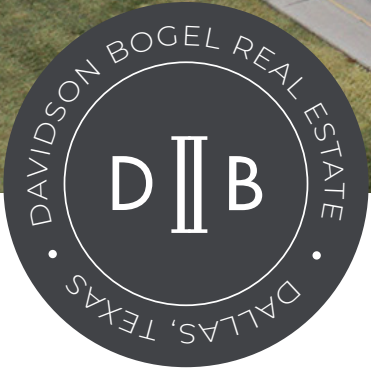




LOT 1  
± 0.9 AC

LOT 2  
± 4.52 AC (DIVISIBLE)

113,726 VPD



# CYPRESS WATERS PADS AVAILABLE

**GROUND LEASE ONLY**

NEC - RANCH TRAIL DR. & I-635  
IRVING, TX | DALLAS COUNTY

**JONATHAN COOPER**  
JCooper@db2re.com  
214.526.3626 x 139



**CYPRESS WATERS**

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024





## PROPERTY INFORMATION



**SIZE:**  
 Lot 1: ± 0.9 AC  
 Lot 2: ± 4.52 AC (Divisible)



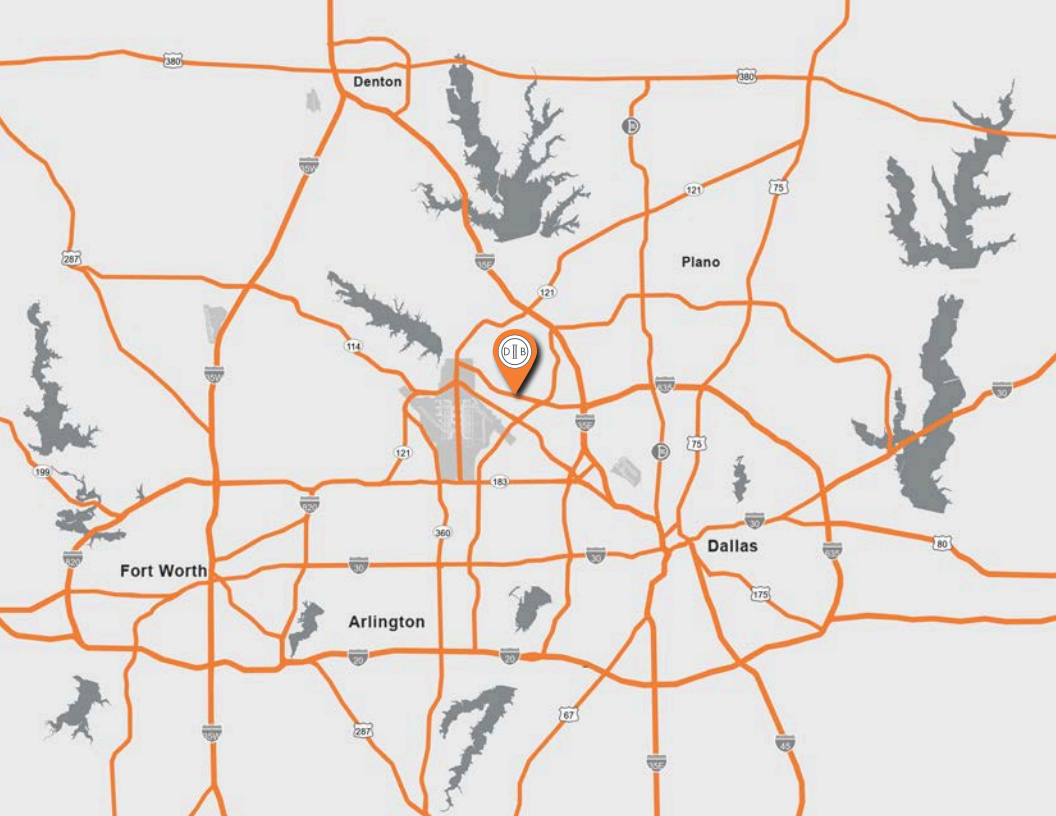
**TRAFFIC COUNTS:**  
 I-635: 113,726 VPD  
 Belt Line Rd.: 35,554 VPD



**ZONING:**  
 Commercial



**UTILITIES:**  
 Available to Site



## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	8,388	33,481	72,838
% Proj Growth 2023-2028	1.5%	0.4%	0.7%
2023 Average HH Income	\$137,599	\$150,089	\$145,671
2023 Median HH Income	\$99,382	\$108,976	\$104,996

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 Davidson & Bogel Real Estate, LLC 2024



# THE SOUND RETAIL



RODEO  
GOAT



Ascension.



NOKIA



FUTURE  
OFFICE



SUPPORT  
CENTER



COPPELL  
JUNIOR HIGH



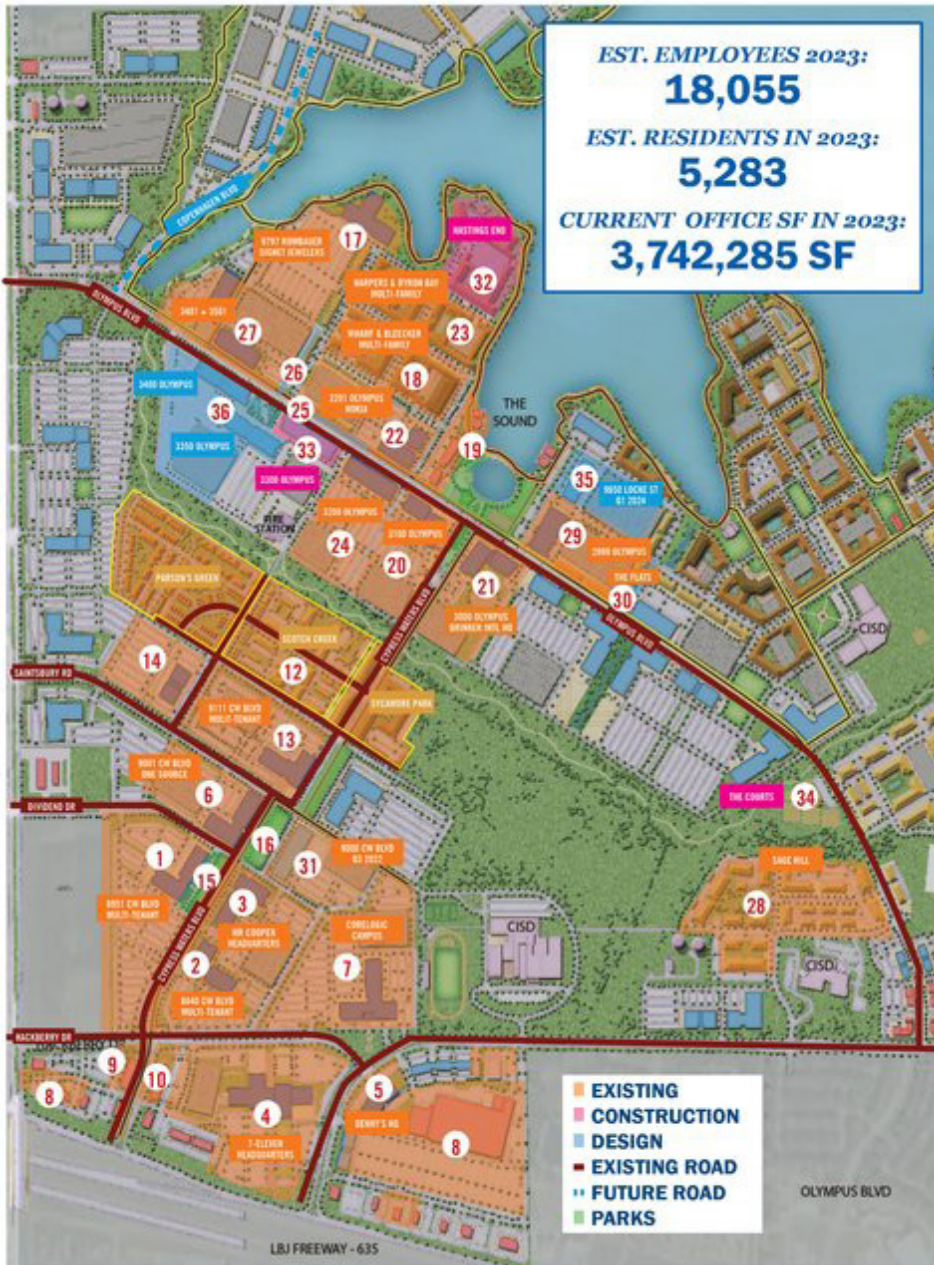
LOT 1



LOT 2

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**EST. EMPLOYEES 2023:**  
**18,055**  
**EST. RESIDENTS IN 2023:**  
**5,283**  
**CURRENT OFFICE SF IN 2023:**  
**3,742,285 SF**

1. 8951 Cypress Waters Blvd. - 182,000 sf, 1,000 Employees - Toyota Finance, British Telecom, iMortgage, Regus, Morgan Stanley
2. 8840 Cypress Waters Blvd. - 159,000 sf, 800 Employees - AMN Healthcare
3. 8950 Cypress Waters Blvd. - 165,000 sf, 954 Employees - Mr. Cooper HQ
4. 3200 Hackberry Road - 324,000 sf, 1,600 Employees - 7-Eleven Headquarters
5. 2900 Ranch Trail - 35,000 sf, 100 Employees - Denny's Corporate Office
6. 9001 Cypress Waters Blvd. - 215,000 sf, 1,000 Employees - OneSource Virtual Campus
7. 3001 Hackberry Road - 327,000 sf, 1,800 Employees - CoreLogic Corporate Campus
8. Cypress Waters Retail - 226,078 sf - The Dump Furniture Store, Green Acres Nursery, Sleep Experts, Taco Cabana, Jack in the Box, Amegy Bank, Care Now, CVS Pharmacy
9. Shops of Cypress Waters Building 1 - 15,000 s.f. - Gipsy Lime Taco, Newk's, Biryani's, Enamel Dental, Lux Nails
10. Shops of Cypress Waters Building 2 - 15,000 s.f. - Fast & Furious Grill, Texas Tech Alumni, Siena Cafe
12. Neighborhoods of Cypress Waters - 814 Units
13. 9111 Cypress Waters Blvd. - 219,000 sf, Options Clearing Corporation, Pulte Homes
14. 9121 Watermill Rd - 31,000 sf, Former Signet Repair Center, Available
15. Salazar Park
16. Peña Park
17. 9797 Rombauer Rd - 225,000 sf - 508 Employees, Signet Jewelers, Smoothie King HQ
18. Wharf & Bleecker MF - 537 units
19. The Sound Retail - 35,000 sf
20. 3100 Olympus Blvd - 250,000 sf - Delta Companies, Conference USA, Medical City
21. 3000 Olympus Blvd - 216,400 sf - Brinker HQ - 550 emp
22. 3201 Olympus Blvd - 250,000 sf - Nokia US HQ - 1,200 emp
23. Harper's & Byron Bay MF - 527 Units
24. 3200 Olympus Blvd - 250,000 sf - Multi-Tenant - BNSF HQ, Blucora HQ
25. Bleecker & Olympus Townhomes - 50 Units
26. Rombauer Townhomes - 14 Units
27. 3401+3501 Olympus Blvd - 400,000 sf - 2 Bldgs - Caliber, Goosehead Ins, Sony
28. Sage Hill - 385 Units
29. 2999 Olympus Blvd - 300,000 sf - Verily, St Jude
30. The Flats on Olympus - 93 Units
31. 9000 Cypress Waters Blvd - At Home HQ - 178,050 sf + 80,334 sf Design Center

32. Hastings End MF - 499 Units - Q4 2023
33. 3300 Olympus - 300,000 sf - Multi-Tenant Spec Building - Q2 2023
34. Pickleball, Tennis & Volleyball Courts - 2024

35. 9650 Locke St - 300,000 sf - In Design - Q4 2024
36. 3350 & 3400 Olympus - 2 Buildings, 250,000 sf per building - In Design

**EXISTING**

**CONST.**

**DES.**

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OLYMPUS BLVD.

THE SOUND RETAIL

THE SOUND MULTI-FAMILY

COPPELL JUNIOR HIGH

LOT 1

SIGNET JEWELERS

SMOOTHIE KING

Enos

RODEO GOAT

FLYING FISH

Ascension

Flying Saucer  
Doughnut Emporium

BY MEMBERSHIP OF  
CYPRESS WATERS

BLUCORA

BNSF RAILWAY

USA

the delta companies

NOKIA

Brinker INTERNATIONAL

Marriott  
HOTELS · RESORTS · SUITES

Morgan Stanley

TOYOTA FINANCIAL SERVICES

OCC

Pulte

cooper

CoreLogic

AMN Healthcare

MeritageHomes

GREEN ACRES

MATTRESS FIRM

Newk's  
CATERERS

Gypsy Line  
CUPCAKES

FIF

LUX

Pita Pit

Biryani's

7 ELEVEN

FOGO DE CHÃO  
BRAZILIAN STEAKHOUSE

Jack  
in the box

AmegyBank

TEXAS TECH UNIVERSITY

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**CURRENT OFFICE**  
**FUTURE OFFICE**  
**RETAIL**  
**MULTI-FAMILY**  
**MULTI-FAMILY (MID-RISE)**  
**SCHOOL**  
**TRAILS - PAVED**  
**TRAILS - UNPAVED**  
**FUTURE DART LIGHT RAIL**

DART COTTON BELT LINE  
 DART SILVER LINE

CONNECTION TO  
 CAMPION TRAIL

AIRLINE DR.

WRANGLER DR.

LAKESHORE DR.

DIVIDEND DR.

BELT LINE ROAD

CYPRESS WATERS STATION

DART SILVER LINE

DART SILVER LINE

NORTH LAKE

THE SOUND

CISD

CISD

RANCH TRAIL

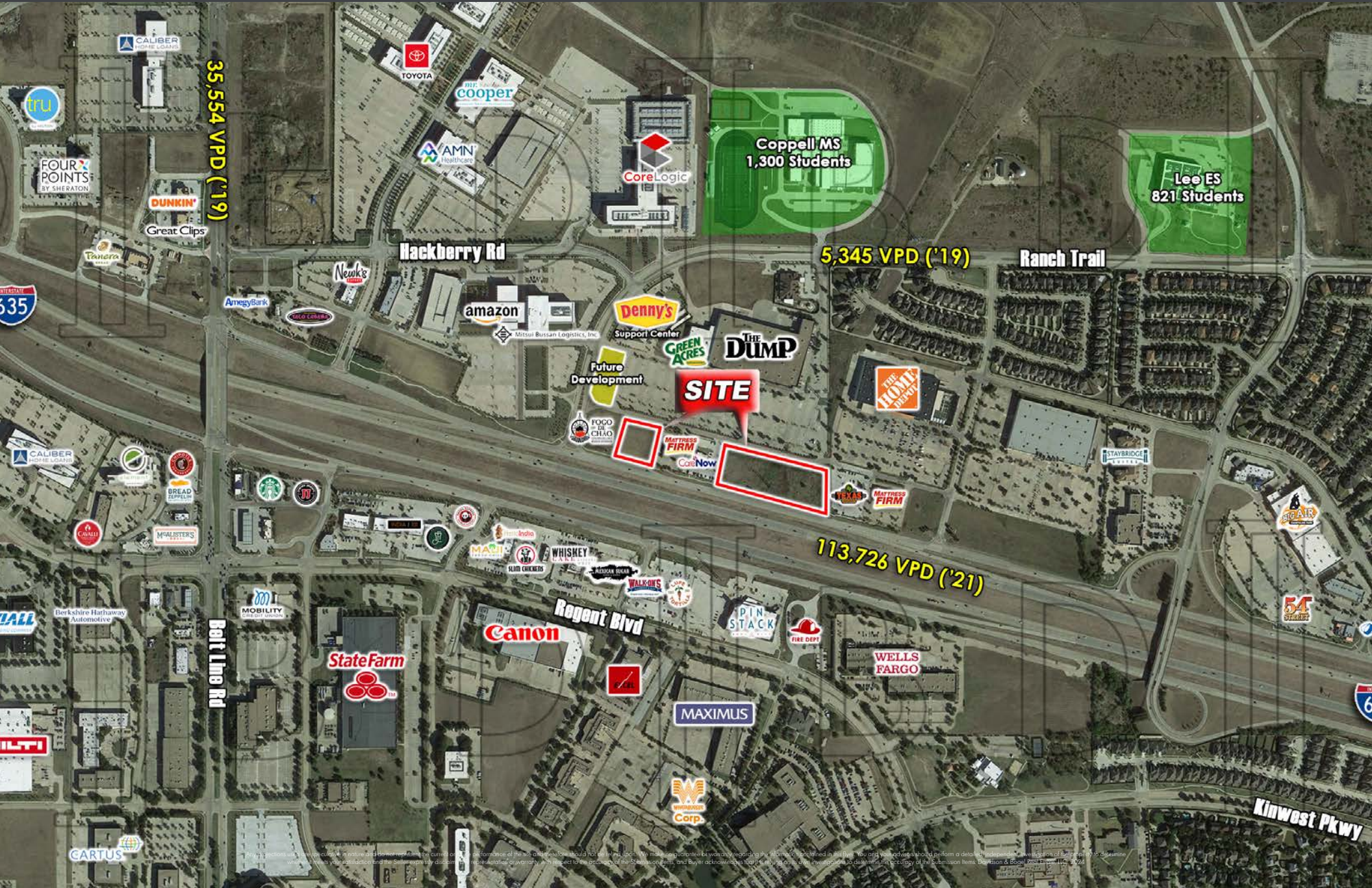


Any projections used are specifically for illustrative purposes and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your requirements and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



# RANCH TRAIL DR. & I-635

## WIDE AERIAL



Buyer acknowledges that the Seller is not a professional and does not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisor should perform a detailed independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the information herein, and Buyer acknowledges that the resulting due diligence investigation is to determine the accuracy of the information herein. Buyer acknowledges that the resulting due diligence investigation is to determine the accuracy of the information herein. Buyer acknowledges that the resulting due diligence investigation is to determine the accuracy of the information herein.



# Why Cypress Waters?

## LAND

Room to expand & grow with you

## LABOR POOL

Highly educated - 42% with Bachelor Degree or Higher

## LIVING IN THE AREA

\$134,643 - Median HH Income\*

\$381,676 - Median Home Price\*

## LEARNING IN THE AREA

2 on-site schools - Coppell ISD is #5 in TX & #3 in DFW

## LIFESTYLE

On-site retail, events, parks, trails & entertainment.



\*1 Mile Radius - Costar & ESRI Data

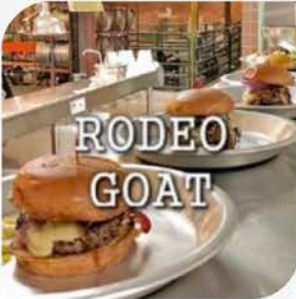


On-Site Restaurants

A Quick Walk Or **Free Shuttle** Ride Away

Other On-Site Retail:

- On-Site Health Clinic & Urgent Care
- CVS Pharmacy
- Two 7-Eleven Stores
- Enamel Dental
- Lux Nail Spa & Salon
- Applejacks Premium Spirits
- Amegy Bank
- Green Acres Nursery
- La Duni Pastry Vending – Coming Soon!
- Momo Dumplings – Coming Soon!
- Cinnaholic – Coming Soon!



Coming Soon!

Coming Soon!



# RANCH TRAIL DR. & I-635

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**DAVIDSON BOGEL REAL ESTATE, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICAH EL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**JONATHAN COOPER**  
SALES AGENT/ASSOCIATE'S NAME

**9004427**  
LICENSE NO.  
**598526**  
LICENSE NO.  
**475232**  
LICENSE NO.

**INFO@DB2RE.COM**  
EMAIL  
**EBOGEL@DB2RE.COM**  
EMAIL  
**JCOOPER@DB2RE.COM**  
EMAIL

**214-526-3626**  
PHONE  
**214-526-3626**  
PHONE  
**214-526-3626**  
PHONE





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Cooper	475232	jcooper@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date