



CYPRESS WATERS

9650 LOCKE STREET



CYPRESS WATERS

Cypress Waters' is a 1,000 acre sustainable, mixed-use, master-planned community with commercial office, retail, multi-family residences, and three schools. Located in the City of Dallas and the Coppell Independent School District, Cypress Waters offers a premier address and the best school system in DFW.

The campus reflects 21st century corporate values: environmentally sophisticated buildings, extensive natural landscaping, pedestrian trails and streets, and lakeside restaurants. There are regularly scheduled events and amenities abound, such as free weekly yoga and boot camp classes, a lunch shuttle to the restaurants, weekly live music, pop-up markets, festivals, outdoor movies and so much more.

17

Office Buildings

16

Restaurants

85

Corporate
Tenants

17,874

Day Time Population

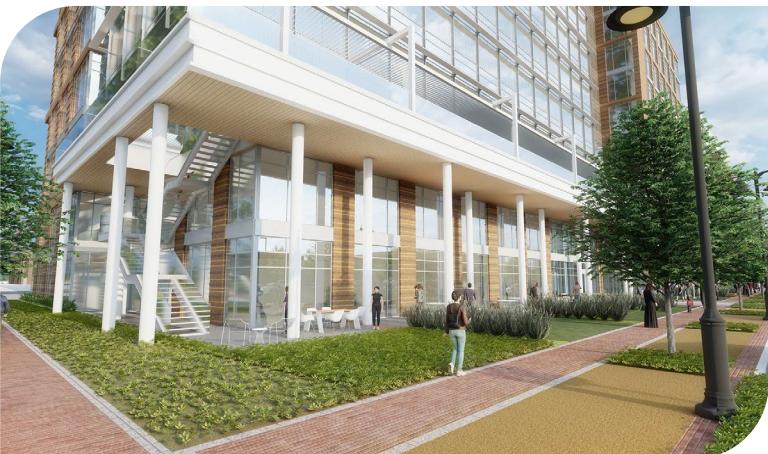
4,585

Residents

9650 **LOCKE STREET**



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9650 LOCKE STREET

279,870 SF Total

10 Stories

27,800 SF Floor Plates

Balconies on 2nd Floor

Overlooking the Lake

TI Commencement Q1 2024

3/1,000+ Structured Parking

6 Hole Putting Green

3,800 SF Fitness Center Next Door

Conference Center On-Site

Plus 4 Conference Centers Nearby

Events, Concerts & Free Fitness Classes

Next Door to Sound Retail

Direct Access to Lakeside Walking Trail

100% Renewable Electricity Contract

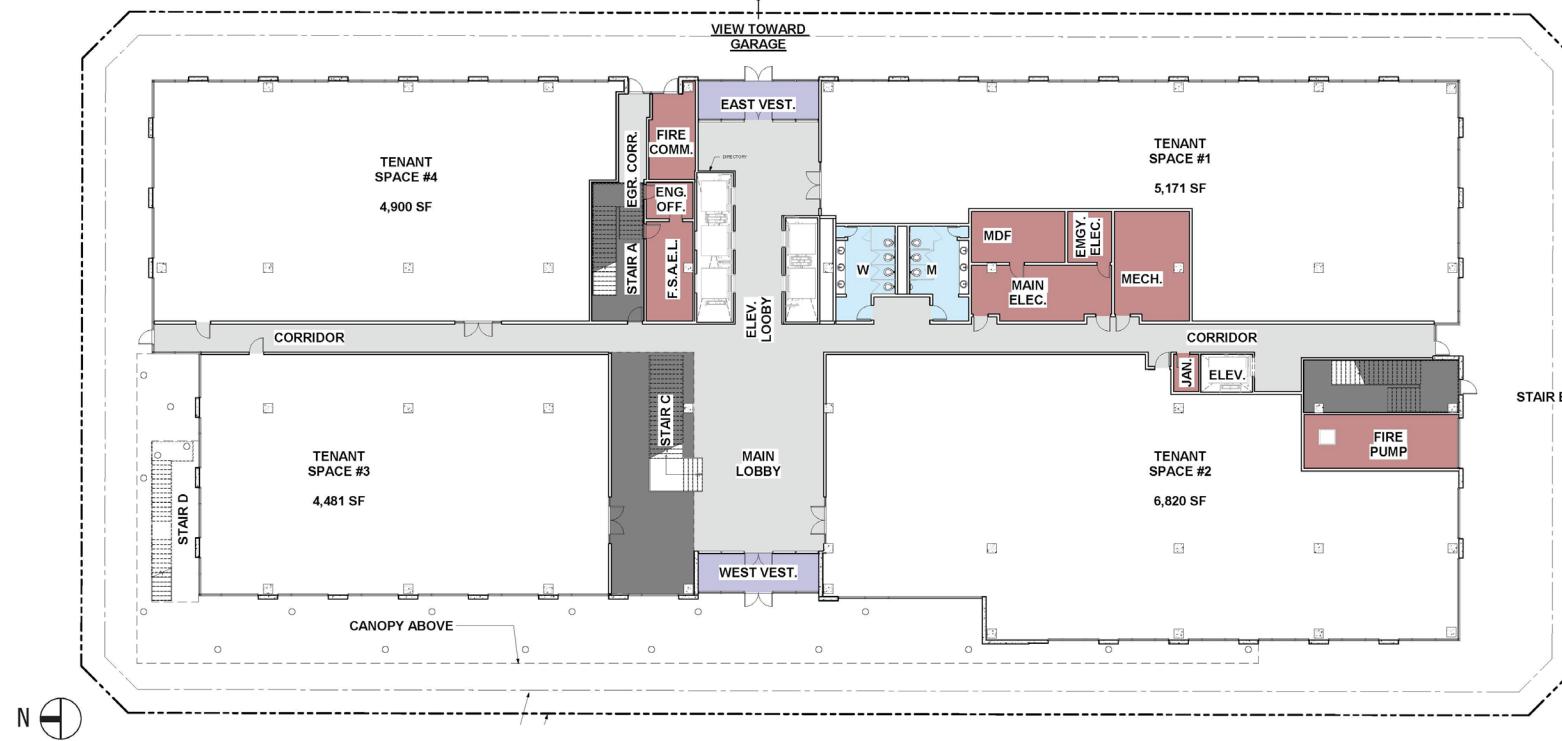
Signage Available



FLOORPLAN - GROUND FLOOR

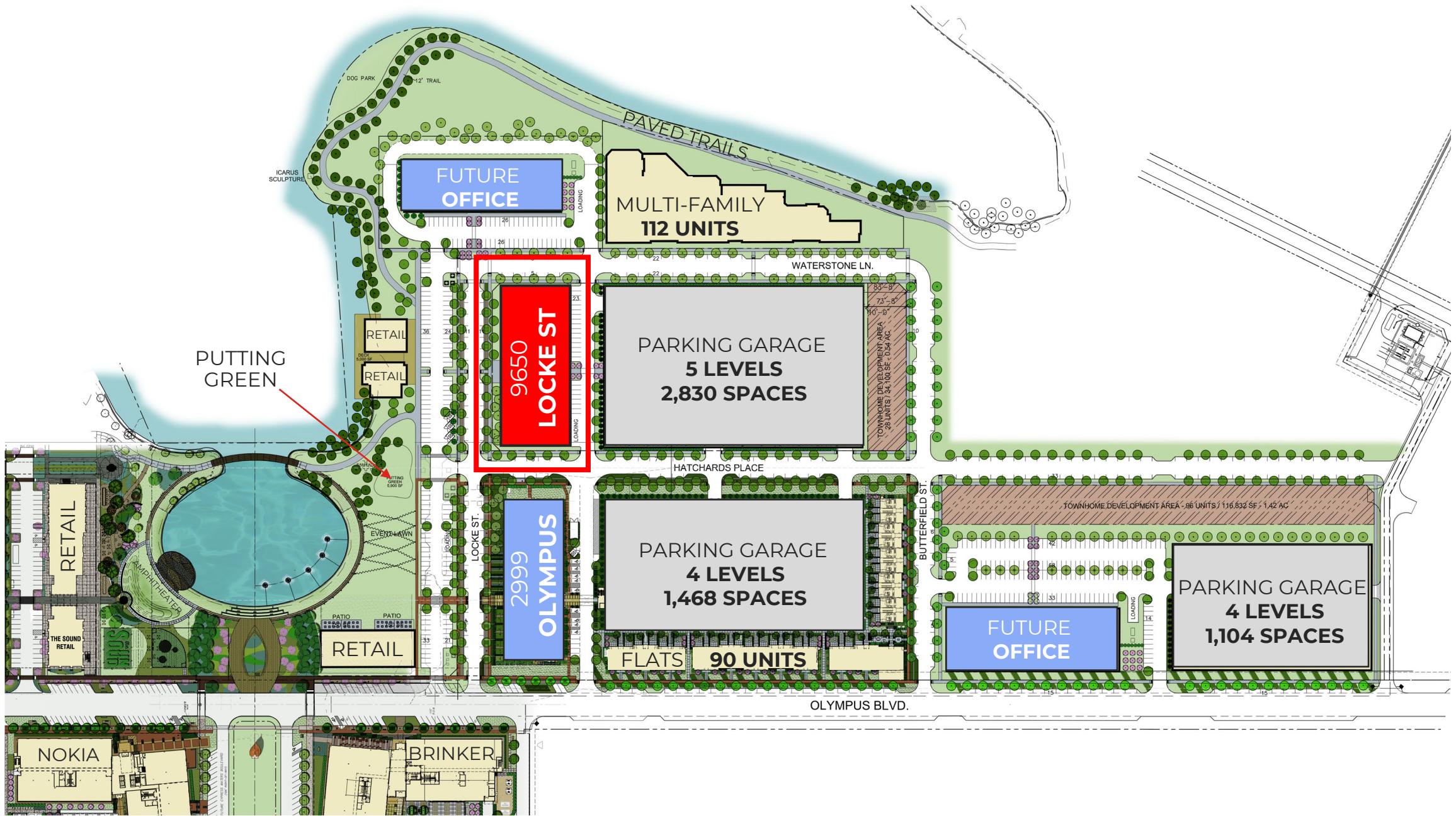
TO PARKING GARAGE

↑ VIEWS TO WATERFRONT ↓



TOTAL AREA = 30,073 GSF

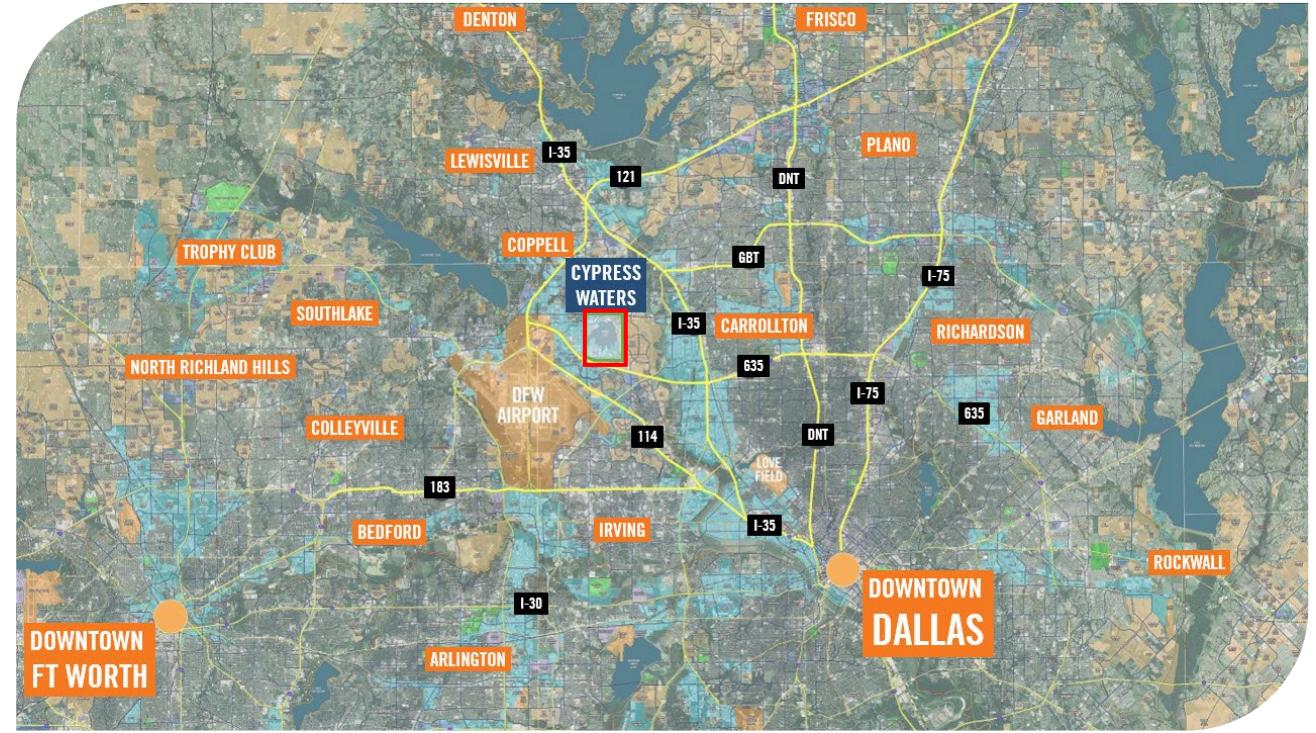
VIEWS TO WATERFRONT



Corporate Neighborhood

In the center of Dallas & Ft Worth

- Future **DART light rail** – 1st stop out of DFW airport in 2023
- 30-minute drive - labor force of **4 million** people
- 10-minute drive - **42%** of labor force has college degree
- 16 on-site **restaurants** with **free lunch shuttle** service
- Robust sustainability & **recycling** programs
- 100% **renewable electricity** contracts
- Up to 6 miles of paved **walking trails** around lake
- Several large parks with free wi-fi, speakers & games
- Multiple **fiber options** with on-site power substation
- Airwavz antennas for 5-bar cellular coverage in buildings
- **5G towers** coming in 2022
- Less than 10-minute drive to **DFW airport**
- On-site **Grove Health Clinic, Care Now & CVS Pharmacy**
- Quick access to LBJ, SH-121 & George Bush Turnpike
- Art & Sculpture Throughout Community



Morgan Stanley

the delta companies



8.5 Million Square Feet of Office Space

Current Office Space
3.3 Million SF Today

10,000 Multi-Family Residences
2,337 Units Today + 592 Under Const.

Future Office Space
8.5 Million SF Future

3 Schools (Coppell ISD Ranked #5 in State)
2 On-Site Today

350,000 Sq. Ft. of Retail
273,592 SF Today

6.5 Miles of Trails
2.5 Miles Today

Future DART Light Rail
Opens Q1 2024

LBJ/IH-635 Access
From Olympus or Belt Line

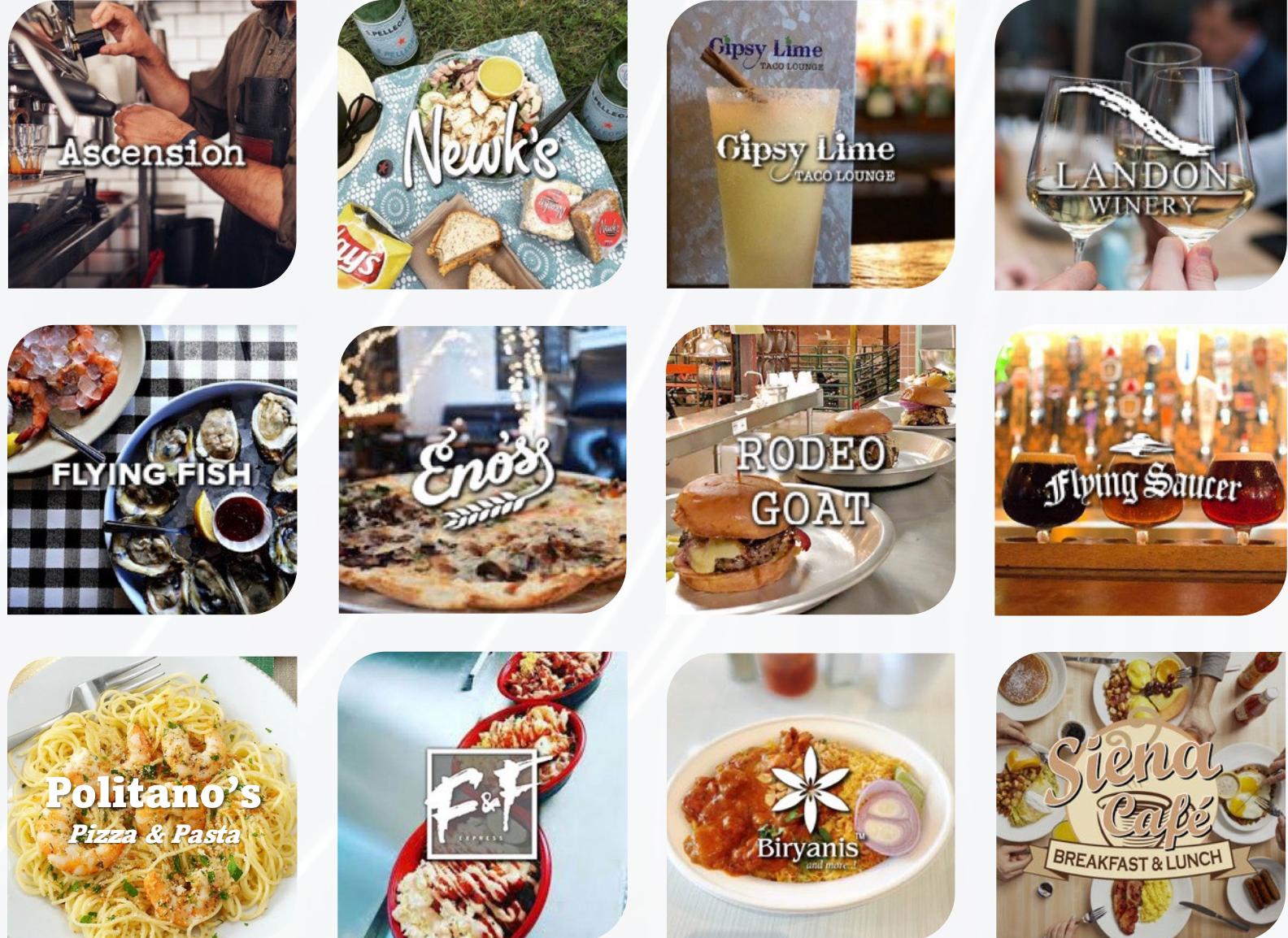


On-Site Restaurants

A Quick Walk Or Free Shuttle Ride Away

Other On-Site Retail:

- Hustle Spin/Pilates Studio
- The Grove Health Clinic
- CareNow Urgent Care
- CVS Pharmacy
- Two 7-Eleven Stores
- Enamel Dental
- Lux Nail Spa & Salon
- Applejacks Premium Spirits
- Amegy Bank



Community Amenities



FITNESS CLASSES



CONCERTS



HIKE & BIKE TRAILS



LUNCH SHUTTLE



FITNESS CENTERS



POP-UP MARKETS



GAMES IN PARKS



DRY CLEANING LOCKERS



EV CAR CHARGERS



ON-SITE HEALTH CLINIC



PICKLEBALL
COMING SOON



TENNIS COURTS
COMING SOON



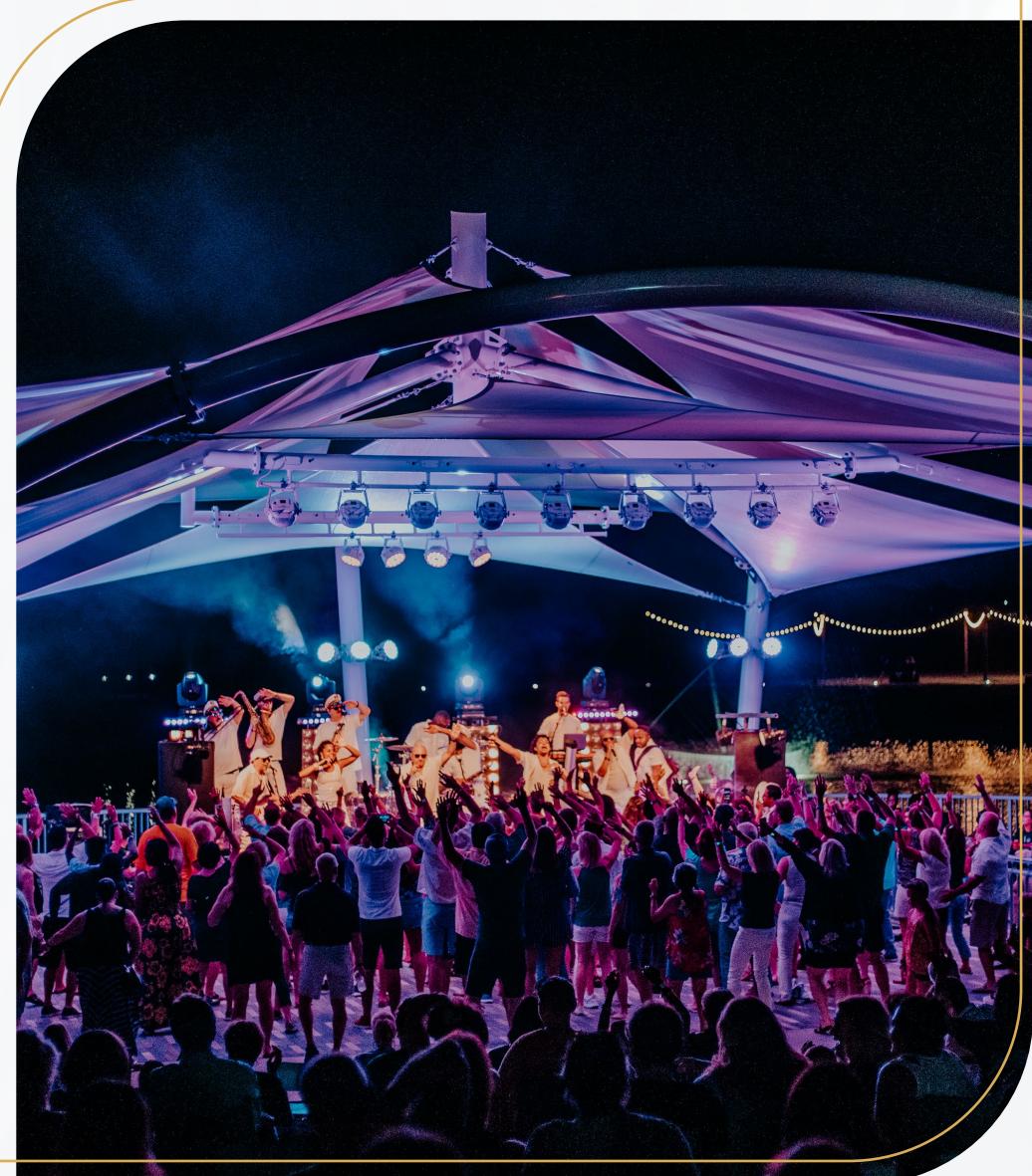
PUTTING GREEN
COMING SOON



LOBBY FOOD DELIVERY



MOBILE APP



Tenant Events

Give Your Employees Community & Convenience

Live Music	Dog Park	Lobby Food Delivery
Pop-Up Markets	Wine Down Wednesday	Wi-Fi in the Parks
Outdoor Movies	Yoga in the Park	Events at The Sound
Fun Runs & 5Ks	Boot Camp Classes	Recycling Events
Farmer Market	Meditation Classes	Charity Drives
Cinco De Mayo Party	Booster Fuels	Mobile App
Fall Festival	Fitness Centers	Car Wash & Detail
Happy Hour	Art & Sculpture	Fitness Contest Challenges



Luxury Multi-Family



Four distinct neighborhoods give young singles and budding families alike the perfect place to call home.

1,880 Units Built

965 Under Construction

\$1.70 - \$2.20/sf Price Points

Tenant Employee Move-In Specials

Why Billingsley – **Experience**

**REPUTATION
FOR QUALITY**

**FLEXIBLE
OWNERSHIP**

**INTEGRITY
& TRUST**

**SPEED TO
MARKET**

**PARTNER
RELATIONSHIPS**

**ROOM FOR
EXPANSION**



Amerisource Bergen – **300,000 SF**



7-Eleven Headquarters – **320,839 SF**



Brinker Headquarters – **216,300 SF**



Nokia Campus – **355,282 SF**



Signet Jewelers – **248,427 SF**



CoreLogic – **328,494 SF**



For Leasing Info:

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