

SHOPS OF CYPRESS WATERS RETAIL #2

AVAILABLE

1,200 - 9,463 SF Available.
Prime End Cap with Patio.
156 parking spaces.

RATE

Call for rates

DEMOGRAPHICS

- Cypress Waters is a 1,000-acre master-planned development
- 1,400 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

DEVELOPMENT 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

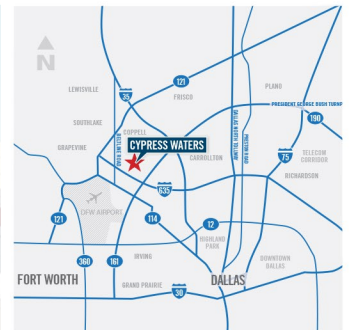
CONTACT

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CYPRESS WATERS





COPPELL
THE MUNICIPALITY OF

39,380 population
\$99,286 median income

SANDY LAKE RD

DENTON TAP RD

BELTLINE RD

BELTLINE RD
34,518 VPD

FREPORT PARKWAY

Cypress Waters
Zoned for 4 million SF of Office
10,700 Residential Units



SITE

Valley Ranch
More Than An Address. A Lifestyle.

33,000 population
9,450 multifamily
4,200 single family

Walmart SUPERCENTER

KOHL'S

635
INTERSTATE

132,000 VPD

MACARTHUR BLVD

Hackberry Creek
Approximately 2,000 Homes

114 TEXAS

Residential Under Construction
Residential Under Construction

190 TEXAS

DFW

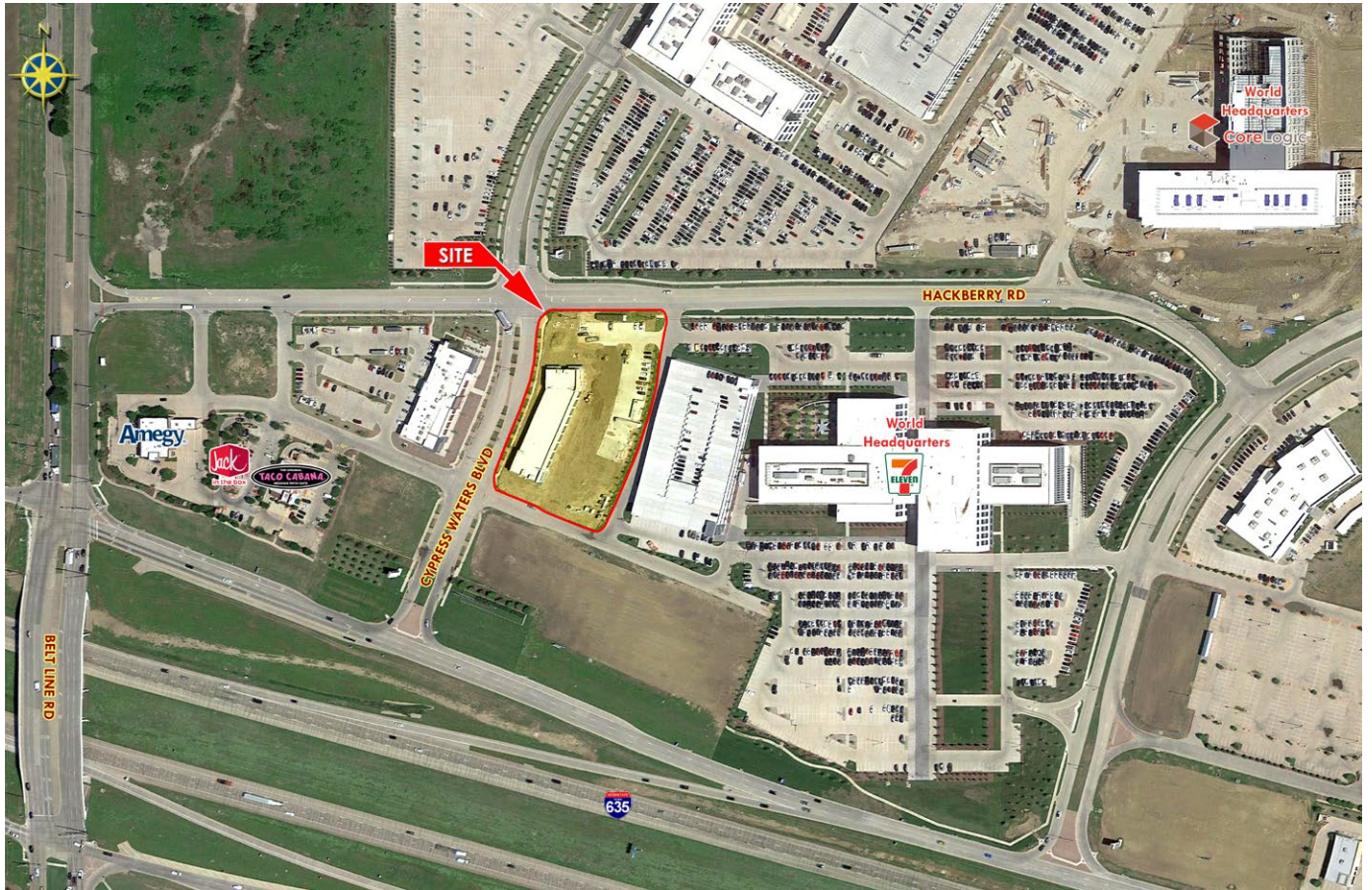
DALLAS/FORT WORTH INTERNATIONAL AIRPORT



CYPRESS WATERS



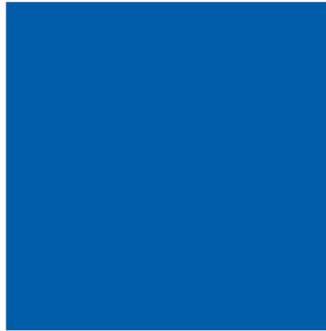
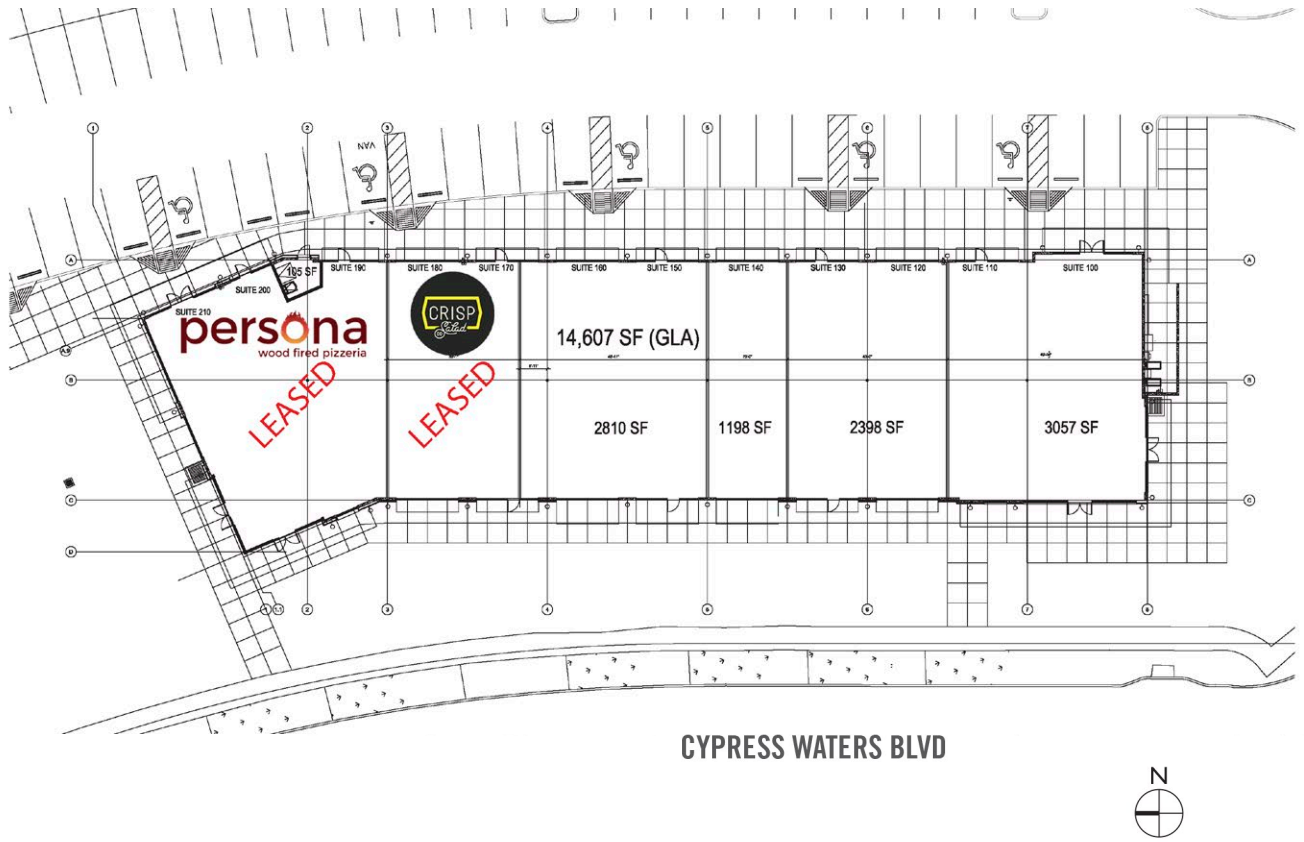
We partner in creating life-enhancing communities.



CYPRESS WATERS

Billingsley

We partner in creating life-enhancing communities.



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Active Retail Location Lifestyle Sustainability NationStar Scotch Creek Offices Neighborhoods Sculpture 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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