

8701 CYPRESS WATERS BOULEVARD

AVAILABLE

6,222 SF. Will divide.
130 parking spaces.

RATE

Call for rates

DEMOGRAPHICS

- Cypress Waters is a 1,000-acre master-planned development
- 1,700 multi-family units
- 4,000 residents by 2017
- 1.5 million SF of office with 6,700 employees by 2017
- 26,000 daytime inhabitants and just as many in the evening at full build out

TRAFFIC COUNTS

I 635	125,000 VPD
Belt Line Road	34,518 VPD

PROJECT DESCRIPTION

- 10,000 multi-family units planned
- 4.5 million SF of office space planned
- Six-mile hike and bike trail will circle the 362-acre North Lake and connects residents and tenants to retail

CONTACT

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CYPRESS WATERS



We partner in creating life-enhancing communities.

Active Retail Location Lifestyle Sustainability NationStar Scotch Creek Sculpture Neighborhoods Art Parks Six-mile Trail walkable
CYPRESS WATERS

Parson's Green Corelogic Work Innovate 7-eleven Growth 1,000 acres The Sound Corporate Campus Sycamore Park Access Community 3,000 employees Fitness Trees Amenities Restaurants



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CYPRESS WATERS

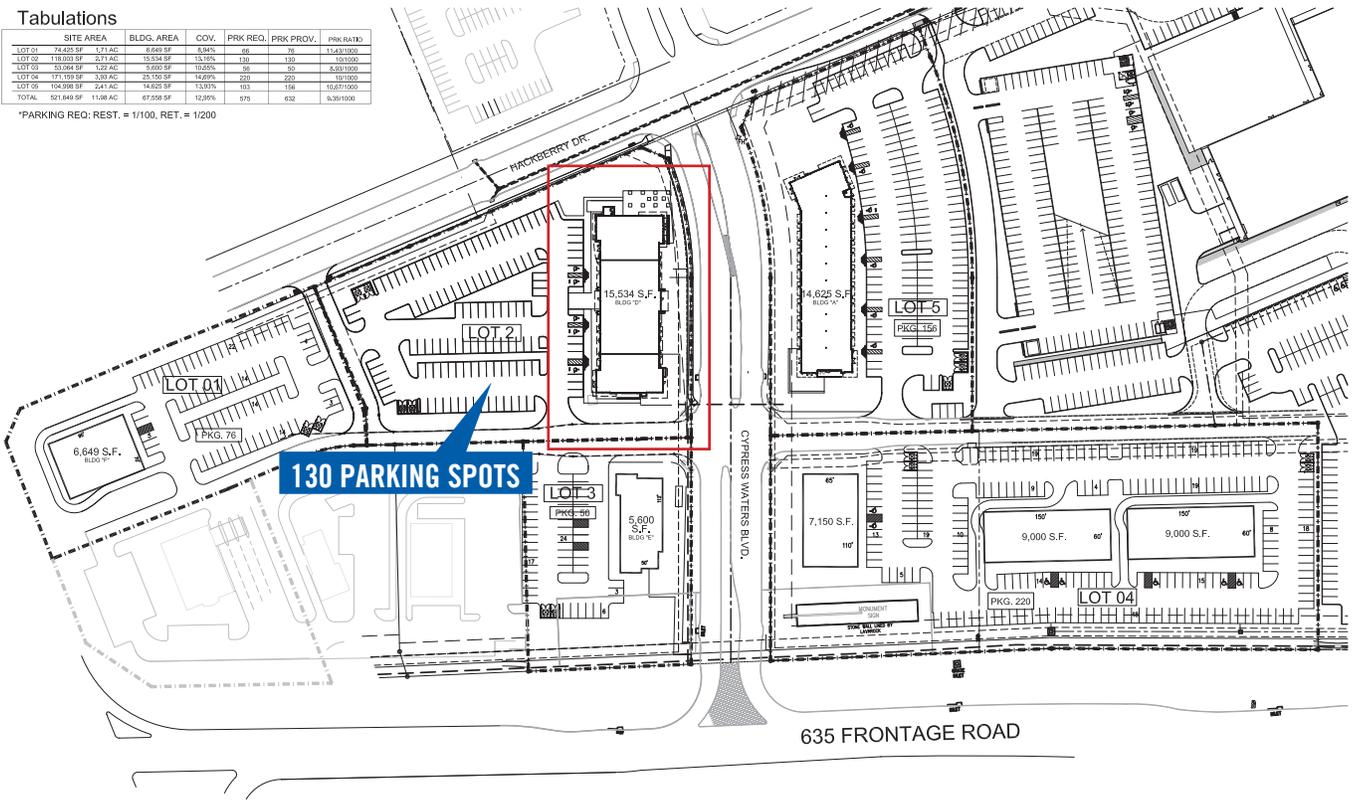


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Tabulations

LOT #	SITE AREA	BLDG. AREA	COV.	PRK REQ.	PRK PROV.	(PRK 6:1/10)
LOT 01	74,425 SF	1,771 AC	8.84%	66	76	11,433,000
LOT 02	118,033 SF	2,717 AC	15.52%	101	101	150,000
LOT 03	53,064 SF	1,229 AC	10.25%	45	30	6,850,000
LOT 04	171,103 SF	3,828 AC	14.21%	220	220	19,000
LOT 05	104,958 SF	2,447 AC	13.50%	103	116	3,647,000
TOTAL	321,844 SF	7,388 AC	12.85%	575	632	3,361,000

*PARKING REQ: REST. = 1/100, RET. = 1/200

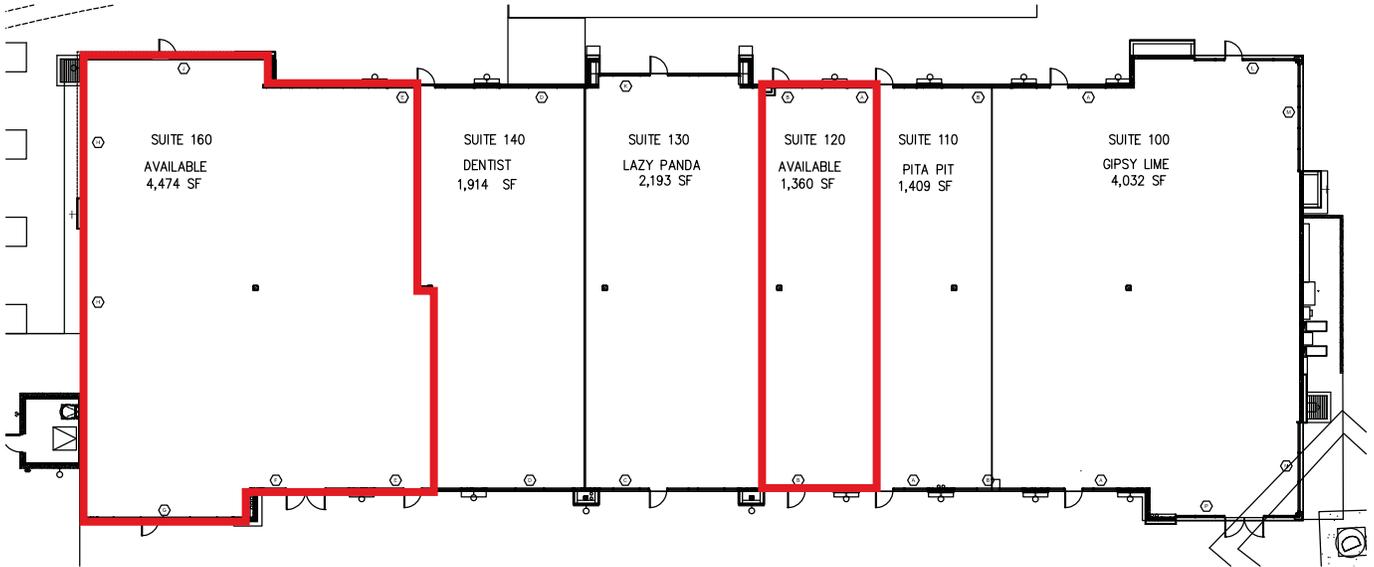


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CYPRESS WATERS BLVD



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Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: Cypress Waters, NEC Beltline Road and I-635, Irving, Texas

In this transaction, Venture Commercial Real Estate, LLC, is:

agent for Owner/Landlord only; **agent for Buyer/Tenant only;** or **an intermediary.**

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord _____ Date _____ Buyer or Tenant _____ Date _____