

An architectural rendering of the Cypress Waters development. The scene features a large, modern multi-story building with a grid-like facade of windows and balconies, situated behind a lush green park. In the foreground, a calm body of water reflects the building and the sky. A white swan swims in the water, and a large, curved fountain with multiple jets of water is positioned in the middle ground. The sky is filled with soft, white clouds, and the overall atmosphere is serene and modern.

CYPRESS WATERS

9650 LOCKE STREET



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



9650 LOCKE STREET



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

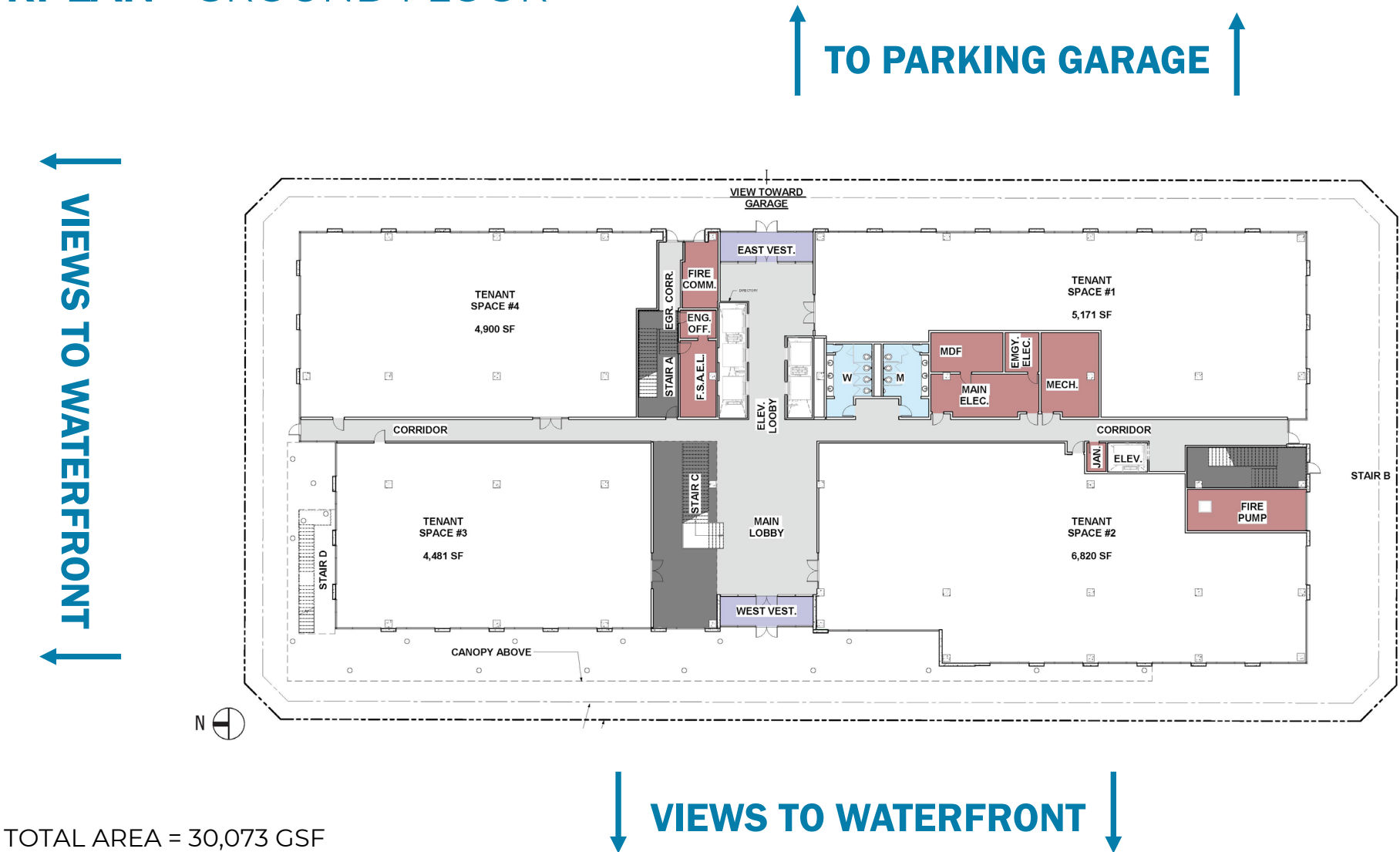
Direct Access to Lakeside Walking Trail

100% Renewable Electricity Contract

Signage Available



FLOORPLAN - GROUND FLOOR

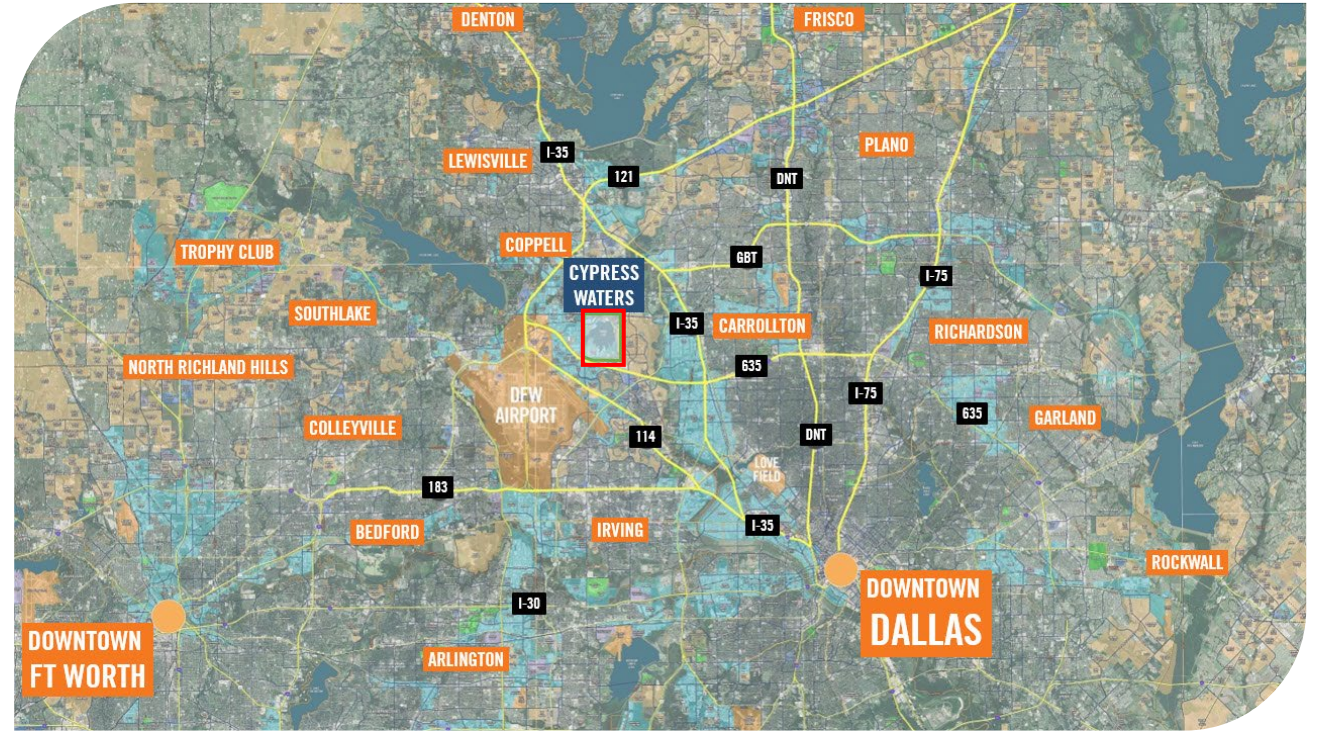












Corporate Neighborhood

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



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

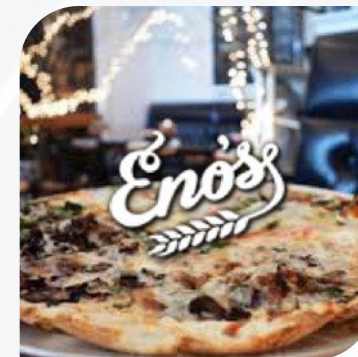
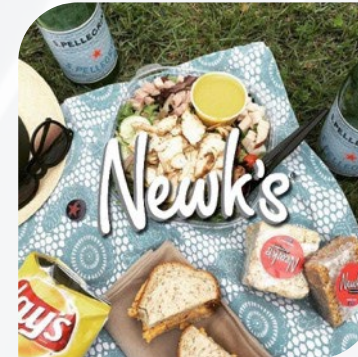


On-Site Restaurants

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



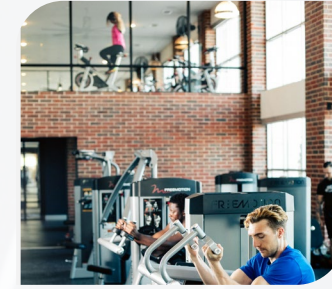
CONCERTS



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

VISIT [CYPRESSWATERS.COM/AMENITIES](https://cypresswaters.com/amenities) OR DOWNLOAD OUR MOBILE APP



Tenant Events

Give Your Employees Community & Convenience

Live Music

Pop-Up Markets

Outdoor Movies

Fun Runs & 5Ks

Farmer Market

Cinco De Mayo Party

Fall Festival

Happy Hour

Dog Park

Wine Down Wednesday

Yoga in the Park

Boot Camp Classes

Meditation Classes

Booster Fuels

Fitness Centers

Art & Sculpture

Lobby Food Delivery

Wi-Fi in the Parks

Events at The Sound

Recycling Events

Charity Drives

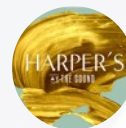
Mobile App

Car Wash & Detail

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





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