM 529, Highway 99 (Grand Parkway), and US 290, ensuring strong connectivity across Northwest Houston.
- Adjacent to the 400-acre Grand Mason mixed-use development (1,300+ homes, big box retail, planned medical, and more)
- Proximity to major retail, healthcare, schools, and employment centers supports consistent traffic and long-term stability within one of Greater Houston's fastest-growing submarkets.

### Demographics

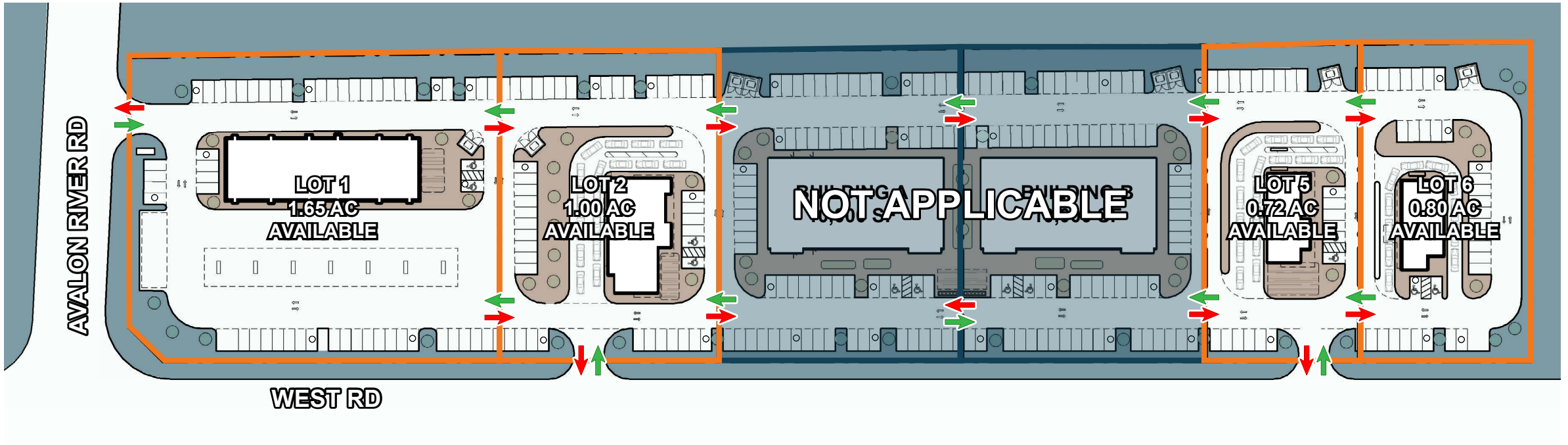
	2 mi	3 mi	5 mi
Population (2025)	20,800	78,136	221,690
Average Household Income	\$165,352	\$161,731	\$145,167
Projected Population (2030)	29,116	92,490	251,143

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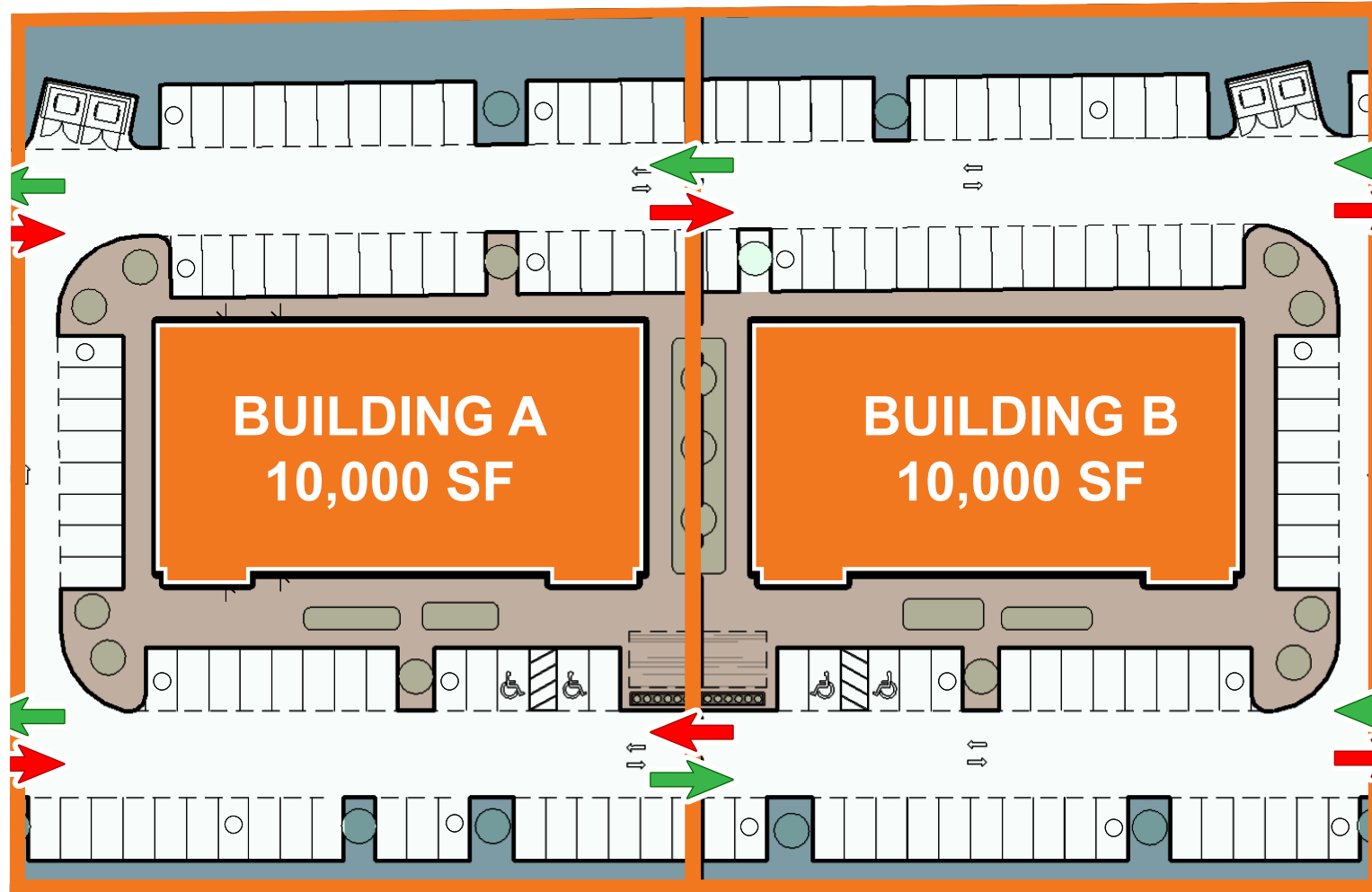
**Mitchell Orzel**  
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PAD	AC	STATUS
1	1.65 Acres	Available For Lease, Sale, BTS
2	1.00 Acres	Available For Lease, Sale, BTS
5	0.72 Acres	Available For Lease, Sale, BTS
6	0.80 Acres	Available For Lease, Sale, BTS

- Retail Space Available
- Pad Available
- Pending
- Leased | Sold



BUILDING	SF	STATUS
A	10,000 SF	Available For Lease
B	10,000 SF	Available For Lease

- Available
- Pending
- Leased

# BRIDGELAND

±26,603 Lots  
11,400 AC  
(Under Construction)

## VILLAGE

Village Center Mixed-Use Development

## TOWNE LAKE

3,200 Homes  
2,450 AC

2,450 AC

**FedEx**  
Ground  
~500 Employees

**Avalon at Cypress Expansion**  
±502.3 AC  
1,361 Total Lots

**Future Elementary School**  
±15.2 AC

**MIRAMESA**  
at Canyon Lakes West  
925 Homes

**Heritage Towne Lake**  
440 Homes  
**Postma Elementary School**  
599 Students

**LONE STAR COLLEGE**  
CYFAIR  
22,182 Students

**WEST RD 6,725 VPD**

**COSTCO WHOLESALE**

**SITE**

**Marvida by Castle Rock**  
2,500 Homes

**Canyon Lakes West**  
2,275 Homes

**Andre Elementary School**  
1,015 Students

**Windhaven**  
445 Homes

**Lone Oak Village**  
1,365 Homes

**Wisteria**  
1,588 Future Homes

**99 TOLL**

**GRAND MASON**

**Grand Mason**  
400 AC Mixed Use Development  
+1,300 Planned Homes  
(Under Construction)

**Villas at Canyon Lakes West**  
267 Homes

**Copeland Elementary School**  
936 Students

**Canyon Village Middle School**  
873 Students  
**At Cypress Springs**  
868 Homes

**Oak Landing**  
370 Homes

**Cypress Springs**  
818 Homes

**Yaupon Ranch**  
945 Homes

**Westgate**  
1,366 Homes

**Newland Communities**  
3,600 AC Development

**WESTGREEN BLVD 4,871 VPD**

**Remington Grove**  
462 Homes

**Paddock**  
452 Homes

**Highland Strathmore**





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)