



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800, Houston, Texas 77046
713-623-6944 • hproperties.com

THE SHOPS AT AVALON

21514-21515 West Rd.,
Cypress, TX 77433

RETAIL DELIVERING Q4 2027

THE 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	1,200 SF -9,900 SF (Will Divide)
Rental Rate	\$36.00 - \$38.00 PSF
NNN	\$10.00 PSF (estimated)

Pad Sites Available

Ground Lease, Build to Suit, or For Sale	Pad 1	1.17 AC
	Pad 2	0.86 AC
	Pad 3	1.31 AC
	Pad 4	1.29 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 (2026)	20,800	78,136	221,690
Average Household Income	\$165,352	\$161,731	\$145,167
Projected Population (2030)	29,116	92,490	251,143

Ben Terry
Managing Director | Portfolio Leasing
ben@hpiproperties.com

Jonathan Aron
Principal | Brokerage
jonathan@hpiproperties.com

Jeffrey Aron
SVP | Development
jeffrey@hpiproperties.com

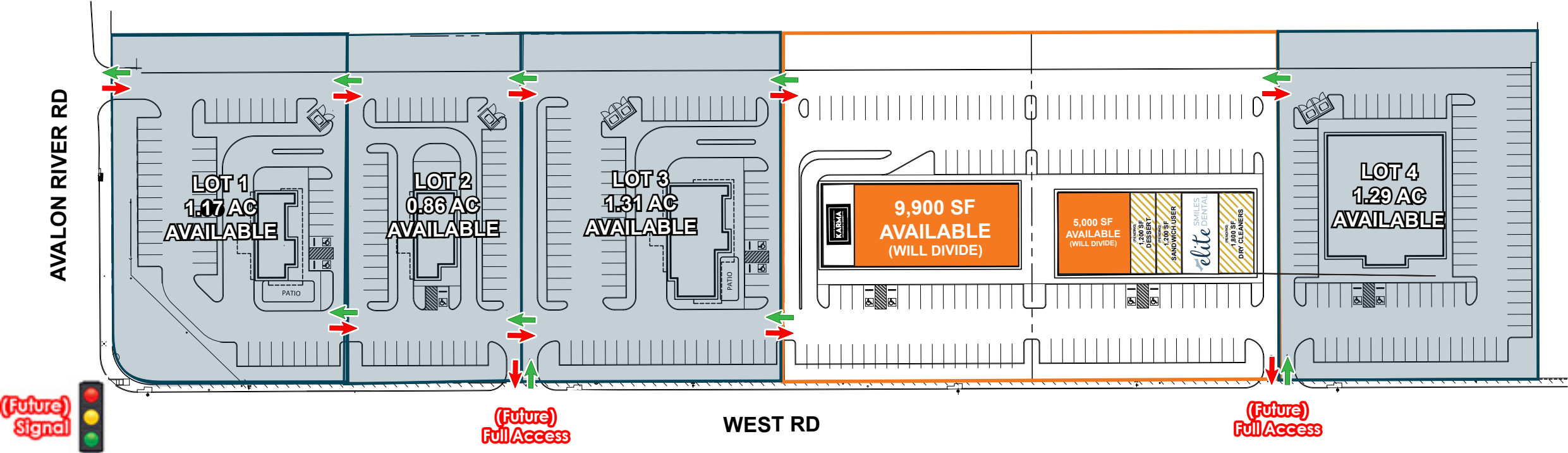
Mitchell Orzel
AVP | Retail Acquisitions
mitchell@hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.



Site Plan

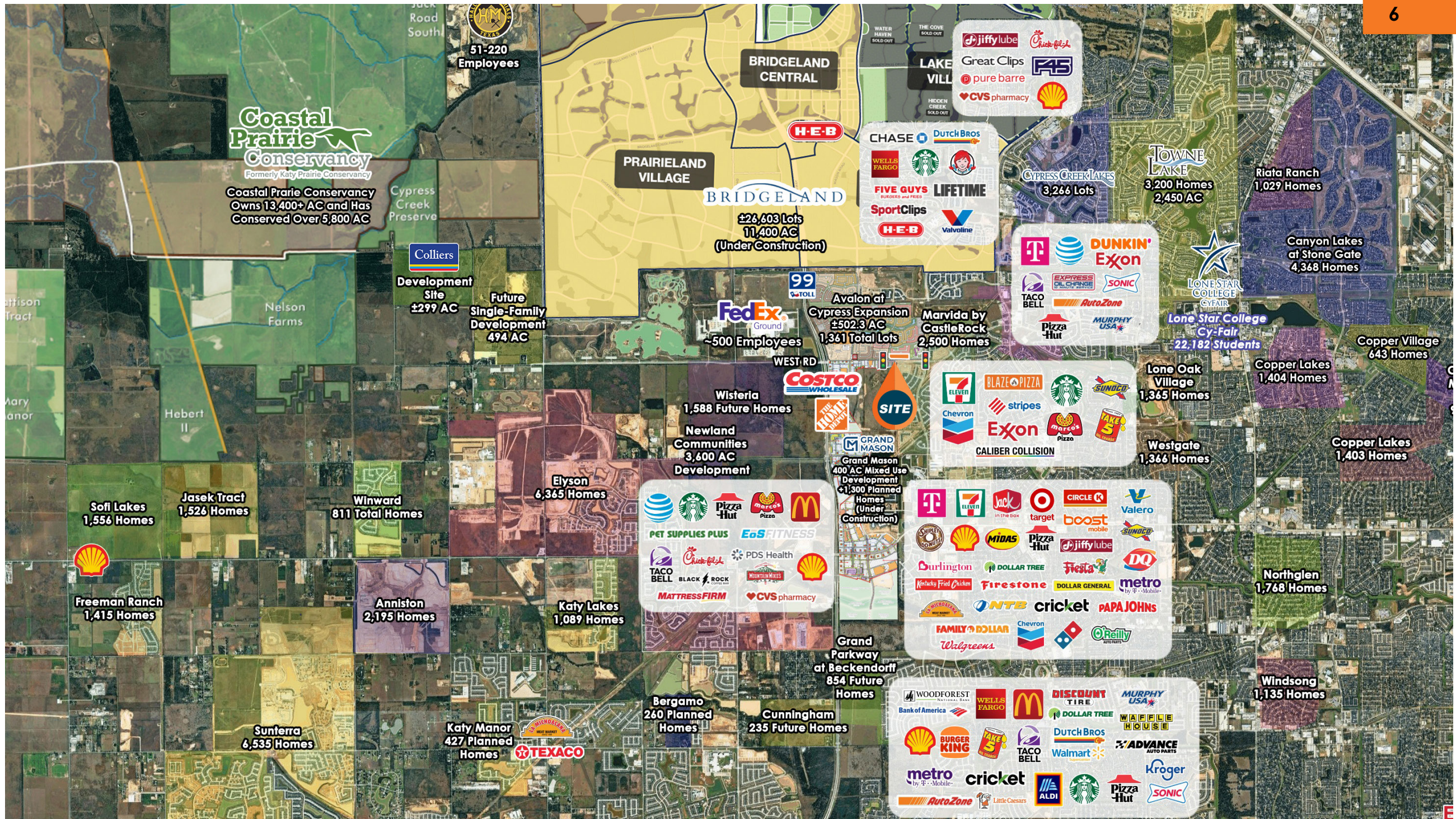
RETAIL DELIVERING Q4 2027



PAD	SF/AC	STATUS
Retail	14,900 SF	Available For Lease
1	1.17 Acres	Available For Lease, Sale, BTS
2	0.86 Acres	Available For Lease, Sale, BTS
3	1.31 Acres	Available For Lease, Sale, BTS
4	1.29 Acres	Available For Lease, Sale, BTS

- Available
- Pending







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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Jonathan Aron	644676	jonathan@hpiproperties.com	713.623.6944
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeffrey Aron	724858	jeffrey@hpiproperties.com	713.623.6944
Ben Terry	794832	ben@hpiproperties.com	713.623.6944
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

IABS 1-0