

CYPRESS WATERS

3100 OLYMPUS

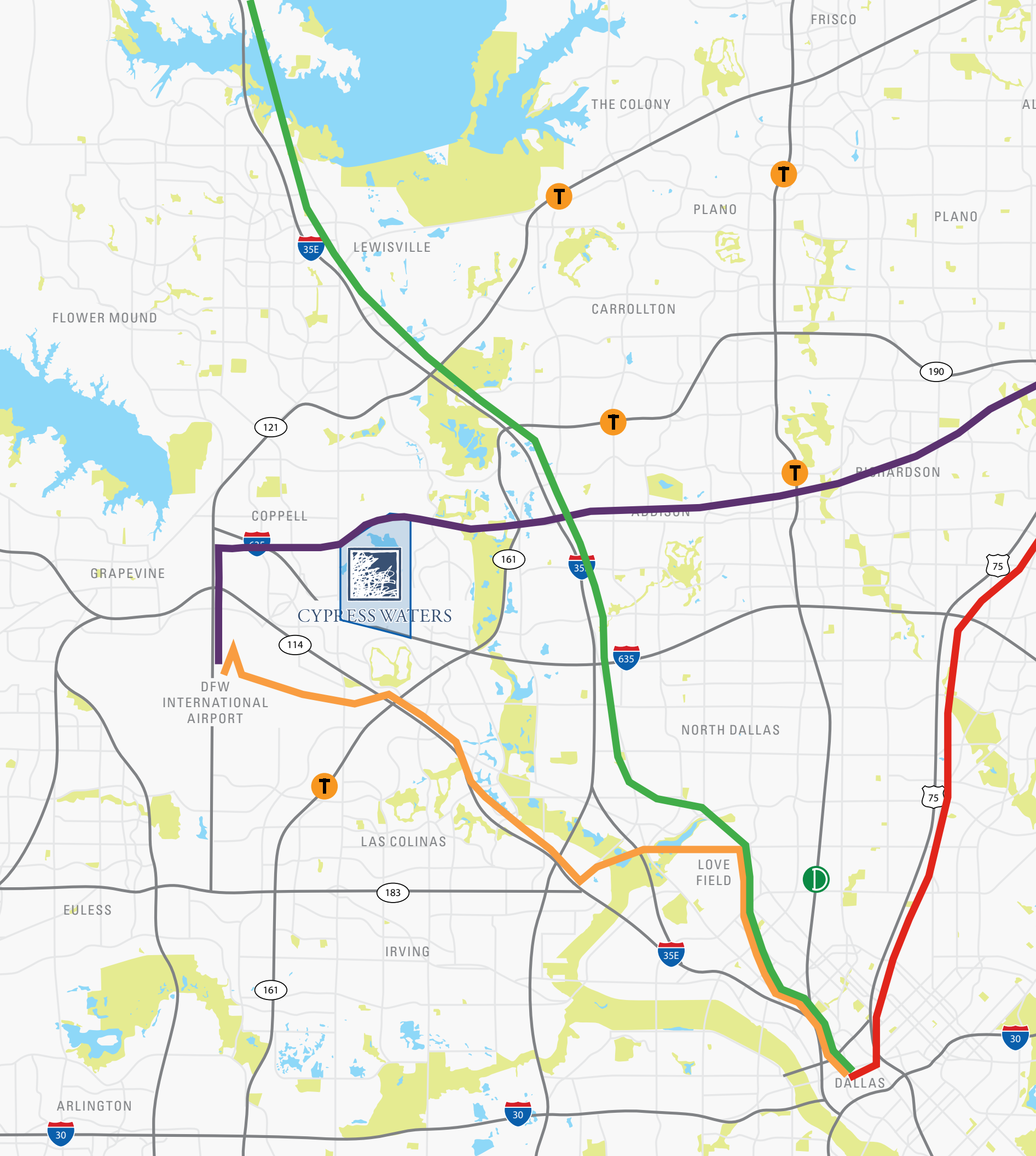
WHERE BUSINESS AND LIFESTYLE INTERSECT

LEASING INFORMATION LUCY BURNS 214.270.0998 MARIJKE LANTZ 214.270.0970



CYPRESS WATERS

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, with immediate freeway access to anywhere in the North Texas submarket, Cypress Waters reaches a population base of 3,525,000 people within a 20-mile radius. Cypress Waters embraces the concept of new urbanism, creating an atmosphere in which one can truly Work, Live, Dine and Explore.



CONNECTED TO GREATER DFW

DFW AIRPORT **5** MIN

SOUTHLAKE **16** MIN

LOVE FIELD **17** MIN

PLANO **20** MIN

DALLAS **20** MIN

FRISCO **25** MIN

MCKINNEY **30** MIN

FT WORTH **37** MIN

- COTTON BELT LIGHT RAIL
- GREEN LINE LIGHT RAIL / DCTA DENTON
- ORANGE LINE LIGHT RAIL
- RED LINE LIGHT RAIL



DEVELOPMENT OVERVIEW

Cypress Waters is an exceptional master-planned community with the ability to accommodate the needs of corporate businesses as seamlessly as the lifestyle of its residents.

PROPERTY

- CURRENT/UNDER CONSTRUCTION OFFICE
- FUTURE OFFICE
- RETAIL
- MULTI-FAMILY
- MULTI-FAMILY (MID-RISE)
- SCHOOL
- PARKING GARAGE

TRANSPORTATION

- FUTURE COTTON BELT LIGHT RAIL LINE
- DART BUS STOPS (TO/FROMLIGHT RAIL ORANGE LINE)

RECREATION

- 4-5 MILE HIKE AND BIKE TRAIL

SITES

- 3100 OLYMPUS BLVD - COMPLETE 5/2018
- 3200 OLYMPUS BLVD - COMPLETE 7/2019
- 3201 OLYMPUS BLVD - COMPLETE 5/2019

TRANSPORTATION

Only 5 minutes from DFW Airport, Cypress Waters is also primed for commuters with multiple DART bus stops on site, and only two stops away from the DART Light Rail Orange Line which connects downtown Dallas to DFW Airport.



COTTON BELT LIGHT RAIL

By 2023, there will be a stop at Cypress Waters on the Cotton Belt Line, a commuter rail that will connect Fort Worth to Wylie, with stops at DFW Airport.



HIKE AND BIKE TRAIL SYSTEM

4-5 mile hike and bike trail circling North Lake has trailheads in The Sound that will connect office, retail and residents to the city's Campion Trail System.



COMMUNITY AMENITIES

The community is bustling at Cypress Waters, which offers amenities that inspire any business or lifestyle to Work, Live, Dine and Explore:

THREE NEIGHBORHOOD PARKS

45,000 SF OF SUPPORT RETAIL
PLANNED FOR PHASE 1

STATE-OF-THE-ART FITNESS CENTER

ACCESS TO CONFERENCE CENTER

24/7 ZAGSTER BIKE RENTALS

HIKE AND BIKE TRAILS

TRAILHEAD CONNECTORS
TO CITY TRAIL SYSTEMS

ON-SITE 7-ELEVEN
CONVENIENCE STORE

EXECUTIVE AUTO SERVICES
CAR WASH & DETAILING

REFUEL CARS ON-SITE
WITH BOOSTER FUELS

MARATHON HEALTH CENTER
AVAILABLE FOR TENANT EMPLOYEES

FREE SHUTTLE RIDES TO RETAIL
RETAIL & RESTAURANTS AT LUNCH

FOOD TRUCKS AT THE PARK

FOODSBY – FOOD DELIVERY
TO OFFICE LOBBIES

REGULARLY-SCHEDULED TENANT
EVENTS & ACTIVITIES

EXCELLENT ACCESS THROUGHOUT
THE METROPLEX

SEVERAL QUICK INGRESS
AND EGRESS OPTIONS

ABUNDANT FIBER OPTIONS

TOP-OF-BUILDING SIGNAGE
OPPORTUNITIES

SUPERIOR ACCESS TO LBJ, 121 AND
PRES GEORGE BUSH TOLLWAY

MINUTES FROM DFW AIRPORT



WORK

6.5 million SF planned at full build-out

Home to corporate headquarters of 7-Eleven,
Brinker International and Nationstar Mortgage

Corporate tenants include OneSource Virtual, British Telecom,
CoreLogic, Toyota Financial, Morgan Stanley, Meritage Homes
Signet Jewelers and AMN Healthcare

Nearby day care and exemplary Coppell ISD schools

Multiple DART bus stops on site with future stop on proposed
Cotton Belt Light Rail connecting Fort Worth to Wylie

LIVE

Three distinct neighborhoods open now

Amenities include pools, fitness center, resident lounge,
dog park and children's playground

Lakefront residential opening 2018

10,000 residential units at full build-out

Corporate discounts for Cypress Waters
tenants and employees

DINE

45,000 SF of on-site retail planned,
including lakefront shops and restaurants

Weekly food trucks ensure a variety of dining options

Foodsby delivers from hundreds of restaurants direct to your lobby

Planned park events for corporate tenants

EXPLORE

4-5 mile hike and bike trail system surrounding
lake and connecting cities

24/7 Zagster bike rental program

Foot trails connecting office campuses to retail and lake edge
362-acre lake with lakefront retail, restaurants and water sports

Fifteen works of art on display throughout development

State-of-the-art on-site fitness centers

Three one-acre parks with outdoor amenities,
meeting areas, wi-fi and grills

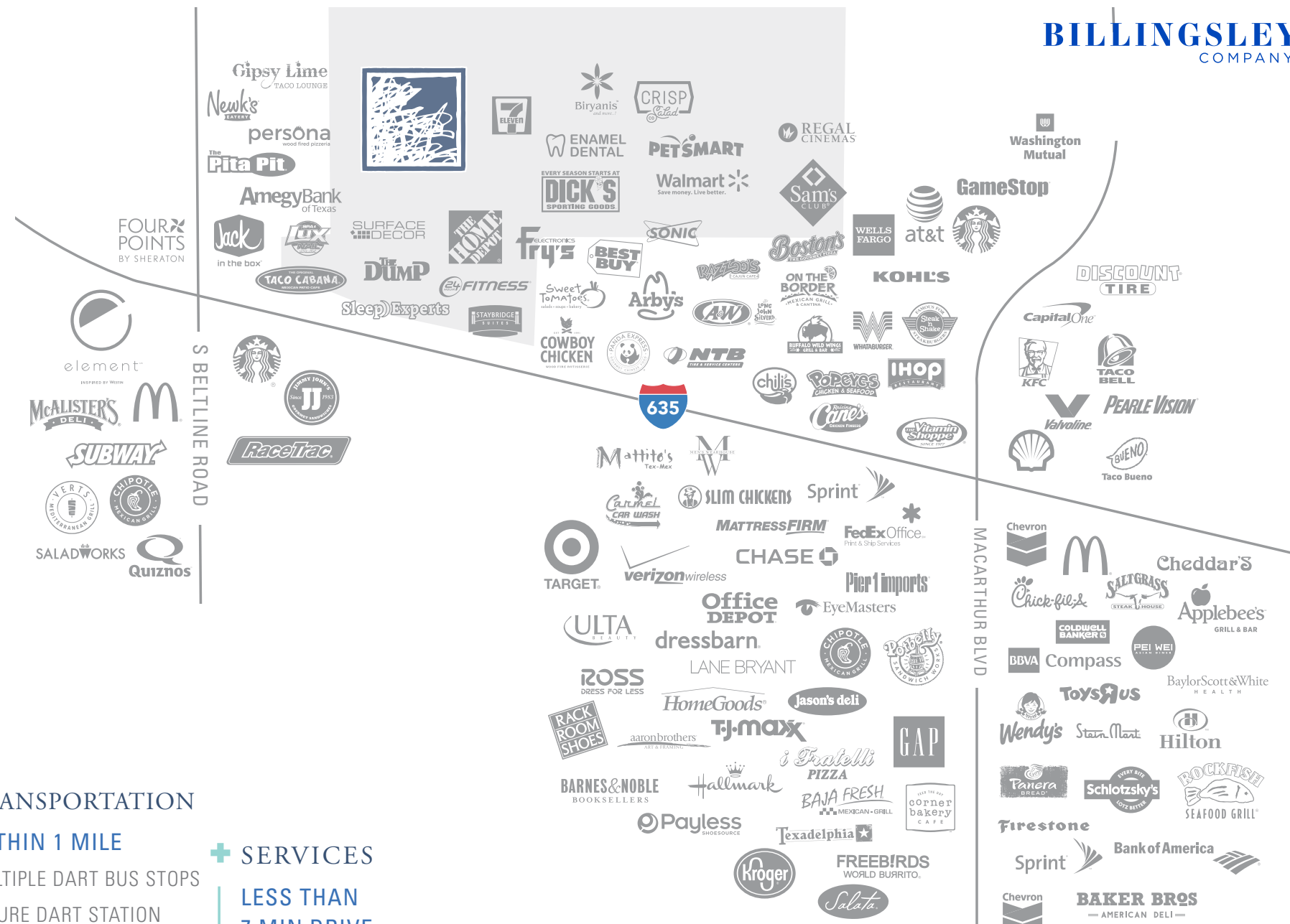
THE SHOPS OF CYPRESS WATERS



RETAIL WITHIN WALKING DISTANCE

Gypsy Lime Taco Lounge, CRISP Salads, Newk's Eatery, Persona Pizza, The Pita Pit, Biryani's and More, Enamel Dental, Lux Spa and Salon, and 30,000 SF of lakeside retail at The Sound

AREA RETAIL & RESTAURANTS



RESTAURANT

5 MIN DRIVE

- NEWK'S
- GIpsy LIME
- PERSONA PIZZA
- PITA PIT
- BIRYANI & MORE
- CRISP SALAD
- TACO DINER
- SUBWAY
- JIMMY JOHN'S
- PANERA BREAD
- CHIPOTLE
- BUFFALO WILD WINGS
- DRAGON EXPRESS
- CHILI'S
- BLUE FISH
- CHEDDAR'S
- APPLEBEE'S
- ROCKFISH SEAFOOD
- BAKER BROTHERS
- ON THE BORDER
- RAZZOO'S
- SALTGRASS STEAKHOUSE
- MATTITO'S



FITNESS

LESS THAN 10 MIN DRIVE

- ON-SITE FACILITY
- 24 HOUR FITNESS
- CAMP GLADIATOR (ON SITE)
- SNAP FITNESS
- GOLD'S GYM
- CROSSFIT BOLT



HOSPITALITY

LESS THAN 10 MIN DRIVE

- ELEMENT BY WESTIN
- OMNI MANDALAY HOTEL
- FOUR SEASONS
- GAYLORD TEXAN
- NYLO LAS COLINAS
- HYATT HOUSE
- WESTIN
- HILTON GARDEN INN
- FOUR POINTS BY SHERATON
- STAYBRIDGE SUITES



TRANSPORTATION

WITHIN 1 MILE

- MULTIPLE DART BUS STOPS
- FUTURE DART STATION
(COTTON BELT LINE)



AIRPORT

LESS THAN 10 MIN DRIVE

- DFW INTERNATIONAL

LESS THAN 20 MIN DRIVE

- LOVE FIELD
- GRAND PRAIRIE MUNICIPAL
- DALLAS EXECUTIVE AIRPORT
- ADDISON AIRPORT



SERVICES

LESS THAN 7 MIN DRIVE

- AMEGY BANK
- WELLS FARGO BANK
- WASHINGTON MUTUAL
- BANK OF AMERICA
- CHASE BANK
- CAPITAL ONE BANK
- BBVA COMPASS BANK
- NORTH DALLAS BANK
- NORTH LAKE COLLEGE
- UNIVERSITY OF PHOENIX
- BAYLOR HEALTH CARE

- DALLAS MEDICAL CENTER
- IRVING COPPELL SURGICAL
- LAS COLINAS MEDICAL
- FEDEX OFFICE
- DISCOUNT TIRE
- NATIONAL TIRE AND BATTERY
- EYEMASTERS
- UPS
- LUX NAIL SPA
- ENAMEL DENTAL
- PINSTACK BOWLING

CORPORATE

- 7-ELEVEN
- BRINKER INTERNATIONAL
- CORELOGIC
- ONESOURCE VIRTUAL
- BT AMERICAS
- EXXONMOBIL
- FLUOR
- THE CONTAINER STORE
- ZALES CORPORATION

- MICHAELS
- CITIBANK
- IBM
- FLOWERVE CORPORATION
- CELANESE
- NEIMAN MARCUS DIRECT
- KIMBERLY-CLARK
- BRINKS HOME SECURITY
- EYEMART EXPRESS
- BOSTON PIZZA
- TACO BUENO
- HAGGAR CLOTHING



the SOUND



362-ACRE
SERENE LAKE

30,000 SF
RESTAURANTS & RETAIL

539 UNITS
HIGH-END MULTI-FAMILY



CYPRESS WATERS



the
SOUD

THE SOUND NEIGHBORHOOD



ART & SCULPTURE



THE BELL TOWER



"THE LEAF" BY JUAN NOVELLO



LAKESIDE RETAIL AND STREET SCENE

Set on the serene 362-acre North Lake, The Sound features 30,000 SF of restaurants and retail, a lakefront amphitheatre, patios, parks, hike and bike trails, non-motorized water activities, and much more.





THE SOUND OFFICES AND RETAIL

Set on the serene 362-acre North Lake, The Sound features 30,000 SF of restaurants and retail, a lakefront amphitheatre, events lawn, indoor conference center, patios, parks, hike and bike trails, splash pad, a dog park, and much more.



THE SOUND AND THE NEIGHBORHOODS OF CYPRESS WATERS
MULTI-FAMILY RESIDENTIAL



Cypress Waters' multi-family currently includes three distinctive neighborhoods, each with their own personality. Lakefront residences will be complete in 2018. Corporate discounts are available for tenants and their employees.

1,2,3

BEDROOM FLATS
AND TOWNHOMES

814

CURRENT UNITS

1,100

CURRENT RESIDENTS

539

LAKESIDE UNITS
AT THE SOUND

141

TOWNHOMES AT
PARSON'S GREEN

Corporate discounts available for tenants and employees.

LUCY BURNS 214.270.0998 MARIJKE LANTZ 214.270.0970

3100 OLYMPUS BOULEVARD



CYPRESS WATERS

FIVE
STORIES

250,000 SF
BUILDING

50,000–56,000 SF
FLOOR PLATES

5.5:1,000+
STRUCTURED/SURFACE PARKING

JULY 2018
DATE OF OCCUPANCY

8,000 SF
FITNESS CENTER AT THE SOUND

30,000 SF
LAKE-FRONT RETAIL AT YOUR FRONT DOOR



3100 OLYMPUS BOULEVARD



FLOOR PLATES & SITE PLAN



CORPORATE NEIGHBORHOOD

Brinker Headquarters
Coming Q3 2018



Signet Regional Campus
Delivered Q1 2018



3100 Olympus - Spec Bldg - Q2 2018



7-11 Headquarters



One Source Virtual



CoreLogic Headquarters



9111 CW Blvd - Spec Building



Nationstar Mortgage HQ



COMPANY OVERVIEW

Billingsley Company is a locally-based development company specializing in master-planned communities. Our roots in this business begin with owning raw land. We develop communities with the integrity of long-term owners and the understanding of real estate trends and how they fit in our community. In the past decade we have built over 15 office buildings (2+ million SF), 2 million SF of industrial buildings, 3,600 apartments, and over 400,000 SF of retail. From One Arts Plaza anchoring the Arts District in the Dallas CBD, to headquarters for Pizza Inn, BeautiControl, and Orthofix at Austin Ranch, we pride ourselves on listening to our clients and giving them exactly what they need. We partner in creating life-enhancing communities.

Billingsley Company leads the commercial real estate development industry in customer satisfaction, on-time project completion, and below-budget management techniques.

MASTER-PLANNED
COMMUNITIES

OFFICE

INDUSTRIAL

MULTI-FAMILY

RETAIL

BUILD TO SUIT



BILLINGSLEY COMPANY HEADQUARTERS — ONE ARTS PLAZA

CORE CAPABILITIES

1

QUALITY

We strive to achieve the highest quality benchmarks, each and every time.

2

MAXIMUM VALUE

Our value engineering process helps clients evaluate the various options that affect cost, image and value derived from potential design solutions

3

TRUST

It's not what we say, it's what we do. We earn our clients' trust by demonstrating our impeccable integrity every step of the way.

4

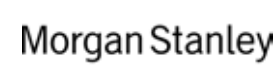
SPEED TO MARKET

Our knowledge and streamlined processes deliver outstanding work within required timelines.

5

CROSS-INDUSTRY TEAM BUILDING

We excel at orchestrating all the partners — including clients, architects, financial providers and construction crews — to complete projects successfully.



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