





the SOUB

# Retail

In the heart of the Cypress Waters development:

- Lakefront retail space with patio available
- 3.3M SF office space with 9M SF at total buildout
- Free community lunch shuffle brings office employees to your door
- Located between Dallas & Ft. Worth
- 6-mile hike and bike trail around North Lake
- 2,337 units of high-end multi-family units
- Non-motorized water activities

Embracing the concept of new urbanism creating an atmosphere in which one can truly Work, Live, Play and Explore. Cypress Waters is a remarkably untouched 1,000-acre development on a 362-acre lake within five minutes of DFW airport. Perfectly placed along the crest of growth between Dallas and Fort Worth and fronting LBJ Freeway and Belt Line Road. Immediate freeway access to any submarket in North Texas reaching a population base of 3,525,000 people within a 20-mile radius.

# THE SOUND OVERVIEW

## People

	1 Mile	3 Miles	5 Miles
Daytime Population	9,311	110,310	249,598
Total Businesses	278	306	1,034
Residents	3,270	77,861	161,883
Total Households	961	30,724	67,746
Household Income	\$107,889	\$101,214	\$88,124

## Traffic

IH 635	124,025 VPD
Belt Line Rd.	32,057 VPD
Olympus Rd.	35,000 VPD est.



17,165  
Daytime population

5,272  
Residents lakeside

17,165  
Commercial office tenants

83  
Corporate tenants



10,000  
residential units at full build



\$120,000  
median household income



1,500,000  
population within 10 miles



25-32  
average age of resident

# Bold Retail



# The Sound



Kayaking  
Concerts  
Triathlons

Happy Hours  
Regional Sports  
Festivals

Races  
Canoe Rentals  
Cycling

Radio Remotes  
Corporate Events  
Movie Nights

# Active Zone

Sound Retail Building  
West Elevation



South Building  
West Elevation



North Building  
West Elevation



*Bold Retail*



Zales  
Toyota  
Nationstar

CoreLogic  
OneSource Virtual  
AMN Healthcare

7-Eleven  
British Telecom  
iMortgage

Meritage Homes  
ZAK Products  
Smoothie King

Nokia  
Brinker

*Corporate Neighbors*

# Events and Concerts



300+  
Public & Private Events Per Year

703,300  
Visits to Sound Retail

242,000  
Unique Visitors Per Year

For leasing information contact:  
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SHOP <sup>COS.</sup>



CYPRESS WATERS