

the SOUL

at CYPRESS WATERS



OVER 300,000
UNIQUE VISITORS

MAKE OVER
728,000 VISITS
TO THE SOUND EACH YEAR

STREET NOISE

LOCATION

RENDERINGS

DEMOGRAPHICS

MASTER PLAN

SITE PLAN

FLOORPLANS

CONTACT

the
SOUD
at CYPRESS WATERS

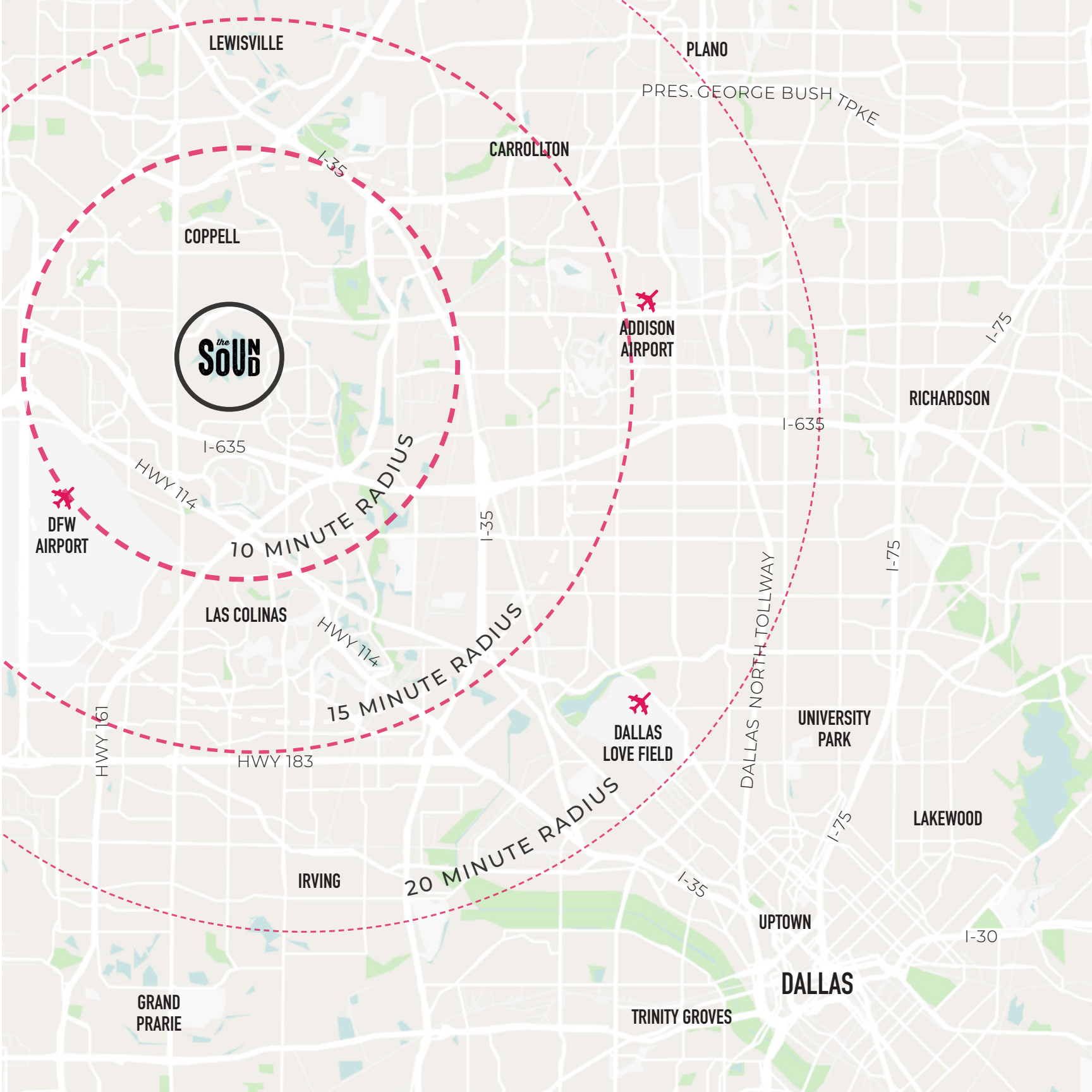


THE SOUND AT CYPRESS WATERS

On the cusp of North Dallas, a new neighborhood has arrived. Built from the ground up and overlooking scenic North Lake, The Sound at Cypress Waters is a place where you can enjoy the outdoors and out-of-the-box events.

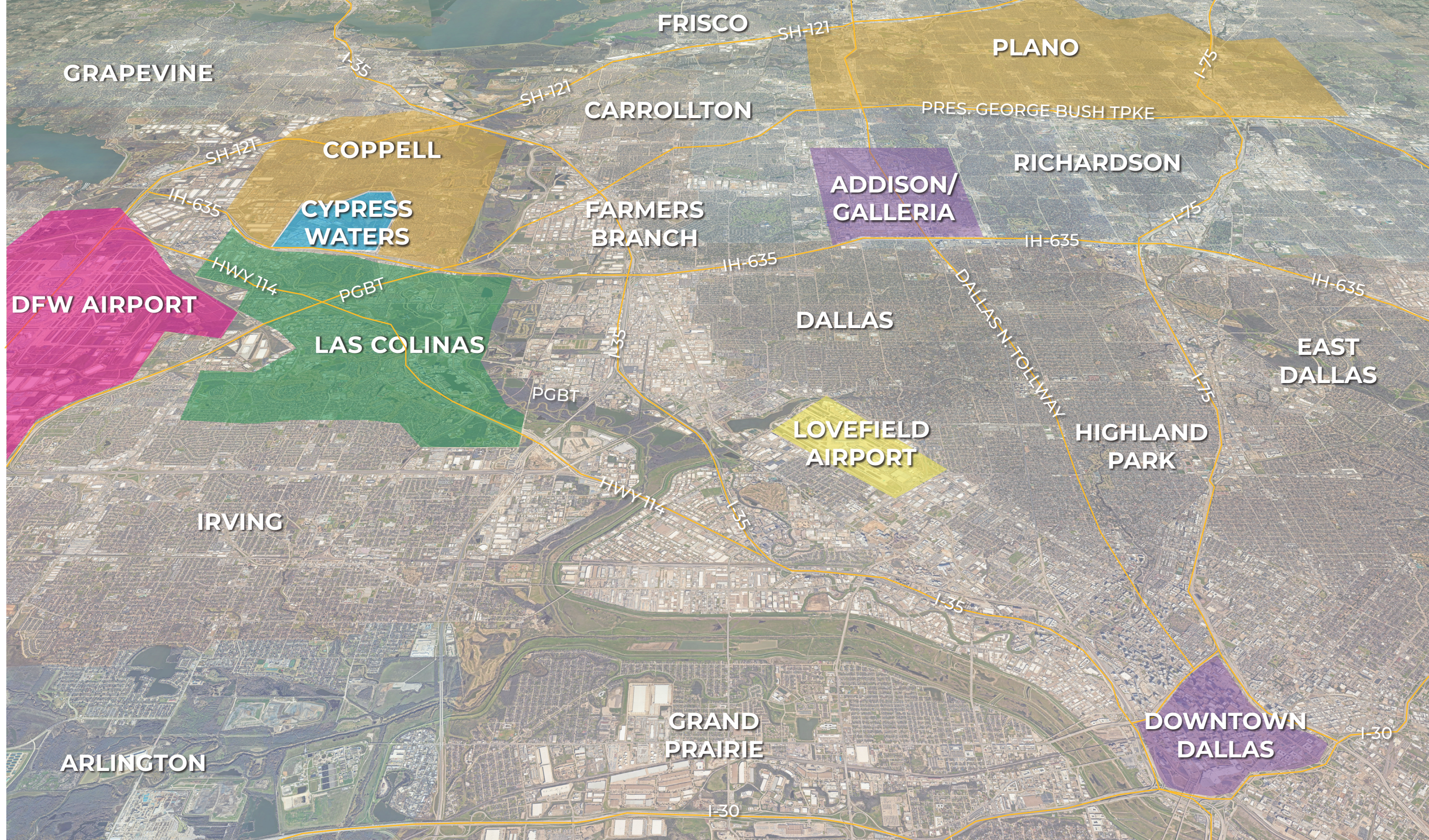
A place to throw parties like confetti and sip drinks past sundown. A place where playful dogs and passionate runners converge on 6 mile of trails around the lake. A place for all your unexpected adventures.

Embracing the concept of new urbanism creating an atmosphere in which one can truly Work, Live, Play and Explore. Cypress Waters is a 1,000-acre development on a 362-acre lake within five minutes of DFW airport. Immediate freeway access to any submarket in North Texas reaching a population base of 3,525,000 people within a 20- mile radius.



LOCATION

PROXIMITY



RENDERINGS



RENDERINGS



RENDERINGS



RENTED SPACES



RENDERINGS



RENTAL SPACES





DEMO-GRAPHICS

The area surrounding Cypress Waters is a vibrant and diverse region in North Texas, attracting a mix of professionals and young families in well-established neighborhoods. It draws residents from nearby communities like Dallas, Coppell, Las Colinas, Grapevine, and Irving. The area boasts a strong job market, with a well-educated workforce and a median household income higher than the state and national average, contributing to this dynamic and growing community.

	5 MILE	10 MILE	15 MILE
EST. POPULATION	171,566	986,045	2,136,353
GROWTH RATE	42%	17%	18%
DAY TIME POPULATION	283,832	1,284,908	2,792,909
MEDIUM HOME VALUE	\$413,249	\$352,602	\$382,905
HOUSEHOLD INCOME	\$134,851	\$121,376	\$128,408
ADVANCED DEGREES	73%	56%	59%
% HH INCOME OVER \$100K	48.4%	41.1%	41.9%



SITEPLAN INFO

ON-SITE POPULATION	19,555 Daytime Employees 5,464 Residents On-Site
RETAIL & RESTAURANTS	22,000 SF Complete 21,000 SF Under Construction
LUXURY APARTMENTS	10,000 Units at Full Build Out 3,470 Built Today (35%)
STABILIZED APARTMENTS	95% Leased 5,464 Residents On-Site
TOTAL OFFICE SPACE	12 Million SF of Class A Office Space 28% Built Today
LEASED OFFICE SPACE	4.1 Million SF of Built Office Space 92% Leased
CORPORATE TENANTS	87 Corporate Tenants 19,555 On-Site Daytime Employees
HOTELS IN THE AREA	Future 280+ Room Hotel at The Sound 8,000+ Hotel Rooms within 5 Mile Radius

SITE PLAN

Legend

EVENTS

- A The Sound Stage
- B Amphitheater
- C Events Lawn
- D Town Hall
- E The Sound Logo

RESTAURANTS & BARS

- G Flying Saucer
- H Eno's Pizza Tavern
- I Landon Winery
- J 7 Eleven
- K Rakken Ramen
- L Miriam Cocina Latina
- M Rodeo Goat
- N Flying Fish

SPECIAL ATTRACTIONS

- Splash Pad
- Lounge Area
- The Bell Tower
- Hike/Bike Trails
- Icarus Statue
- Blue Jay Mural
- Puddle's Dog Park
- Bacon's Dog Park
- Peace Sign Statue
- Pump House Mural
- Leaf Sculpture
- The Green Golf Course

SERVICES

- T ADA Access
- R Rideshare
- Restrooms
- P Parking
- Bike Storage
- Parcel Pending
- Elevators
- Visitor Entrance
- S Stairs
- M Mail

AMENITIES

- The Tasting Room
- Talisker's Clubroom
- Lou Lou's Rooftop Club
- The Nomad Bar
- The Paw Spa
- The Grind Fitness Center
- Annabelle's Rooftop Club
- Co-Working Space
- Guest Suite
- The Birdcage Lounge
- Play Space
- Blue Glass Statue
- Peninsula Clubroom
- Peninsula Private Dining
- Peninsula Fitness Center



158 ON-SITE PARKING SPACES
1,465 GARAGE PARKING NEARBY



EVENTS & LIVE MUSIC

OVER 260+ EVENTS EVERY YEAR

CONCERTS

POP-UP MARKETS

OUTDOOR MOVIES

5K/FUN RUNS

FOOD & WINE FESTIVALS

SHAKESPEARE IN THE PARK

728K UNIQUE ANNUAL VISITS

SENSORY SENSITIVE

4th Of July Event | **4,000+ Attendees**

SANTA AT THE SOUND

Holiday Event | **2,000+ Attendees**

TUNES & TREATS

Halloween Event | **1,500+ Attendees**

LABOR DAY TRIBUTE BAND

Labor Day Event | **1,000+ Attendees**



RESTAURANTS

RESTAURANT GROWTH

20% ANNUAL GROWTH RATE

#3 OF 8 RODEO GOAT LOCATIONS

#2 OF 7 FLYING FISH LOCATIONS

THE SOUND RESTAURANTS

FLYING SAUCER

ENO'S PIZZA TAVERN

LANDON WINERY

RODEO GOAT

FLYING SAUCER

RAKKAN RAMEN

MIRIAM'S COCINA - OPENING DEC 2024





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Inspireity
Inspiring Business Performance

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7
ELEVEN

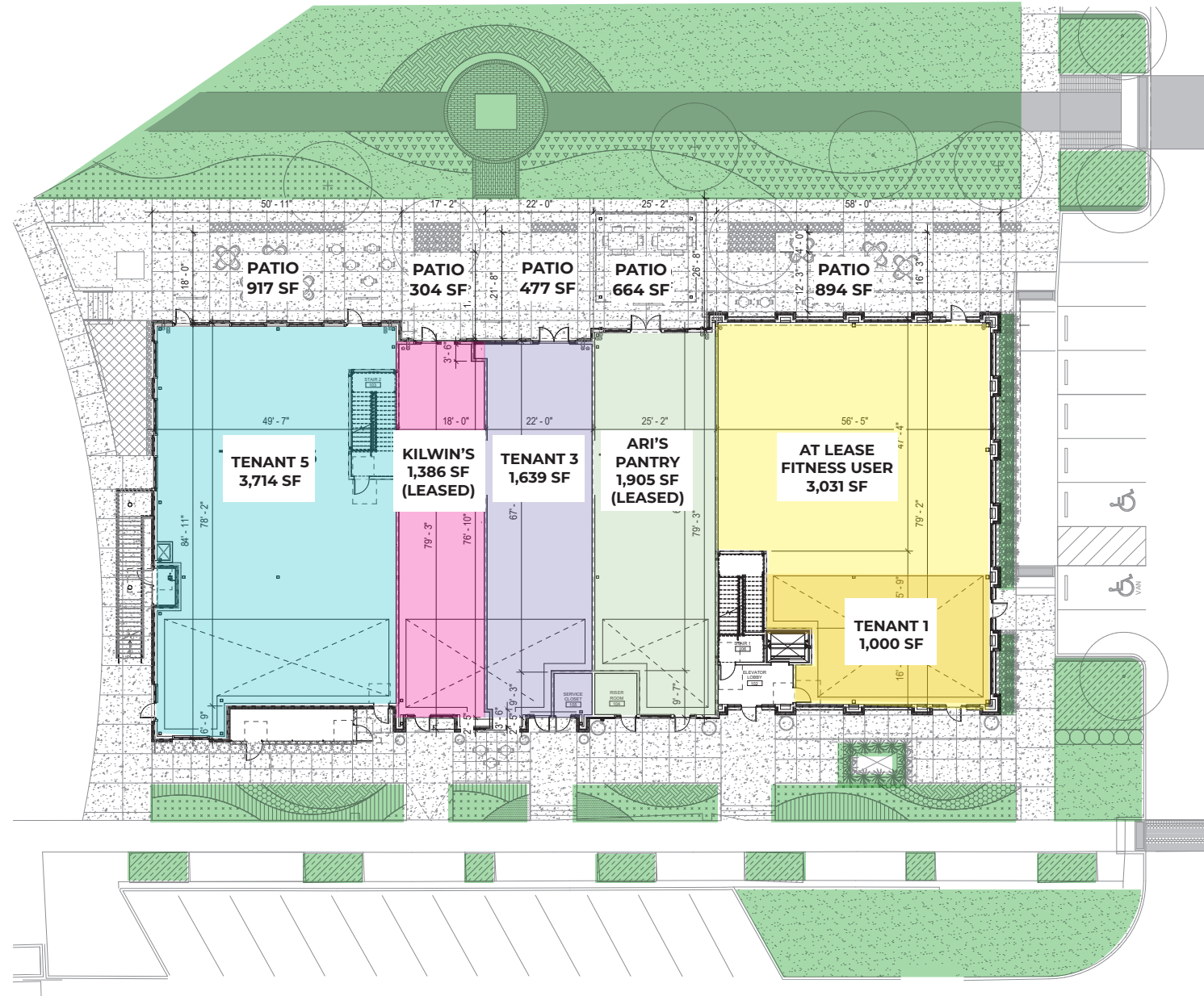
THE CAMPUS

18,000 DAYTIME EMPLOYEES | 87 CORPORATE TENANTS

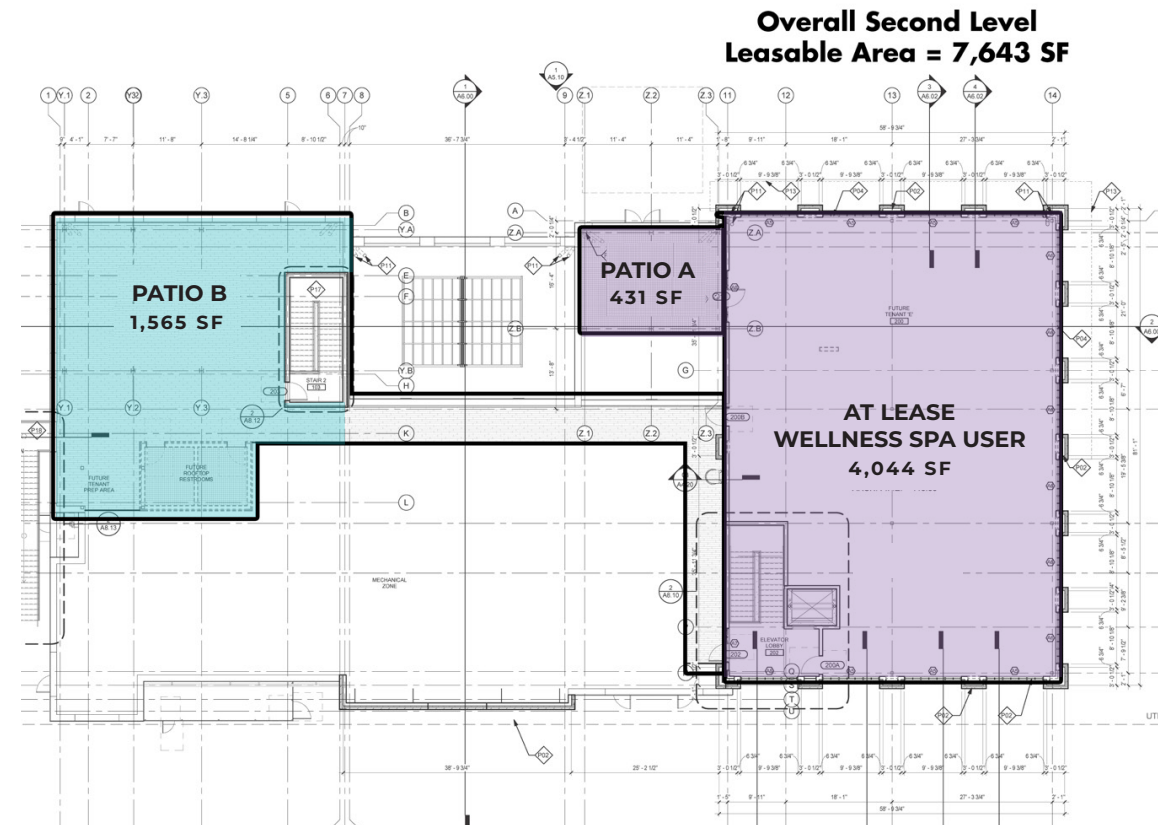
H-E-B

COMING SOON

IH- 635



FIRST LEVEL



SECOND LEVEL

FLOOR PLANS

Overall Second Level
Leasable Area = 7,643 SF

CONTACT



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the
SOUP
at CYPRESS WATERS

the
SOUND

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