



8951

# CYPRESS WATERS

8951 CYPRESS WATERS BLVD





# 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.

**20**

Office Buildings

**16**

Restaurants

**87**

Corporate Tenants

**18,055**

Day Time Population

**5,283**

Residents

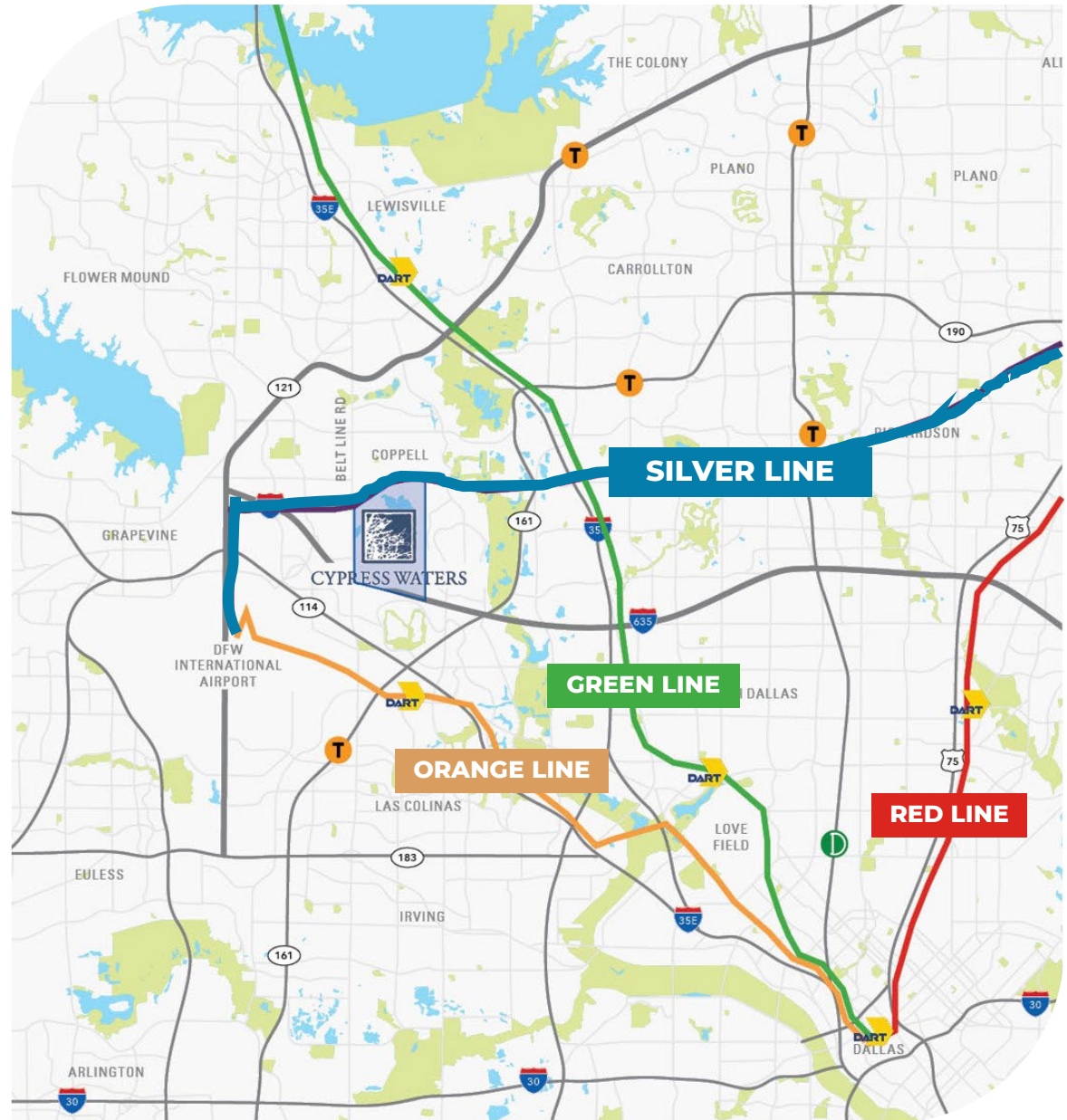


# TRANSIT









## And Access

### DART Silver Line Opens in 2025

- On-site DART light rail station
- 1<sup>st</sup> stop out of DFW Airport
- First East to West connection line
- Ends in Richardson/Plano
- Runs daily 5am – 11pm
- Frequency – 30 minutes during peak times
- Shuttle service from station to office buildings



# 12 Million Square Feet of Office Space

 <b>Current Office Space</b> 3.4 Million SF Today	 <b>10,000 Multi-Family Residences</b> 2,337 Units Today + 592 Under Const.
 <b>Future Office Space</b> 12 Million SF Future	 <b>2 Schools</b> Coppell ISD – Ranked #5 in Texas
 <b>350,000 Sq. Ft. of Retail</b> 273,592 SF Today	 <b>6 Miles of Trails</b> 2.5 Paved   3.5 Unpaved Miles
 <b>Future DART Light Rail</b> Opens Q4 2025	 <b>LBJ/IH-635 Access</b> From Olympus or Belt Line





# Corporate Neighborhood





On-Site Restaurants

A Quick Walk  
Or **Free Shuttle**  
Ride Away

Other On-Site Retail:

- On-Site Health Clinic & Urgent Care
- CVS Pharmacy
- Two 7-Eleven Stores
- Enamel Dental
- Lux Nail Spa & Salon
- Applejacks Premium Spirits
- Amegy Bank
- Green Acres Nursery
- Momo Dumplings
- Cinnaholic
- La Duni Pastry Vending – Coming Soon!





# Community Amenities



**FITNESS CLASSES**



**FREE COFFEE BARS**



**CONCERTS**



**HIKE & BIKE TRAILS**



**CITY GOLF SIMULATOR**



**KINTO RIDE SHARE**



**DOG PARK**



**POP-UP MARKETS**



**GAMES IN PARKS**



**DRY CLEANING LOCKERS**



**EV+TESLA SUPER CHARGERS**



**ON-SITE HEALTH CLINIC**



**VOLLEYBALL  
COMING SOON**



**PICKLEBALL  
COMING SOON**



**TENNIS COURTS  
COMING SOON**



**PUTTING GREEN  
CYPRESSWATERS.COM/GOLF**



**LOBBY FOOD DELIVERY**



**MOBILE APP**

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



# Events, Concerts, Festivals & More

The Sound is the ultimate host.

## FESTIVALS

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Cinco de Mayo  
Festival

Fall Festival

Santa at the Sound

5K Races &  
Fun Runs

North Texas Wine Festival

## CONCERTS

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Live Music

Singer/Songwriters

Tribute Bands

## EVENTS

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Pop-Up Markets

Outdoor Movies

Cultural Nights

Shakespeare  
in the Park







**SOUND RETAIL – PHASE II – 35,000 SF**



**COMING IN 2024**







Event Facilities

## Collaborate & **Celebrate**

Corporate Conferences  
& Private Events

Indoor & Outdoor  
Room to Spread Out

Accommodate Large Crowds  
Groups of 100 – 2,000

Audio/Visual  
Equipment & Wi-Fi

Catering  
Kitchen Available





# Cypress Waters

## Hike & Bike Trails

### 2.5 Miles Paved Trails To Explore

Walk, jog, bike and enjoy the fresh air on a mix of paved and adventure trails.

### 6 Miles Paved & Unpaved Trails

Trails will connect to DART Silver Line Light Rail Station and Campion Trail System

### Hungry? No Problem

The trail connects to The Sound's restaurants, venues and living spaces.



Trails will connect to Cotton Belt and Campion trail systems.





# Outdoor Sports

Tennis, Pickleball & Golf  
Coming 2024

Play on your lunch break or after work

**3 Tennis Courts** – racquets and balls available for check out.

**6 Pickleball Courts** - the fastest growing sport in the US, is a paddleball sport that combines elements of badminton, table tennis, and tennis.

**2 Sand Volleyball Courts** – locker rooms with showers on site

**1 Croquet Court**

**9 hole putting green** – near 2999 Olympus





# Luxury Multi-Family



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

**2,337 Units Built**

**592 Under Construction**

**\$1.70 - \$2.20/sf Price Points**

**Tenant Employee Move-In Specials**



# Sustainability

For us it's not a fad. It's in our DNA.  
Here's a snapshot of what we achieved in 2023.

**2,018,790**

Paper, Glass, & Plastic  
**POUNDS RECYCLED**

**29,612**

Pounds of  
**E-WASTE RECYCLED**

**1,747,693**

KW Hours of  
**ELECTRICITY SAVED**

**47,748**

Gallons of  
**WATER SAVED**

**9,121**

**TREES PLANTED**  
(Since 2017)

## Other services at Cypress Waters:

Daily Recycling

Electric Shuttle

Lake Water Irrigation

Shredding Events

Construction Recycling

EV Car Charging Stations

E-Waste Collection

Water Conservation

Renewable Electricity

Battery Recycling

Tree Planting

Green Janitorial Supplies





## 8951 CYPRESS WATERS BLVD | Suite 170

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4,704 SF Spec Suite – Divisible

1<sup>st</sup> Floor – Near to Tenant Lounge

4-Story Building | 182,460 SF Total

Next to 1 Acre Park with Wi-Fi, Grills & More

5.5/1,000+ Surface Parking

Access to Nearby Fitness Center

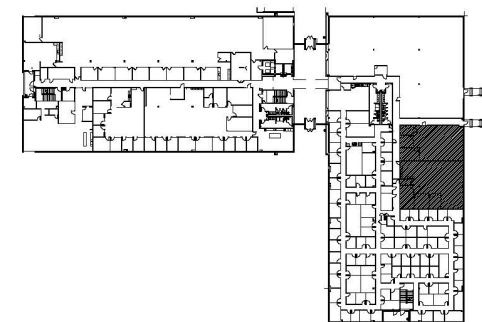
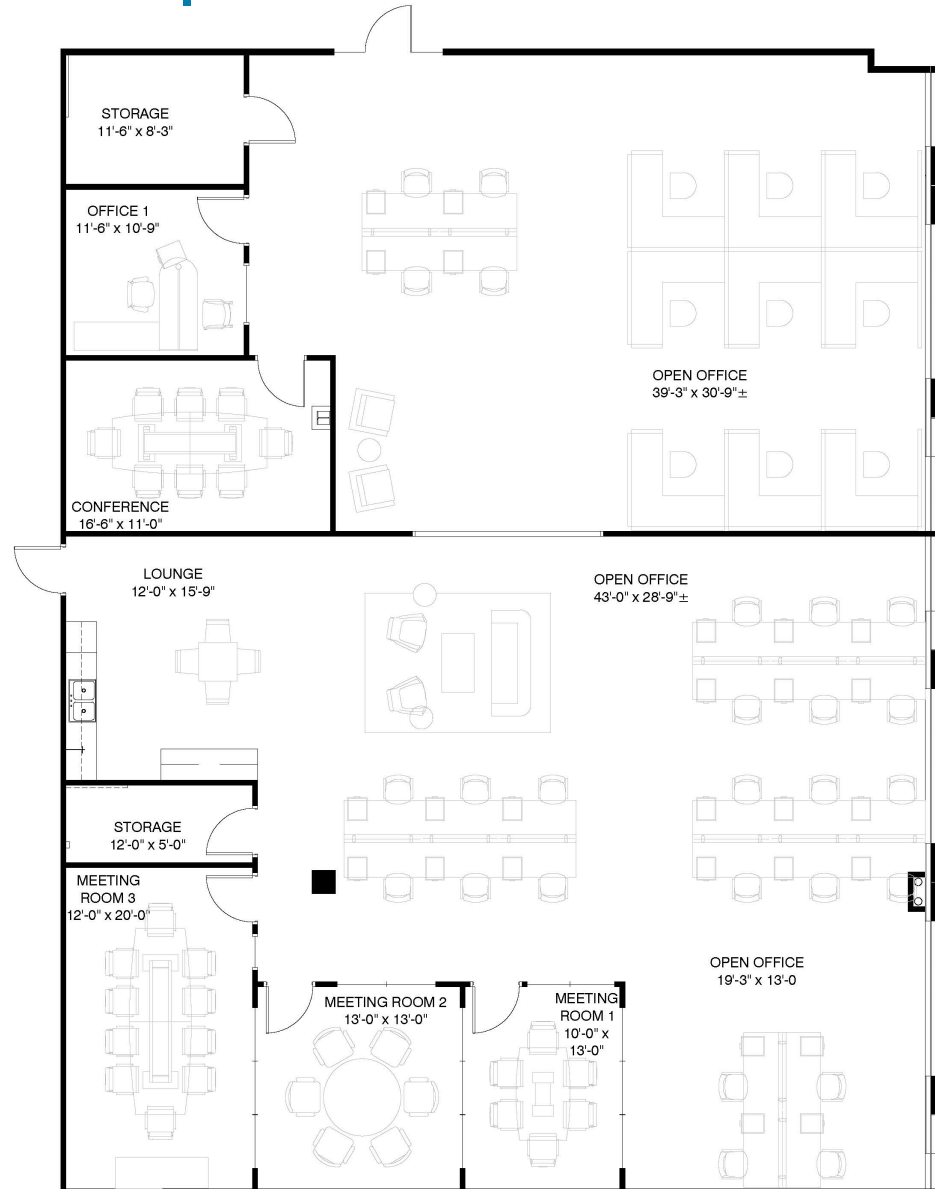
54 Seat Conference Center Next Door

Available Now



# 8951 CYPRESS WATERS BLVD | Suite 170

Floor Plan – 1<sup>st</sup> Floor  
Spec Suite - 4,704 SF  
Can be demised

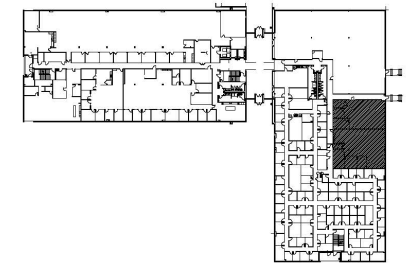
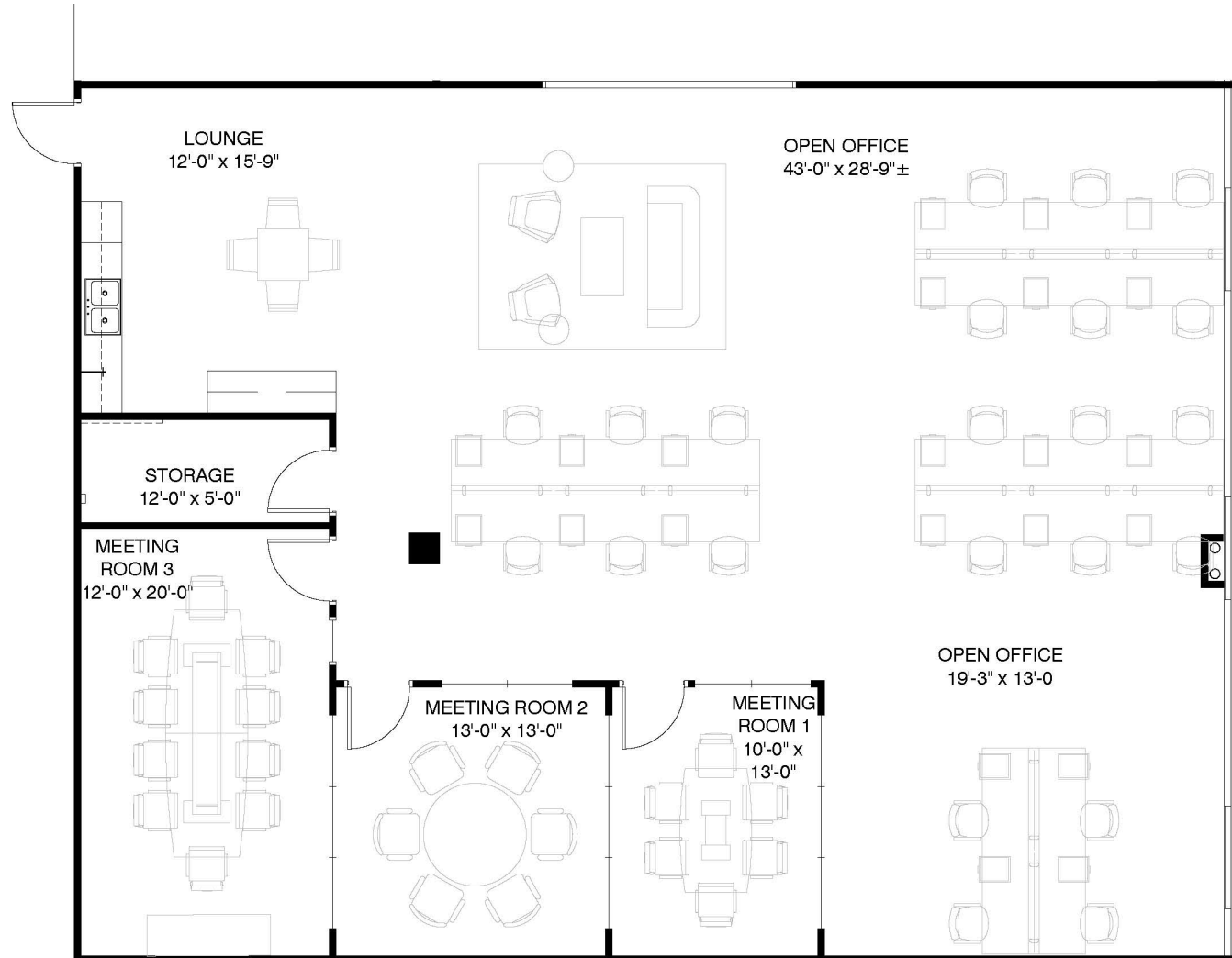


KEYPLAN - 1ST FLOOR 



# 8951 CYPRESS WATERS BLVD | Suite 170-A

Floor Plan – 1<sup>st</sup> Floor  
Spec Suite A – 2,729 SF



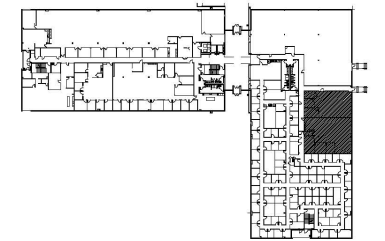
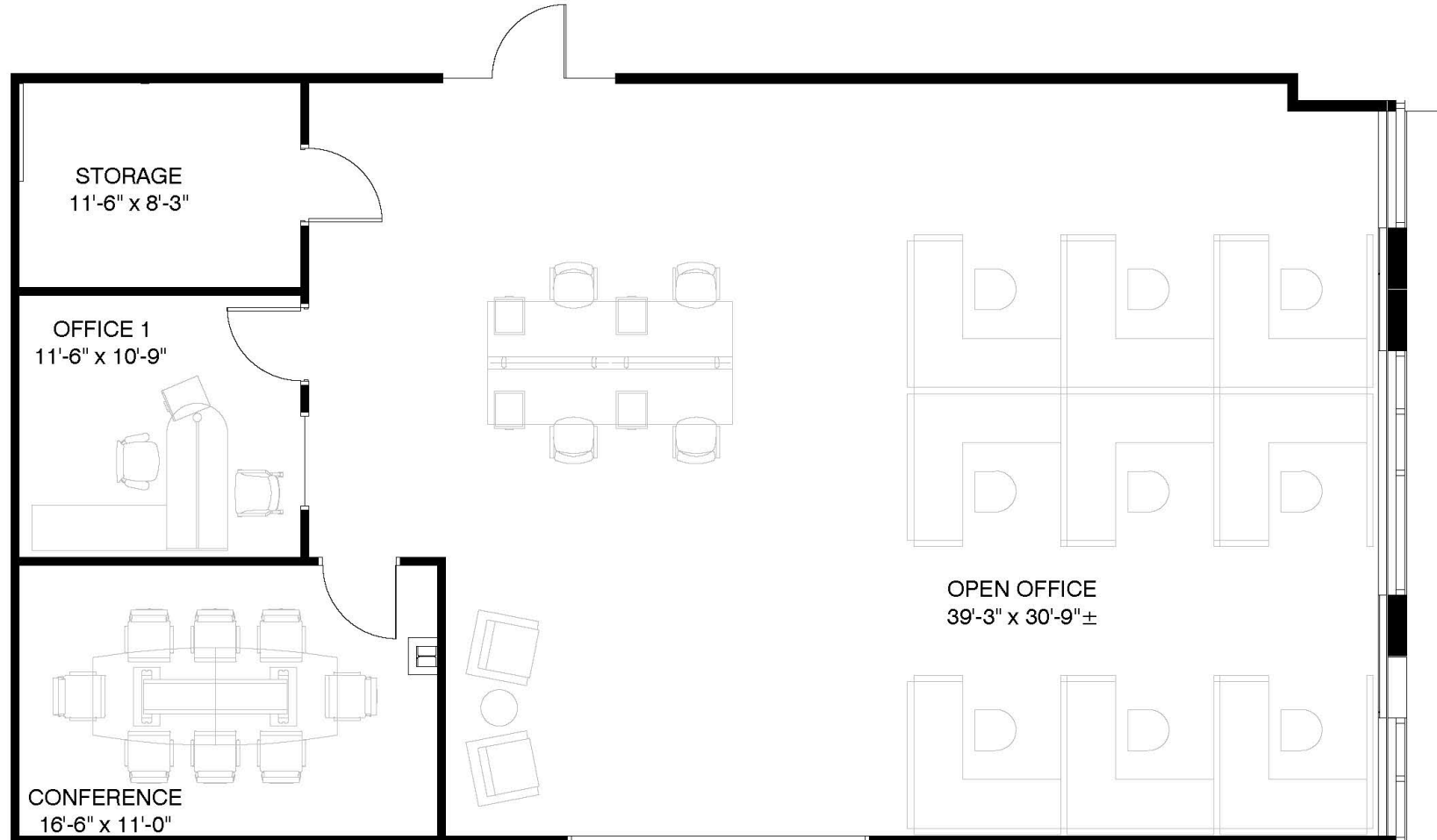
KEYPLAN - 1ST FLOOR 



# 8951 CYPRESS WATERS BLVD | Suite 170-B

Floor Plan – 1<sup>st</sup> Floor

Spec Suite B – 1,975 SF



KEYPLAN - 1ST FLOOR 



# 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**



# Thank You.

**For Leasing Info:**

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