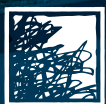


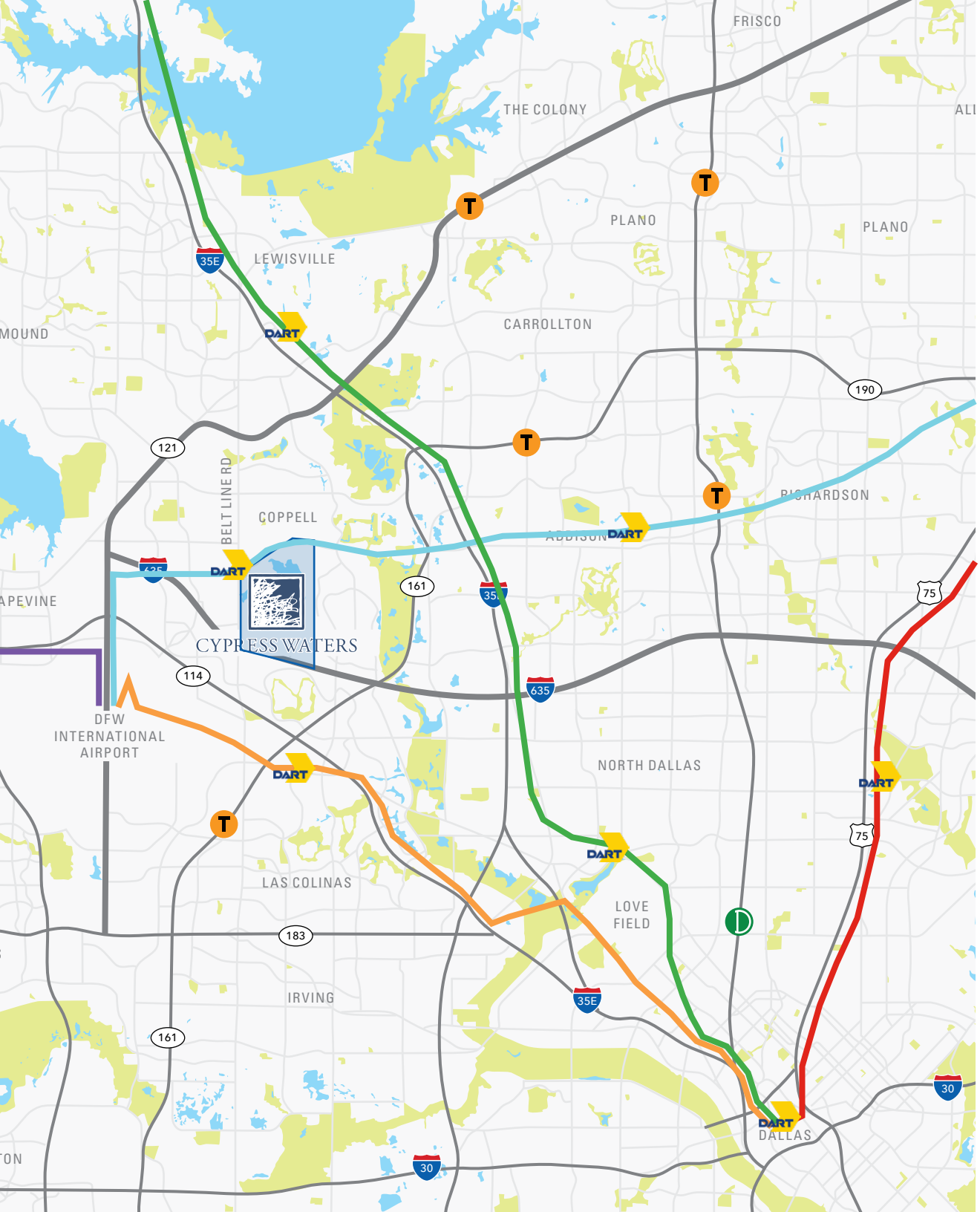
**DEL FRISCO'S  
RESTAURANT GROUP  
SUPPORT CENTER**



CYPRESS WATERS

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

- SILVER LINE LIGHT RAIL
- GREEN LINE LIGHT RAIL / DCTA DENTON
- ORANGE LINE LIGHT RAIL
- RED LINE LIGHT RAIL
- TEXRAIL (TRINITY METRO) TO FT WORTH





## 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

- 2900 RANCH TRAIL





#### 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



CYPRESS WATERS



## THE SHOPS OF CYPRESS WATERS



### RETAIL WITHIN WALKING DISTANCE

Eno's Pizza, Flying Saucer, Rodeo Goat, Flying Fish, Landon Winery, Ascension Coffee, Gipsy Lime Taco Lounge, Newk's Eatery, Wayback Burgers, Fast & Furious Japanese Grill, The Pita Pit, Biryani's and More, Enamel Dental, Lux Spa and Salon, and more lakeside retail to come



CYPRESS WATERS

# AREA RETAIL & RESTAURANTS

## RESTAURANT

### ON-SITE RETAIL

ENO'S PIZZA TAVERN  
RODEO GOAT  
FLYING FISH  
FLYING SAUCER

ASCENSION COFFEE  
LANDON WINERY  
NEWK'S  
GIPSY LIME TACO LOUNGE  
WAYBACK BURGERS  
F&F JAPANESE GRILL  
PITA PIT  
BIRYANIS & MORE  
TACO CABANA  
JACK IN THE BOX

### UNDER 5 MIN DRIVE

WHISKEY CAKE  
TACO DINER  
LUPE'S TEX MEX  
JIMMY JOHN'S  
PANERA BREAD  
CHIPOTLE  
BUFFALO WILD WINGS  
SLIM CHICKENS  
CHILI'S  
BLUE FISH

## CHEDDAR'S

ROCKFISH SEAFOOD  
BAKER BROTHERS  
ON THE BORDER  
SALTGRASS STEAKHOUSE  
MATTITO'S



## FITNESS

### UNDER 10 MIN DRIVE

3 ON-SITE GYMS  
24 HOUR FITNESS  
CAMP GLADIATOR (ON SITE)  
SNAP FITNESS  
GOLD'S GYM  
CROSSFIT BOLT



## HOSPITALITY

### UNDER 10 MIN DRIVE

ELEMENT BY WESTIN  
FOUR SEASONS  
GAYLORD TEXAN  
OMNI MANDALAY HOTEL  
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-SILVER LINE)



## AIRPORTS

### UNDER 10 MIN DRIVE

DFW INTERNATIONAL

### UNDER 20 MIN DRIVE

LOVE FIELD  
GRAND PRAIRIE MUNICIPAL  
DALLAS EXECUTIVE AIRPORT  
ADDISON AIRPORT  
FT WORTH MEACHAM  
ARLINGTON MUNICIPAL



## SERVICES

### UNDER 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



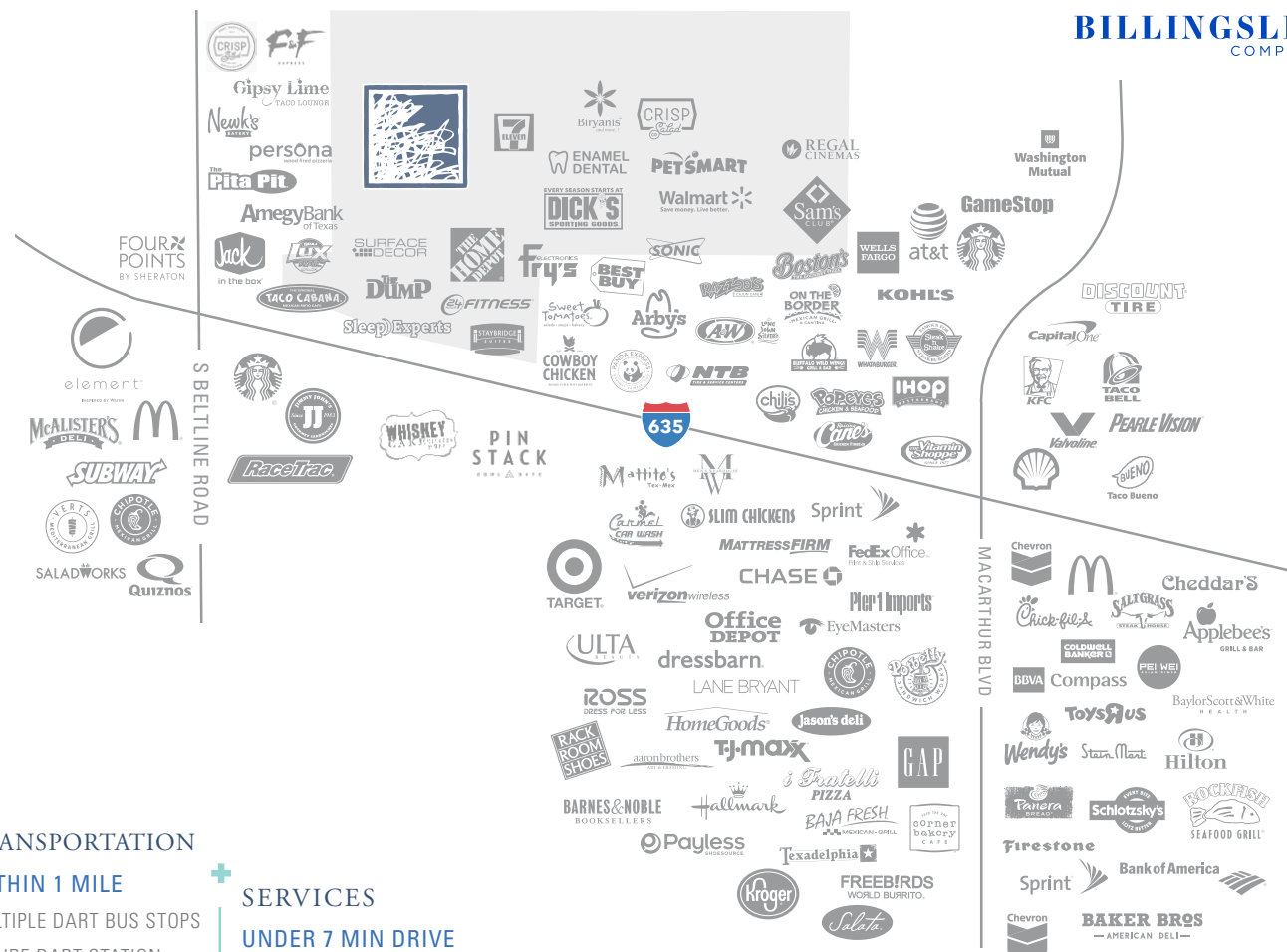
## CORPORATE

7-ELEVEN HQ  
NOKIA

FEDEX OFFICE  
DISCOUNT TIRE  
NATIONAL TIRE AND BATTERY  
EYEMASTERS  
UPS  
LUX NAIL SPA  
ENAMEL DENTAL  
PINSTACK BOWLING

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







### 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



2900 RANCH TRAIL



CYPRESS WATERS



ONE

STORY

36,250 SF

TOTAL BUILDING

5:1,000+

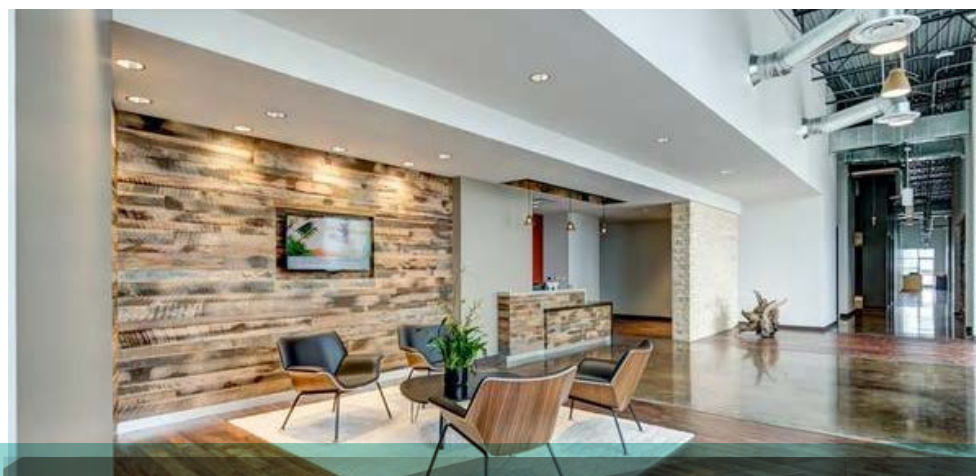
SURFACE PARKING

AVAILABLE NOW

OCCUPANCY DATE

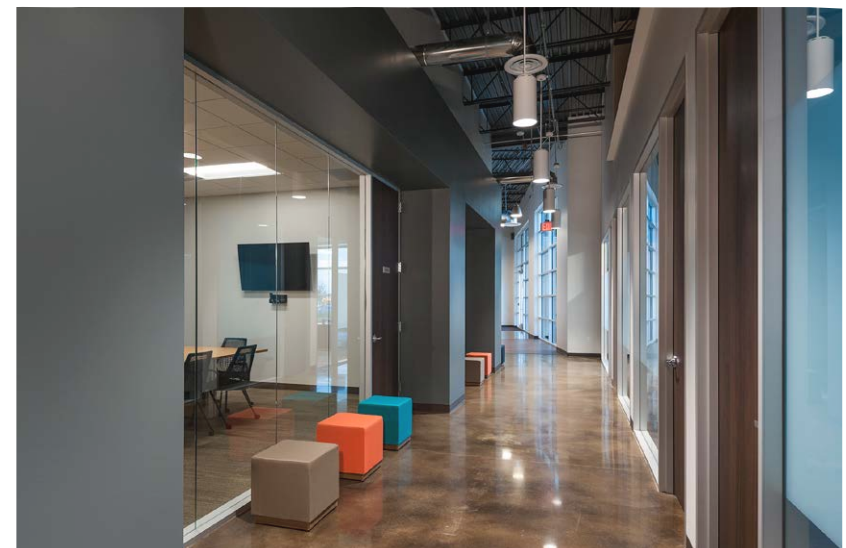
HIGH VISIBILITY

AND EASY ACCESS FROM IH-635



## 2900 RANCH TRAIL

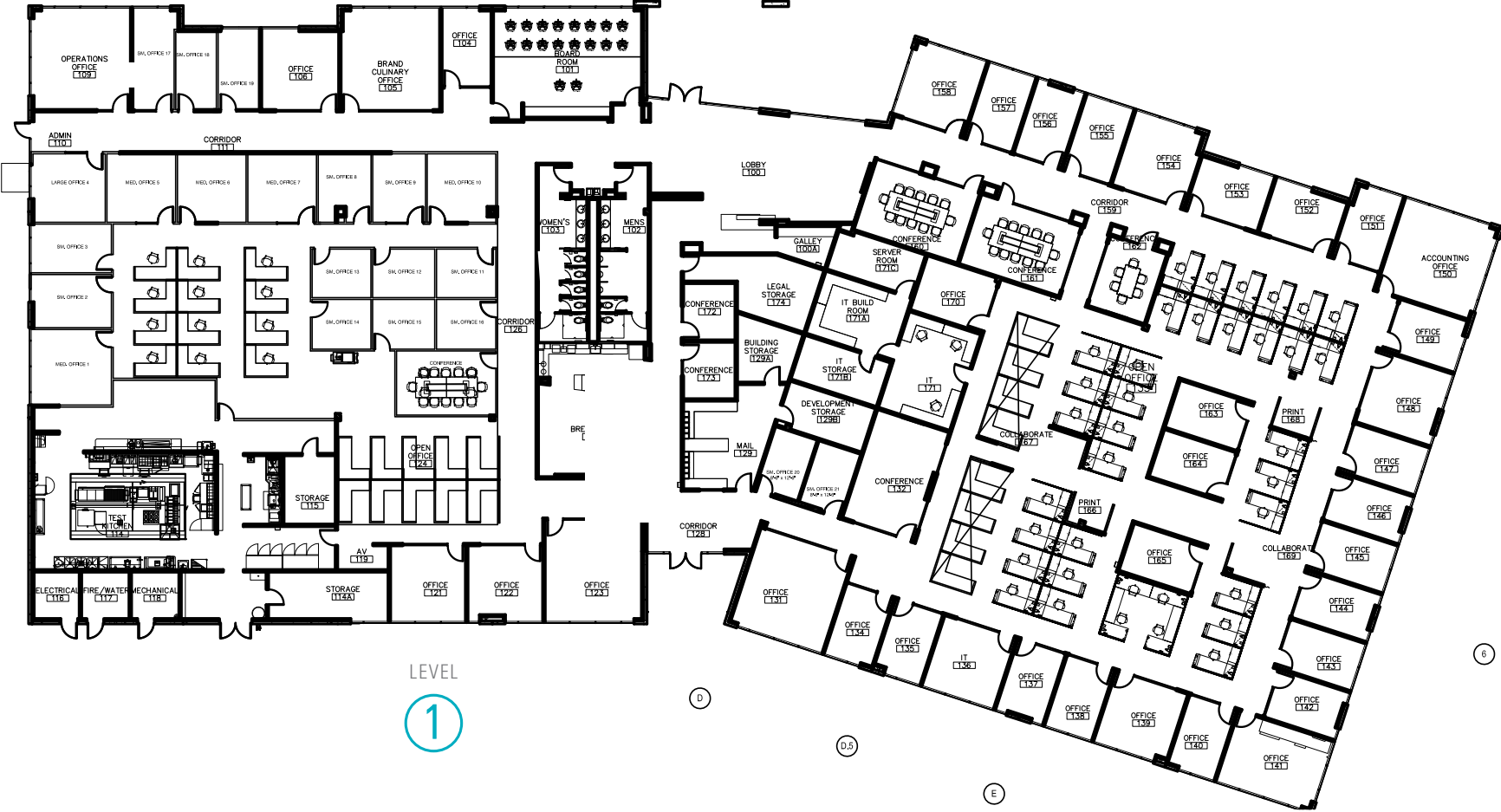
**BILLINGSLEY**  
COMPANY



LUCY BURNS 214.270.0998 MARIJKE LANTZ 214.270.0970



# 2900 RANCH TRAIL



FLOOR PLAN



## 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

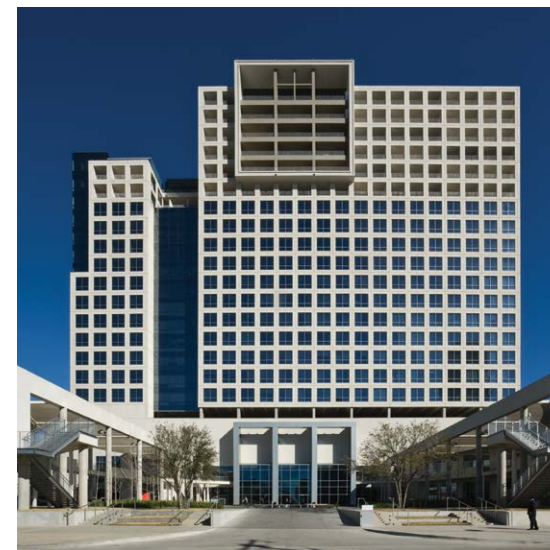
OFFICE

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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