



# MANDALAY FALLS

520 E Las Colinas Blvd • Irving, TX

**DE LA VEGA**  
DEVELOPMENT • CAPITAL

**TRANSWESTERN**<sup>®</sup>  
RETAIL

WELCOME

TO

MANDALAY

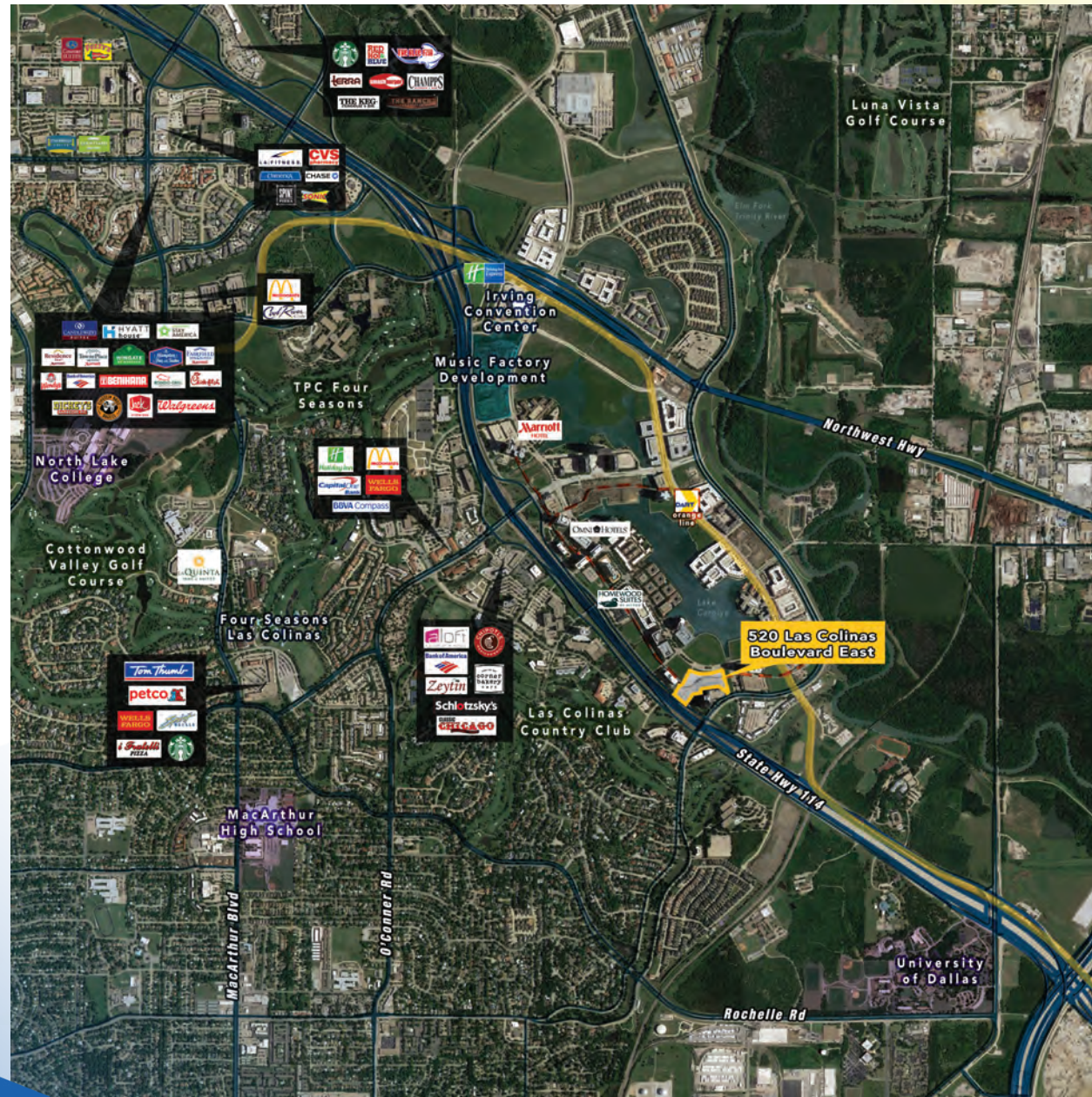
FALLS

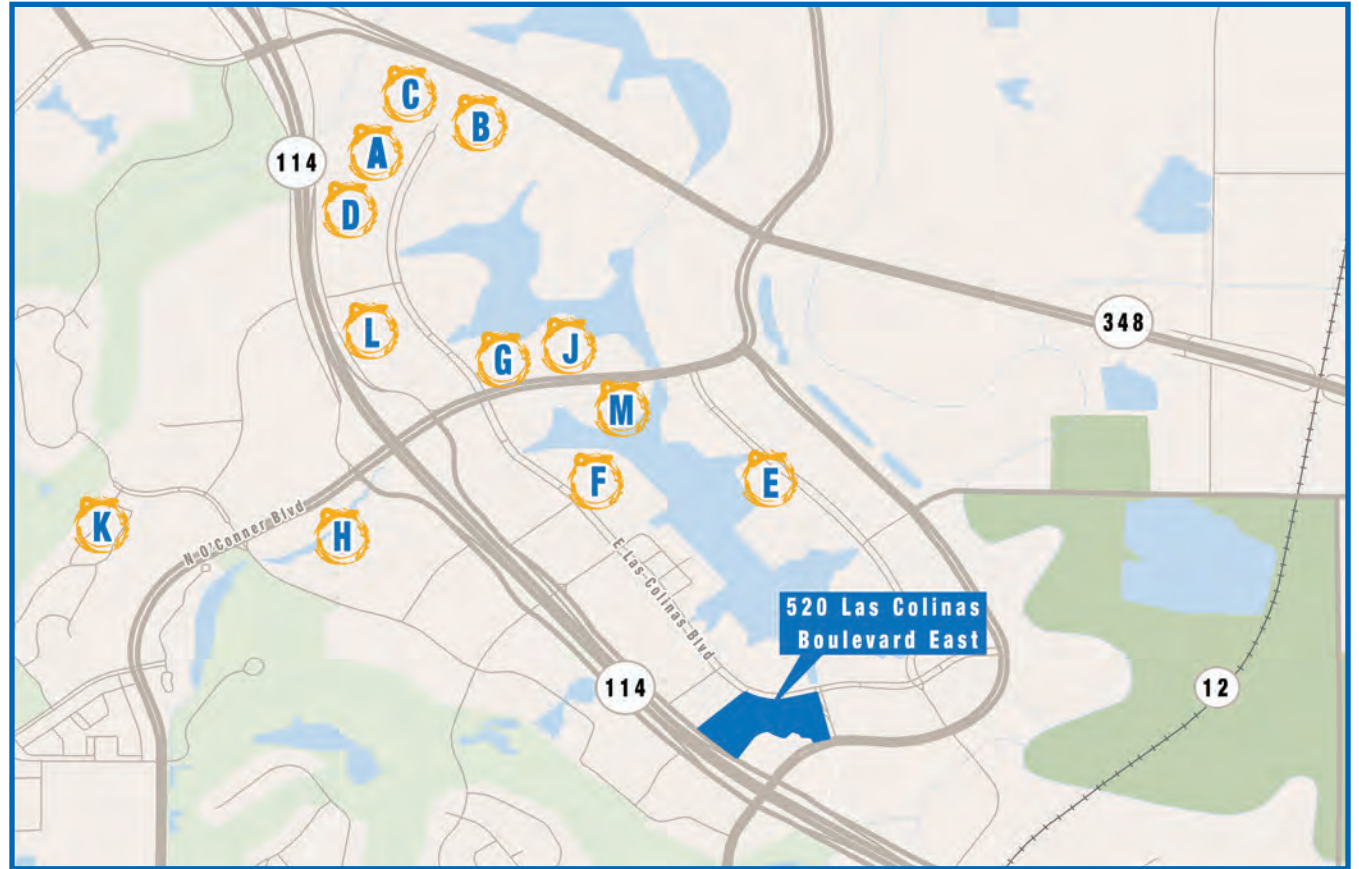


# LOCATION

*The Mandalay Falls is a mixed use development located on Las Colinas Boulevard in the hear of Las Colinas with over 2000,000 daytime employees.*

Situated on the beautiful 126-acre Lake Carolyn this project is sure meet expectations. Mandalay Falls is within a short walking distance of Williams Square (a 1.4M square feet) four class A towers, Gables Water Street and the Irving Street Convention Center with 100,000 SF of meeting space. You can enjoy The Music Factory (which has a 4,000 seat indoor concert hall) an additional 8,000 seat live music outdoor amphitheater, and the DART Orange Line. The project will include boutique hospitality/hotel, restaurants, office, and a potential multifamily component.





# Attractions near MANDALAY FALLS

**A. WESTIN HOTEL & RESORTS**

**B. THE TEXICAN HOTEL**

**C. IRVING CONVENTION CENTER**

- Over 285,000 annual visitors

**D. THE MUSIC FACTORY (Opening 2017)**

- 8,000 seat Live Nation concert venue

**E. DART ORANGE LINE**

**F. OMNI MANDALAY HOTEL**

**G. WILLIAMS SQUARE**

- 1,400,000 sf office space

**H. ALOFT HOTEL**

**I. MARRIOTT DALLAS – LAS COLINAS**

**J. THE MUSTANGS OF LAS COLINAS**

**K. FOUR SEASONS RESORT AND CLUB**

**L. LAS COLINAS URBAN TOWERS**

- 1,400,000 sf office space

**M. Water Street - Gables (Opening 2017)**

- 340 unit/14 acre mixed-use



OMNI HOTELS

DART  
orange  
line

HOMEWOOD  
SUITES  
BY HILTON

Lake  
Carolyn

**520 Las Colinas  
Boulevard East**

Las Colinas  
Country Club

State Hwy 114



# SITE PLAN

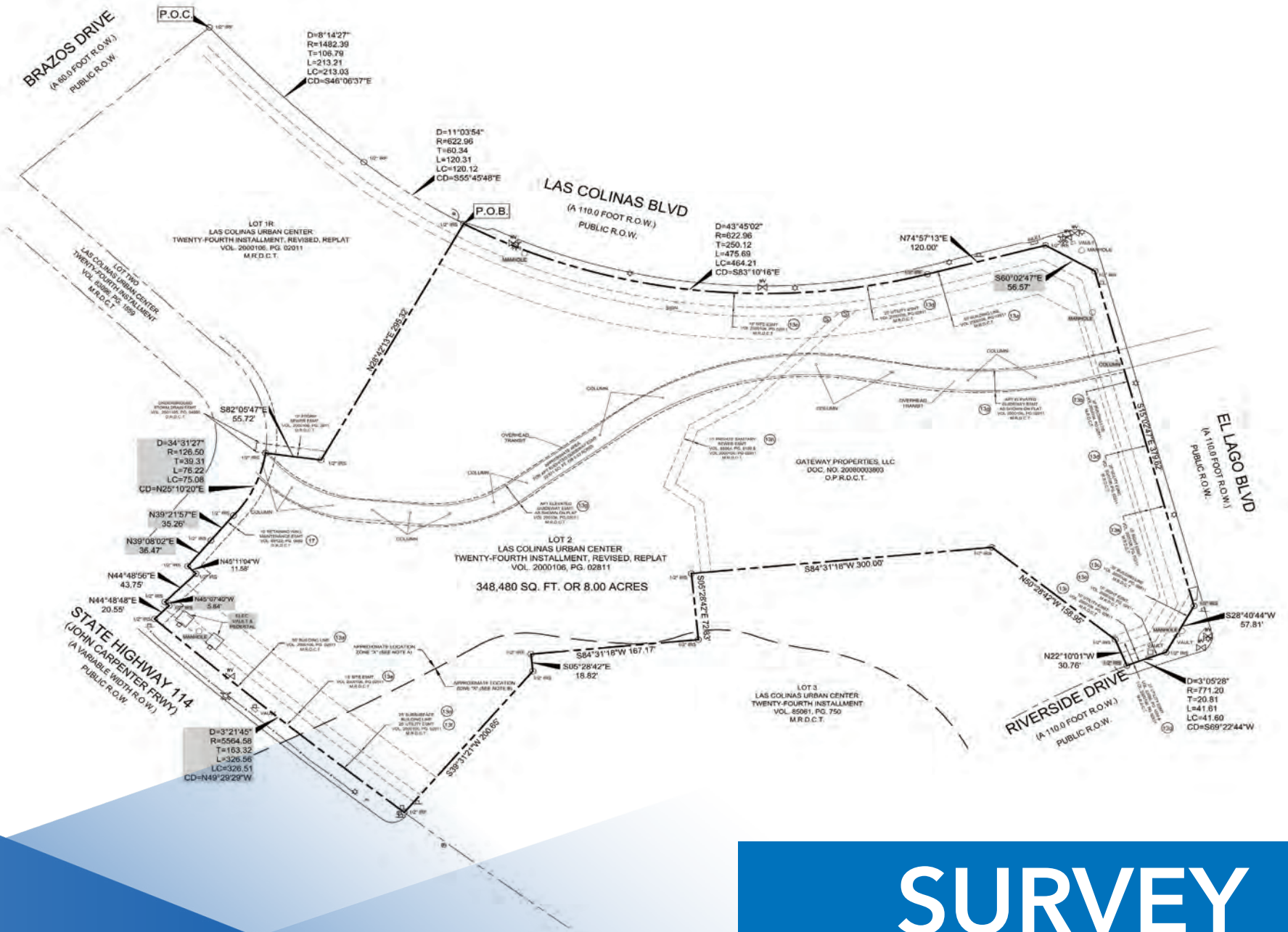
# AERIAL



# AERIAL







# SURVEY

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