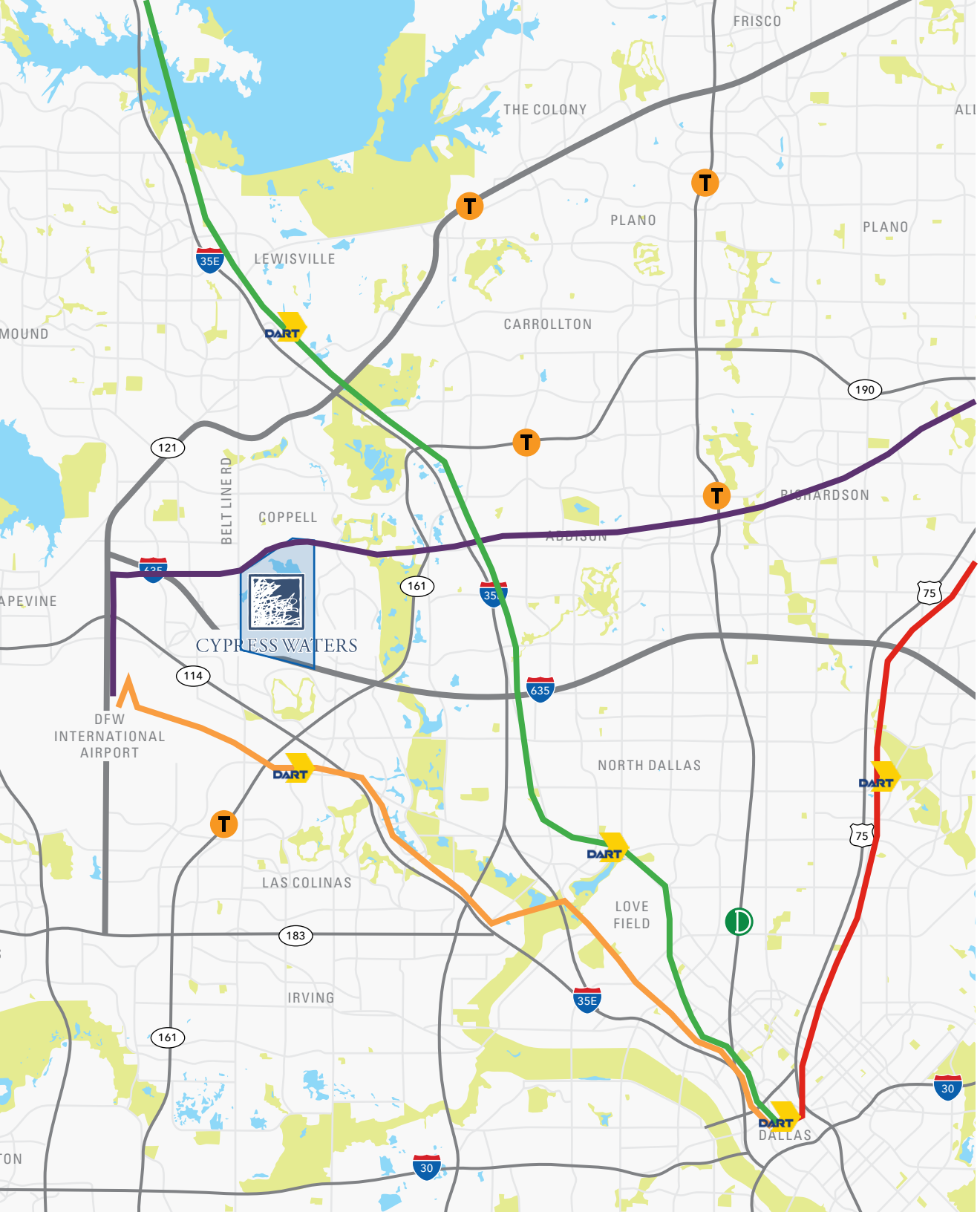




CYPRESS WATERS

SAINTSBURY BUILD TO SUIT
WHERE BUSINESS AND LIFESTYLE INTERSECT

LEASING INFORMATION LUCY BURNS 214.270.0998 MARIJKE LANTZ 214.270.0970



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
- CONFERENCE CENTER

TRANSPORTATION

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

RECREATION

- 5 MILE HIKE AND BIKE TRAIL

SITES

- 3200 OLYMPUS BLVD - COMPLETE Q1 2020
- 3401/3501 OLYMPUS BLVD - COMPLETE Q3 2020



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 DART stop at Cypress Waters on the Cotton Belt Line, a commuter rail that will connect across the Dallas Region from Fort Worth to Wylie. The Cypress Waters station will be the first stop from 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

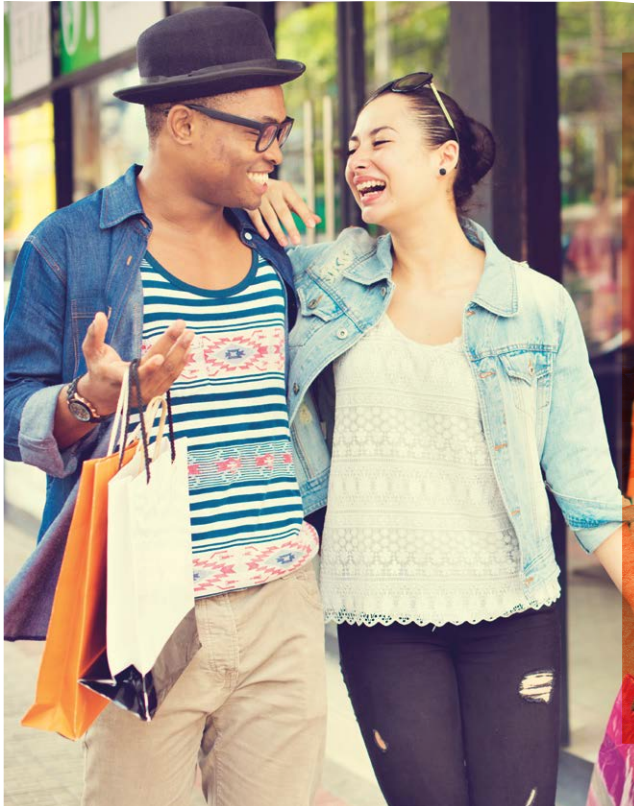
The community is bustling at Cypress Waters, which offers amenities that inspire any business or lifestyle to Work, Live, Dine and Explore:

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 BIKE SHARE 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 CLINIC
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



THE SHOPS OF CYPRESS WATERS

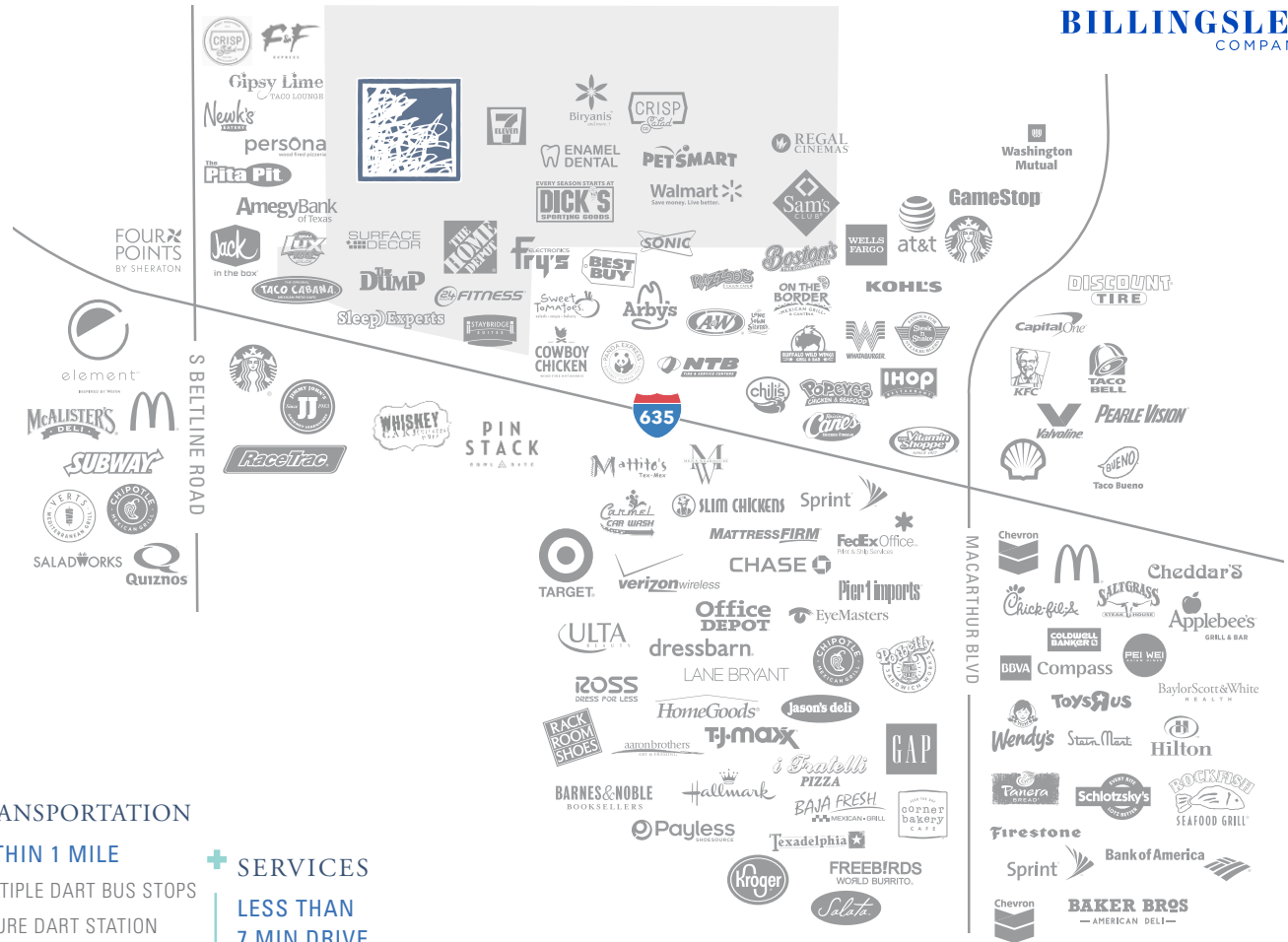


RETAIL WITHIN WALKING DISTANCE

Gipsy 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 TACO LOUNGE
- CRISP SALAD
- PERSONA PIZZA
- PITA PIT
- BIRYANIS & MORE
- F&F JAPANESE GRILL

TACO DINER

- JIMMY JOHN'S
- PANERA BREAD
- CHIPOTLE
- BUFFALO WILD WINGS
- SLIM CHICKENS
- CHILI'S
- BLUE FISH
- CHEDDAR'S
- WHISKEY CAKE
- 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 HQ
- BRINKER INTERNATIONAL
- CORELOGIC HQ
- SIGNET JEWELERS HQ
- ONESOURCE VIRTUAL
- MR COOPER HQ
- BT AMERICAS
- DEL FRISCO'S HQ
- EXXONMOBIL
- FLUOR
- THE CONTAINER STORE

MICHAELS

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

HIT THE
Trail HEAD



THE TOWN
Hall



SOUB

primo

THE
Sound
STAGE



362-ACRE

SERENE LAKE

30,000 SF

RESTAURANTS & RETAIL

539 UNITS

HIGH-END MULTI-FAMILY

6.5 MILES

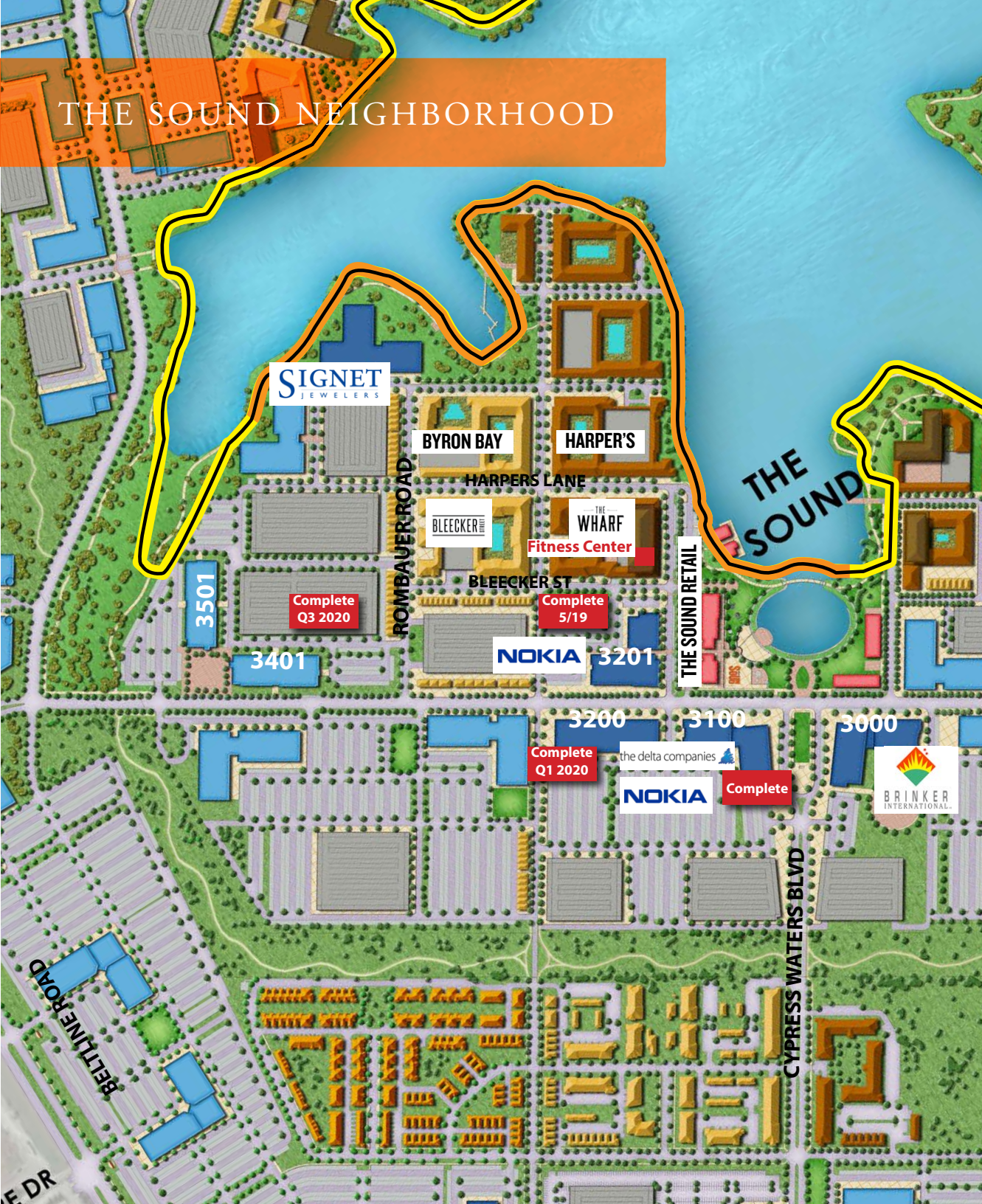
HIKE & BIKE TRAILS

5 EVENT SPACES

REGULARLY SCHEDULED EVENTS

the
SOUB

THE SOUND NEIGHBORHOOD



ART & SCULPTURE



“THE BELL TOWER” BY JUANJO NOVELLA



“THE LEAF” BY JUANJO NOVELLA



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, 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
THE DISTRICT

Corporate discounts available for tenants and employees.

LUCY BURNS 214.270.0998 MARIJKE LANTZ 214.270.0970

SAINTSBURY BUILD TO SUIT



FOUR

STORIES

201,500 SF

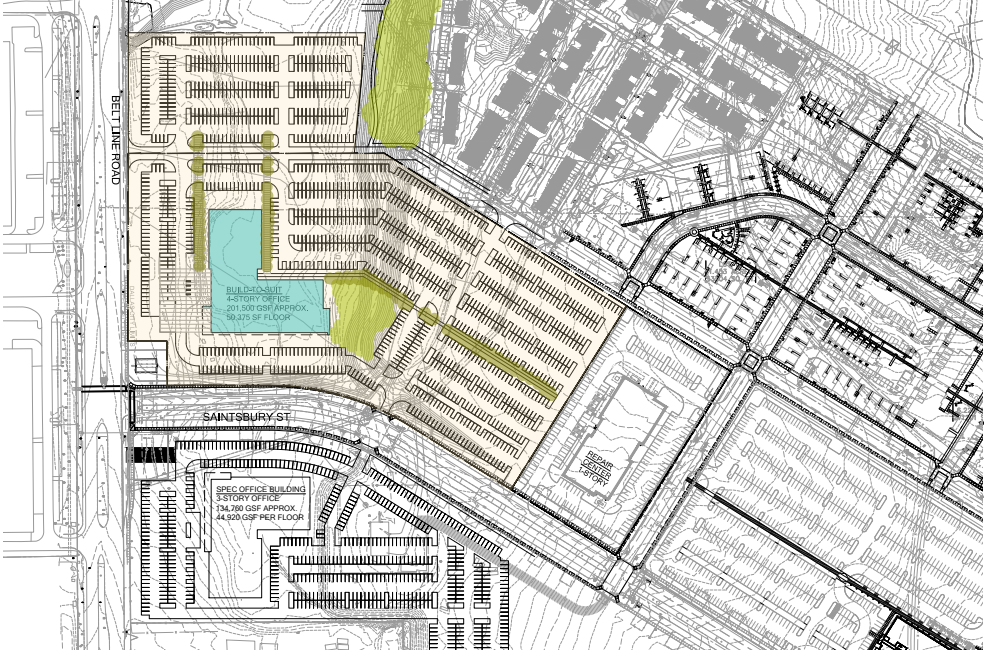
BUILDING

50,000-51,000 SF

FLOOR PLATES

5.5:1,000+

STRUCTURED/SURFACE PARKING



FIVE MIN

DRIVE TO/FROM DFW AIRPORT

EXCELLENT

VISIBILITY & INGRESS/EGRESS

36,000

VEHICLES PER DAY (BELTLINE RD)



CORPORATE NEIGHBORHOOD

Brinker Headquarters
Delivered Q1 2019



Signet Jewelers Campus
Delivered Q1 2018



3100 Olympus - Multi-Tenant Bldg - Q2 2018



7-11 Headquarters



One Source Virtual



CoreLogic Headquarters



9111 CW Blvd - Multi-Tenant Building



Nokia North American 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.



Morgan Stanley



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BILLINGSLEY
COMPANY