

# SHOPS OF CYPRESS WATERS RETAIL #2

## AVAILABLE

1,200 - 3,656 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

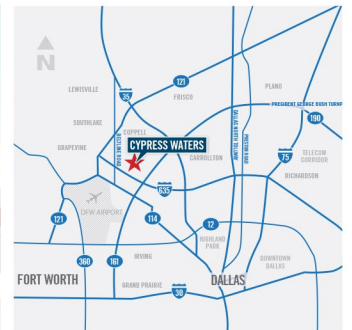
## CONTACT

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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



**Valley Ranch**  
More Than An Address. A Lifestyle.

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

**Walmart SUPERCENTER**

**KOHL'S**

**635**

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



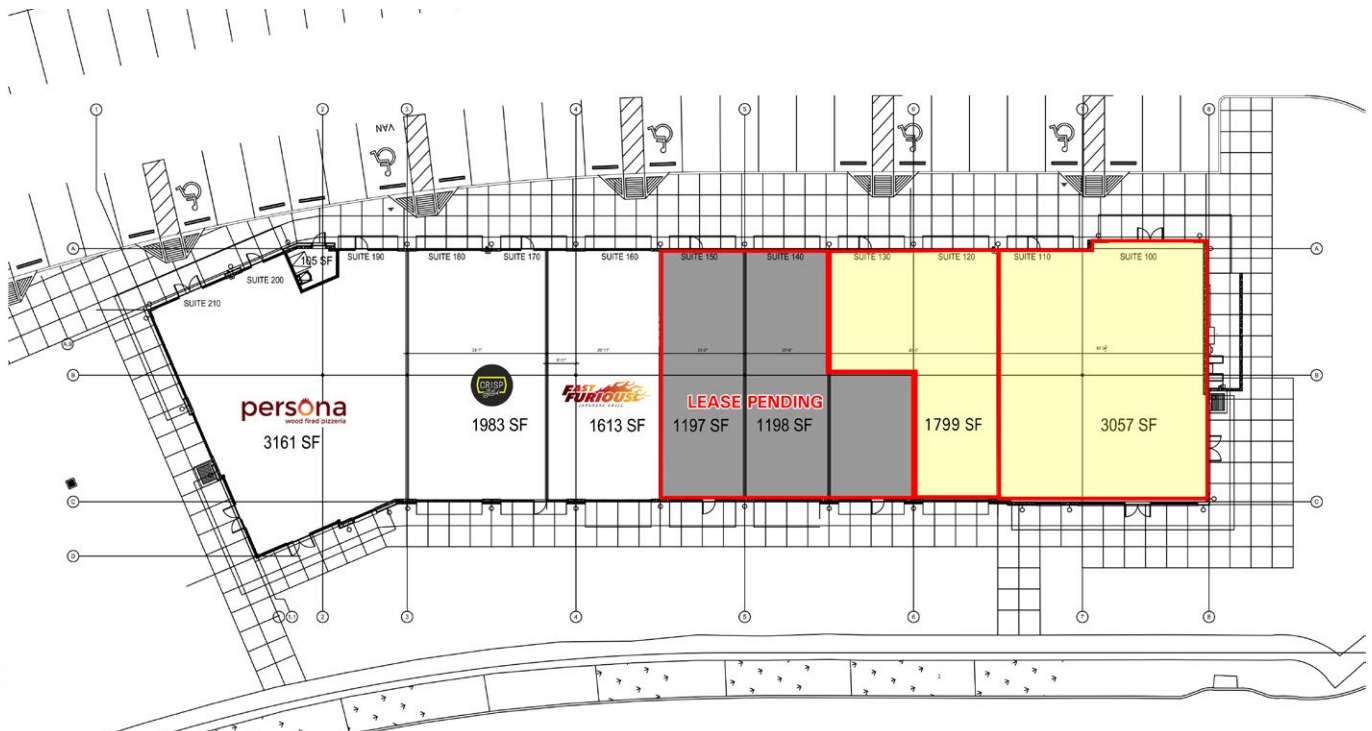


CYPRESS WATERS



We partner in creating life-enhancing communities.





CYPRESS WATERS BLVD



CYPRESS WATERS



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CYPRESS WATERS

Billingsley

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Active Retail Location Lifestyle Sustainability NationStar Scotch Creek Sculpture  
 Offices 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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