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[Home](#) | [Construction Preview](#) | [Cypress: Small Airport Eyed for Revamp as Industrial Park](#) |

# Cypress: Small Airport Eyed for Revamp as Industrial Park

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Featured Image (above): Developer Trammell Crow will be turning Weiser Airpark in Cypress into a Class A industrial/business park. Image: Google Streets.

Posted: 9-27-19

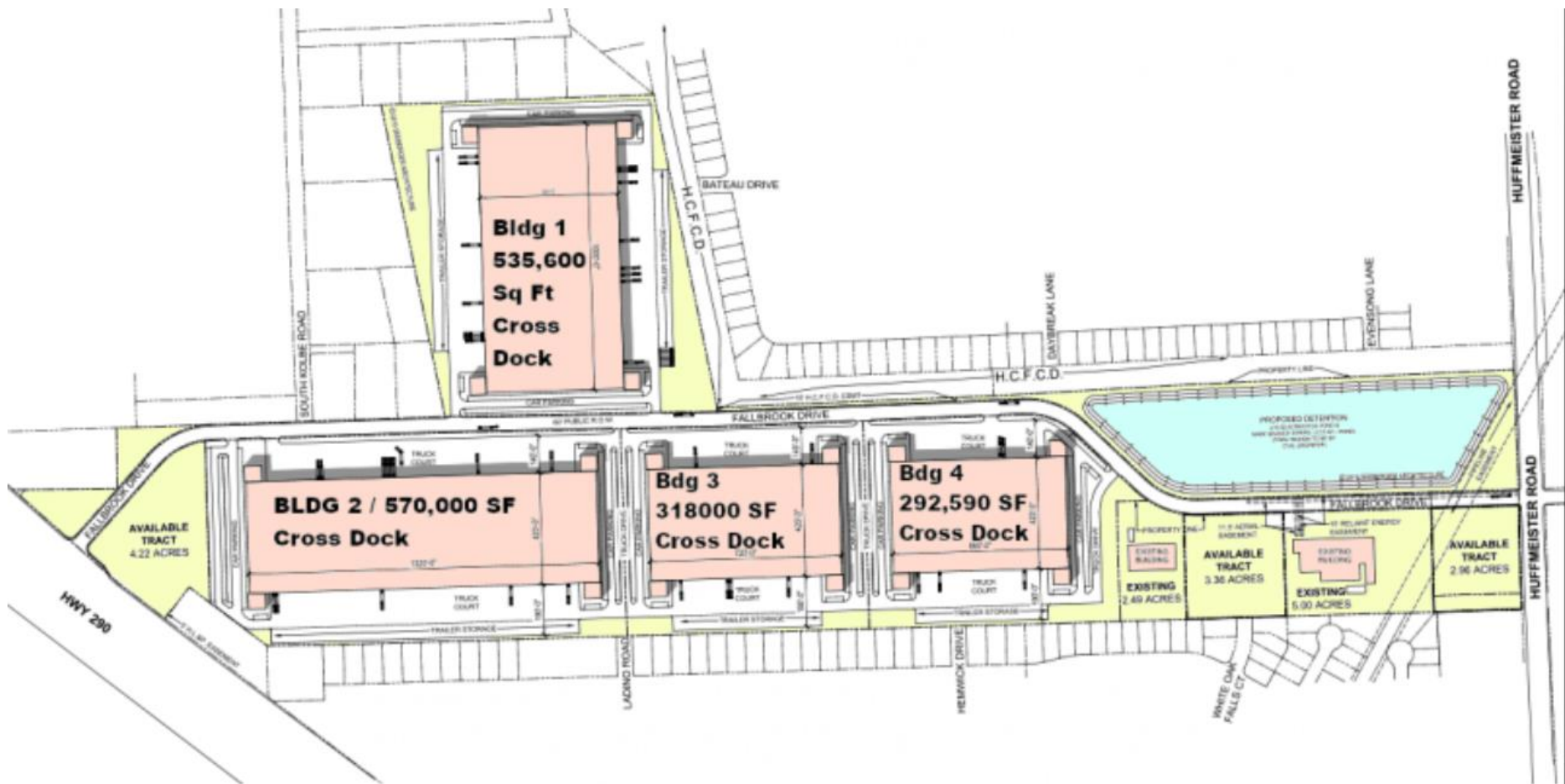
By Edmond Ortiz

**Cypress (Harris County)**—Trammell Crow Company has purchased Weiser Air Park, a 102.3-acre field at 21904 Northwest Freeway (U.S. 290) that was acquired in collaboration with New York-based Clarion Partners, according to local media reports.

In a related transaction, Trammell Crow and Clarion Partners acquired neighboring land at 10815 Huffmeister Road from **Huffmeister Interests**.

With about 132 acres under its control, Trammell Crow is poised to convert the airport into a Class A industrial/business park. Approximately 1.7 million square feet of new industrial space is being planned.

Detailed plans for the new industrial park were first reported in this **June 26 VBX article**.



**DETENTION LAYOUT**  
 This drawing shows a conceptual detention layout only, as required by the owner. A Civil Engineer will be required to fully develop the detention requirements for this site.  
 No full verification of existing site conditions has been made.

Note: The parking shown is Approximate. Once a final design is chosen, various, P.U. spaces, landscaping islands, etc. will need to be added. This will potentially impact the final parking count.

Building 1	Building 2	Building 3	Building 4	TOTAL
Approximately 160 parking spaces	Approximately 175 parking spaces	Approximately 210 parking spaces	Approximately 260 parking spaces	Approximately 1,300 parking spaces
37' Clear Ht.	37' Clear Ht.	37' Clear Ht.	37' Clear Ht.	Approximately 1,600,000 cu ft
4250' Spine/lot	4250' Spine/lot	4250' Spine/lot	4250' Spine/lot	Approximately 34.62 acres
48' construction	48' construction	48' construction	48' construction	Approximately 40,000' coverage
6' P-1, And 3'-1' Overlap	6' P-1, And 3'-1' Overlap	6' P-1, And 3'-1' Overlap	6' P-1, And 3'-1' Overlap	Approximately 380 Trailer Storage
Approximately 355,000 cu ft	Approximately 375,000 cu ft	Approximately 345,000 cu ft	Approximately 292,590 cu ft	
Approximately 25.00 acres	Approximately 27.71 acres	Approximately 15.30 acres	Approximately 15.27 acres	
Approximately 140 Trailer Storage	Approximately 115 Trailer Storage	Approximately 50 Trailer Storage	Approximately 50 Trailer Storage	

**PRELIMINARY SITE PLAN**  
 This Drawing is intended for use as a Preliminary Master Plan or a Site Design Concept Drawing. It is not intended for use as a Construction Drawing.  
 This Drawing was prepared without full knowledge of all survey, existing, building setbacks, steel setbacks, utility easements, storm water detention requirements, flood plain regulation, parking requirements, transportation authority requirements, and fire department access requirements. The final design may be different to this drawing.



SITE PLAN

PRELIMINARY SITE PLAN BASED ON SURVEY CAD FILE "19100600V-PK01" PROVIDED BY OWNER

Note: This was the Preliminary Site Plan for Weiser Air Park as an industrial park and is subject to change.  
Image: City of Houston public records.

According to the Houston Business Journal and Community Impact, work crews are to start pre-development road and infrastructure work early in 2020. Reports have stated that the Weiser family appreciated Trammell Crow's history of industrial developments.

The former air field is surrounding by single family residential. The adjacent neighborhoods include Hemwick Place, White Oak Springs, White Oak Landing, Wortham Estates, Tower Oaks Meadows, Bonaire, and The Village at Cypress.

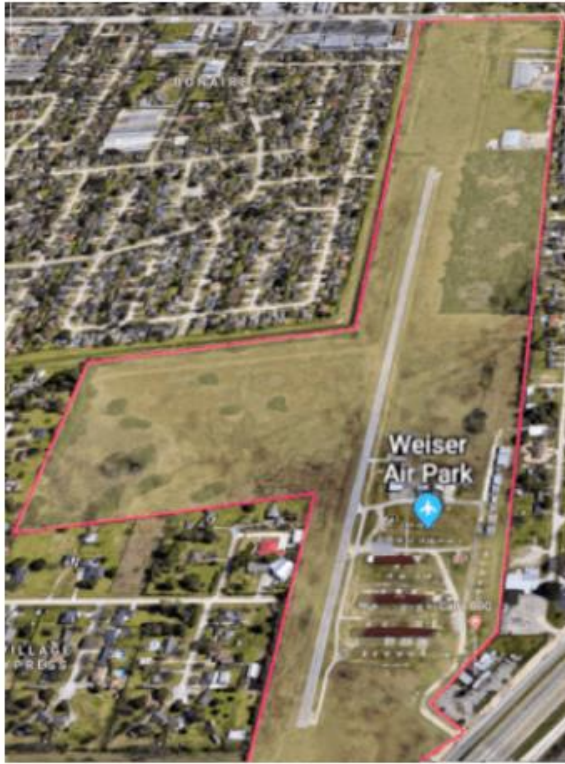
Neighbors have raised concerns about having an industrial park so close, and the heavy traffic that would result. And as an air field, the vast majority of the site has been pervious grassland; whereas, an industrial park will introduce a much greater percentage of impervious cover. The preliminary site plan does provide for a larger detention pond than is currently on site.

Weiser Airpark had been a privately owned and operated airport for more than 50 years. It was the only small airport in the Houston area located on a major freeway.

Tagged "the friendliest airport in the United States" on its website, Weiser Airpark had encouraged users and volunteer employees to take advantage of picnic tables located in front of the flight school training room.

Airport officials often urged community members to simply come with snacks, check out the planes, enjoy a meal on site, even watch take-offs and landings.

The airport went up for sale in November 2018. A final sale price has not been revealed.



(Above): Aerial view of a Weiser Airpark hangar. (Below): Airplanes parked in the airfield. (Left) Google Earth view of the property.



Images from Google Streets and Google Earth.

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