



*the*  
**SOUND**



# Retail

In the heart of the Cypress Waters development:

- 20,310 SF of retail
- Lakefront amphitheatre
- Patios, parks & relaxation lawn
- 6-mile hike and bike trail around North Lake
- 1,800 units of high-end multi-family
- Non-motorized water activities
- One-acre park with 40-foot sculpture
- Two nearby schools with over 2,000 students

Embracing the concept of new urbanism creating an atmosphere in which one can truly Work, Live, Play and Explore. Cypress Waters is a remarkably untouched 1,000-acre development on a 362-acre lake within five minutes of DFW airport. Perfectly placed along the crest of growth between Dallas and Fort Worth and fronting LBJ Freeway and Belt Line Road. Immediate freeway access to any submarket in North Texas reaching a population base of 3,525,000 people within a 20-mile radius.



# At the Heart of Cypress Waters

## People

	1 Mile	3 Miles	5 Miles
Daytime Population	8,000	66,638	135,065
Total Businesses	115	28,331	57,939
Residents	1,973	66,638	135,065
Total Households	800	28,331	57,939
Household Income	\$105,682	\$86,357	\$74,473

## Traffic

IH 635	130,000 VPD
Belt Line Rd.	70,000 VPD
Olympus Rd.	35,000 VPD est.



BY 2018:

14,450  
Daytime population

2,671  
Residents lakeside

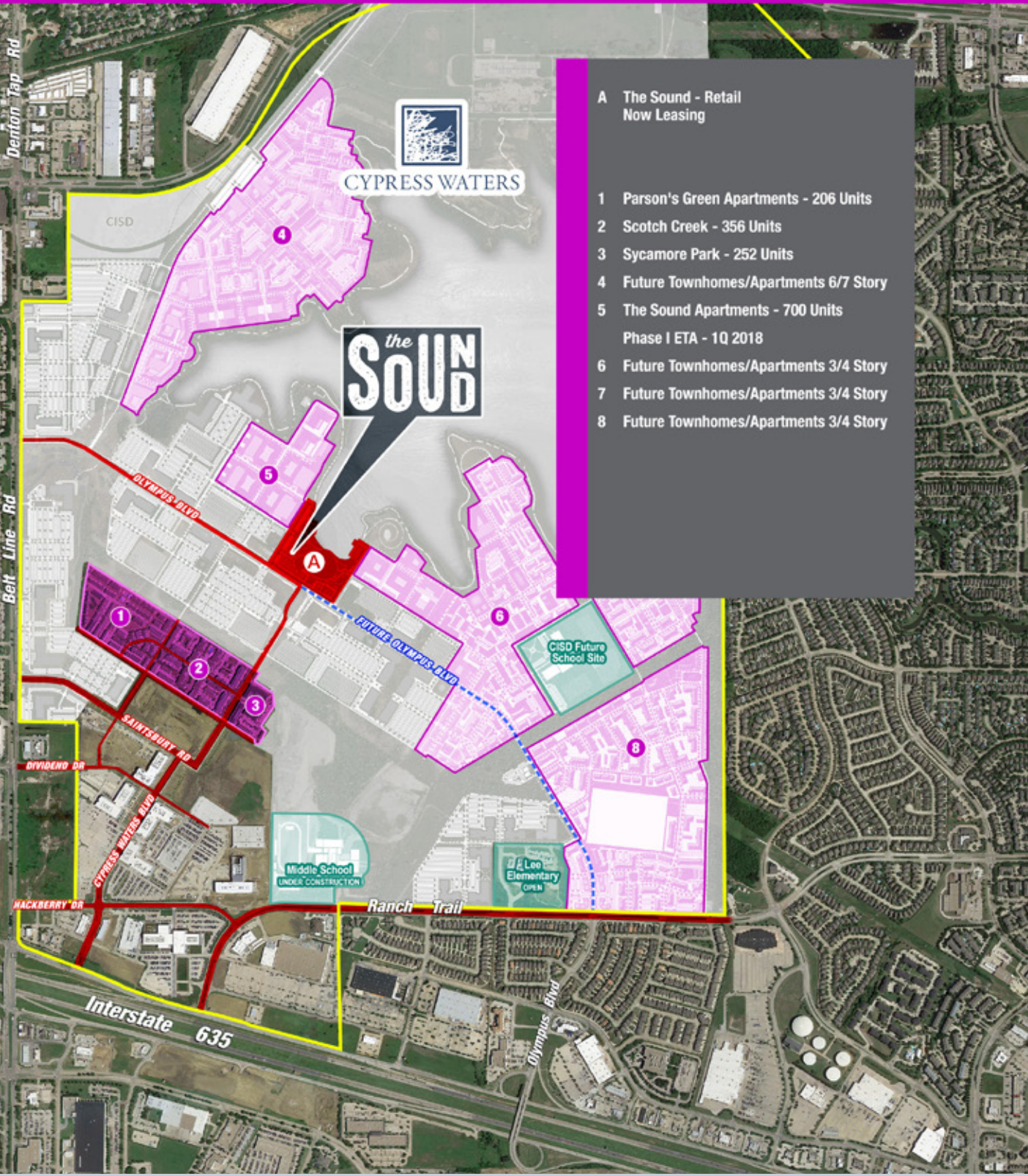
12,000  
commercial office tenants

13  
Corporate HQs



# RESIDENTIAL

# OFFICE



**10,000**  
residential units at full build

**\$120,000**  
median household income

**1,500,000**  
population within 10 miles

**799**  
retail parking spaces

**25-32**  
average age of resident

# The Sound



Kayaking  
Concerts  
Triathlons

Happy Hours  
Regional Sports  
Festivals

Races  
Canoe Rentals  
Cycling

Radio Remotes  
Corporate Events  
Movie Nights

# Active Zone

# Bold Retail



TOTAL PARKING:  
799 Spaces

Off-street: 139 spaces  
On-street: 73 spaces  
MF garage: 133 spaces

3201 Olympus: 224 spaces  
3100 Olympus: 230 spaces

# Parking

# Bold Retail



Zales  
Toyota  
Nationstar

CoreLogic  
OneSource Virtual  
AMN Healthcare

7-Eleven  
British Telecom  
iMortgage

Meritage Homes  
ZAK Products  
Brinker

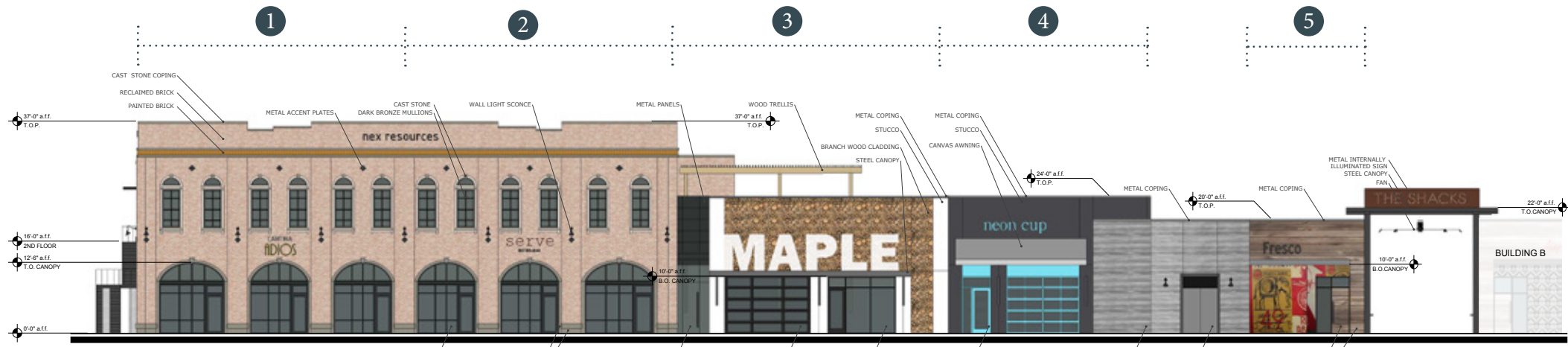
# Neighborhood



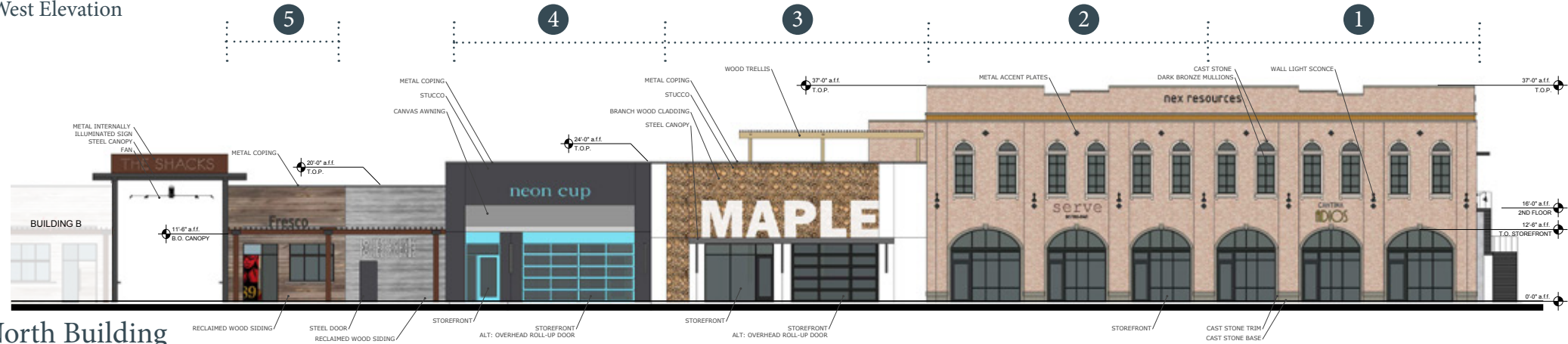
*Bold Retail*



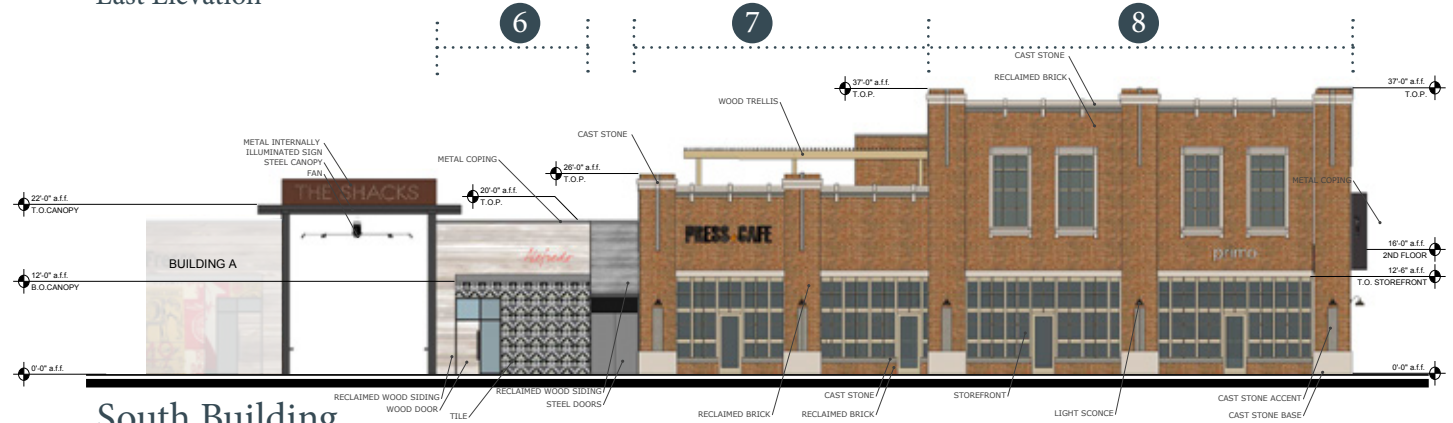
*Neighborhood*



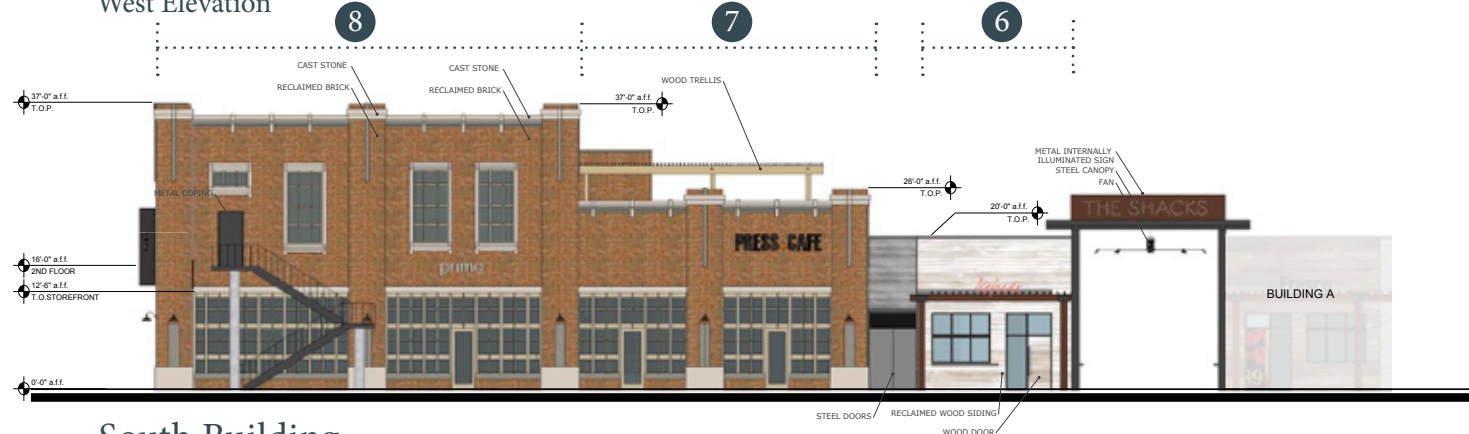
North Building  
West Elevation



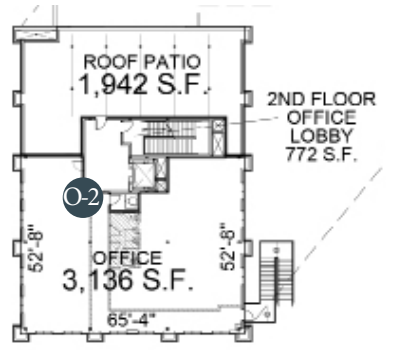
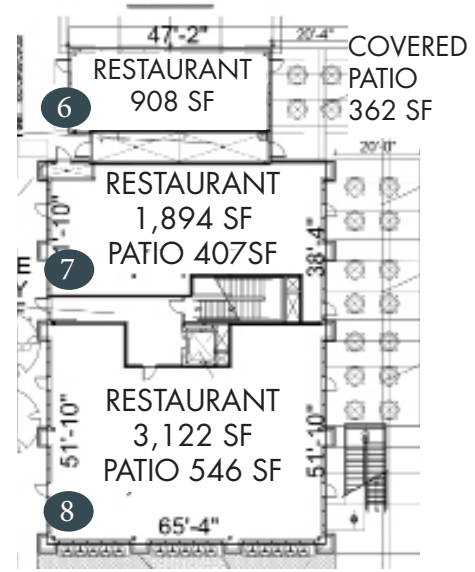
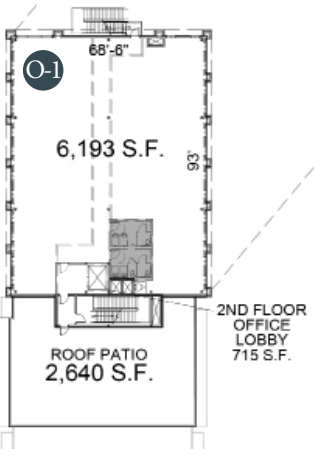
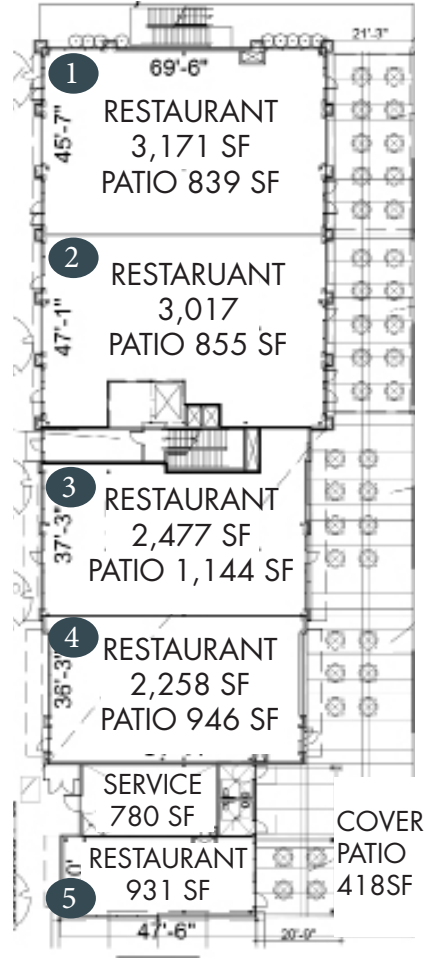
North Building  
East Elevation



South Building  
West Elevation



South Building  
East Elevation



Space 1:	3,171 SF
Space 2:	3,017 SF
Space 3:	2,477 SF
Space 4:	2,258 SF
Space 5:	931 SF
Space 6:	908 SF
Space 7:	1,894 SF
Space 8:	3,122 SF
<b>TOTAL RETAIL:</b>	<b>19,651 SF</b>
Office Space 1:	6,193 SF
Office Space 2:	3,136 SF
<b>TOTAL OFFICE:</b>	<b>9,329 SF</b>

Available Space



Bleecker Street  
2018



The Wharf  
2017



The Wharf  
2018



3100 Cypress Waters  
2018



Corporate Headquarters  
2018



3201 Olympus  
2018



## TEXAS INDUSTRIAL / BOLD SIMPLICITY

Industrial Details · Raw yet Refined · Refreshing · Impactful · Timeless · Classic · High Contrast

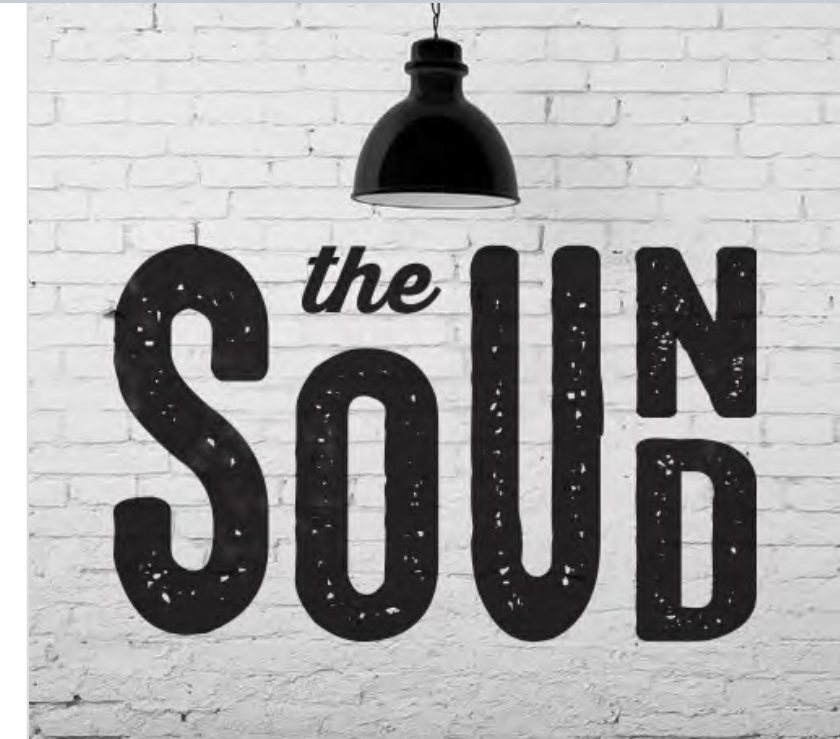


TEXAS INDUSTRIAL / BOLD SIMPLICITY

## MATERIALS & COLOR

Reclaimed Wood · Concrete · Corten Steel · Brick · Gabion Wall · Painted Wood · Chrome

# Office And Multifamily





# DELIVERS 2018

For leasing information contact:  
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Jake Sherrington 214.960.4623

SHOP <sup>COS.</sup>



CYPRESS WATERS