

8701 CYPRESS WATERS BOULEVARD

AVAILABLE

6,222 SF. Will divide.
130 parking spaces.

RATE

Call for rates

DEMOGRAPHICS

- Cypress Waters is a 1,000-acre master-planned development
- 1,700 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

PROJECT 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



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Tom Trumb

CITY OF COPPELL

SANDY LAKE RD

39,380 population
\$99,286 median income



DENTON TAP RD

FUTURE DEVELOPMENT SITE

BELTLINE RD

Tom Trumb

NORTH LAKE

34,518 VPD

BELTLINE RD

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

SITE

Dunkin'

Wendy's

Fry's

Walmart
SUPERCENTER

Sam's

KOHL'S

635

132,000 AADT

TARGET

MACARTHUR BLVD

114 TEXAS

Hackberry Creek
Approximately 2,000 homes

DFW

DALLAS/FORT WORTH
INTERNATIONAL AIRPORT

37,967 VPD

190 TEXAS



CYPRESS WATERS

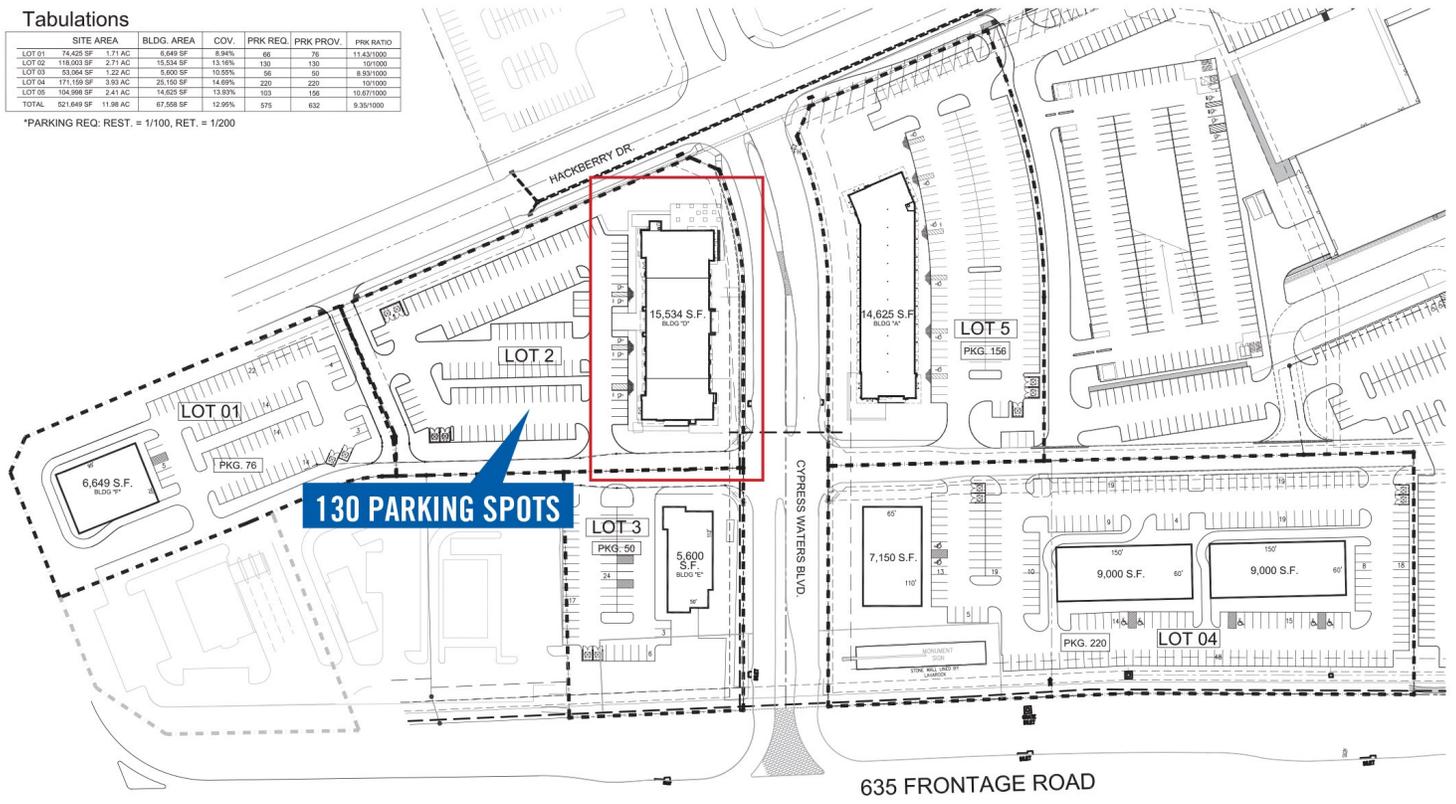


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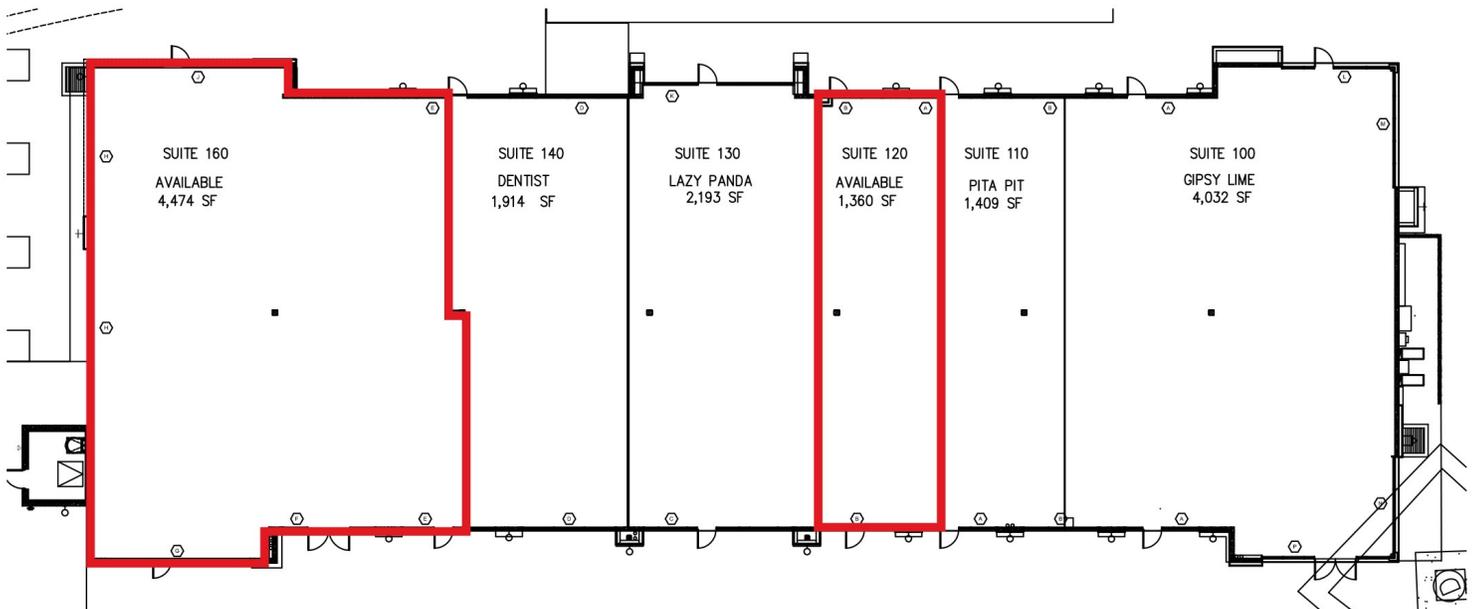
Tabulations

SITE AREA	BLDG. AREA	COV.	PRK REQ.	PRK PROV.	PRK RATIO	
LOT 01 74,425 SF	1.71 AC	6,649 SF	8.94%	86	76	11.43/1000
LOT 02 116,203 SF	2.71 AC	15,534 SF	13.36%	133	133	10/1000
LOT 03 53,064 SF	1.22 AC	5,600 SF	10.55%	56	50	8.69/1000
LOT 04 171,156 SF	3.93 AC	21,159 SF	14.69%	220	220	10/1000
LOT 05 104,958 SF	2.41 AC	14,625 SF	13.93%	103	156	19.67/1000
TOTAL 521,649 SF	11.98 AC	67,568 SF	12.95%	575	632	9.35/1000

*PARKING REQ: REST. = 1/100, RET. = 1/200



CYPRESS WATERS BLVD



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Active Retail Location Lifestyle Sustainability NationStar Scotch Creek Sculpture 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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