THE GATEWAY AT CYPRESS WATERS

2700 Ranch Trail | Irving, TX 75063

THE retail CONNECTION | BILLINGSLEY COMPANY

OVERVIEW

The Gateway at Cypress Waters is a 40-acre retail redevelopment transforming the entrance to one of DFW's most dynamic mixed-use communities. Cypress Waters spans 1,700 acres in Irving, anchored by a 362-acre lake, miles of trails, major employers, and a growing residential base. This next phase repositions the retail core into a premier power center with best-in-class big-box and junior anchors, activated pads, and new small-shop opportunities serving a rapidly expanding, affluent trade area.

PROJECT SIZE
40 AC

LOCATION
2700 Ranch Trail | I-635 & S. Belt Line Rd.

DELIVERY
Q2 2028

AVAILABILITY
Anchor and junior anchor spaces
Pad sites: 0.68 AC – 4.52 AC
Small shop space: up to 12,000 SF

FOR LEASE
Please call for information

AREA RETAILERS

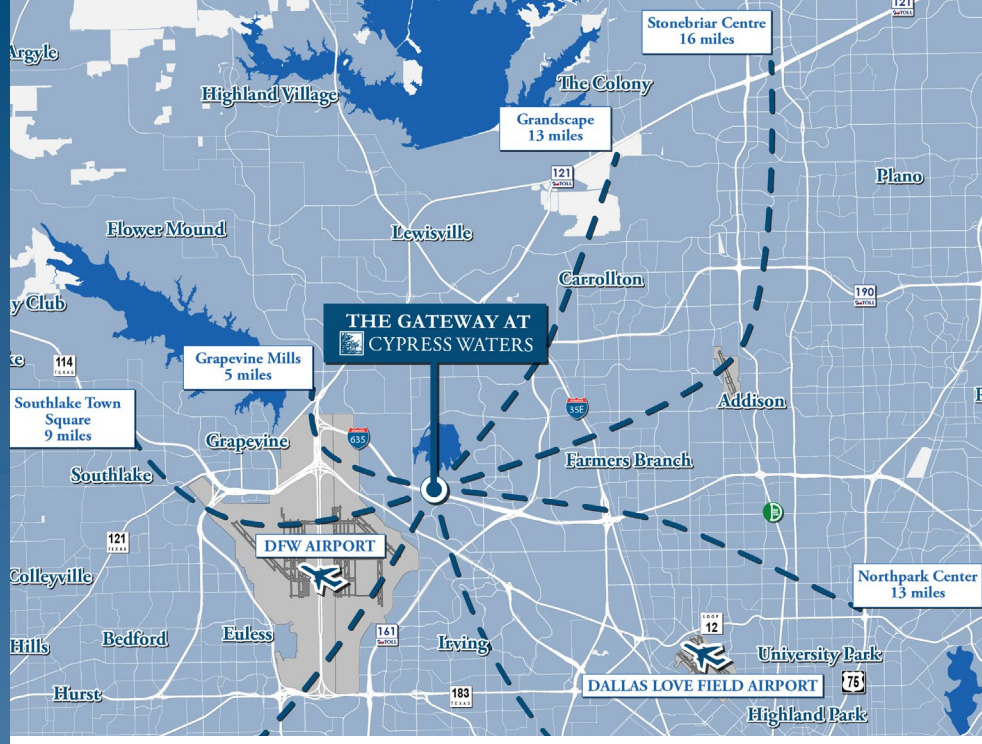
H-E-B · Green Acres Nursery & Supply · The Home Depot · Walmart Supercenter · sam's club

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	10,976	78,740	196,186
2026 Daytime Population	22,402	130,648	314,191
2026 Total Households	4,984	31,224	83,927
2026 Average HH Income	$141,123	$171,789	$152,518

TRAFFIC COUNTS

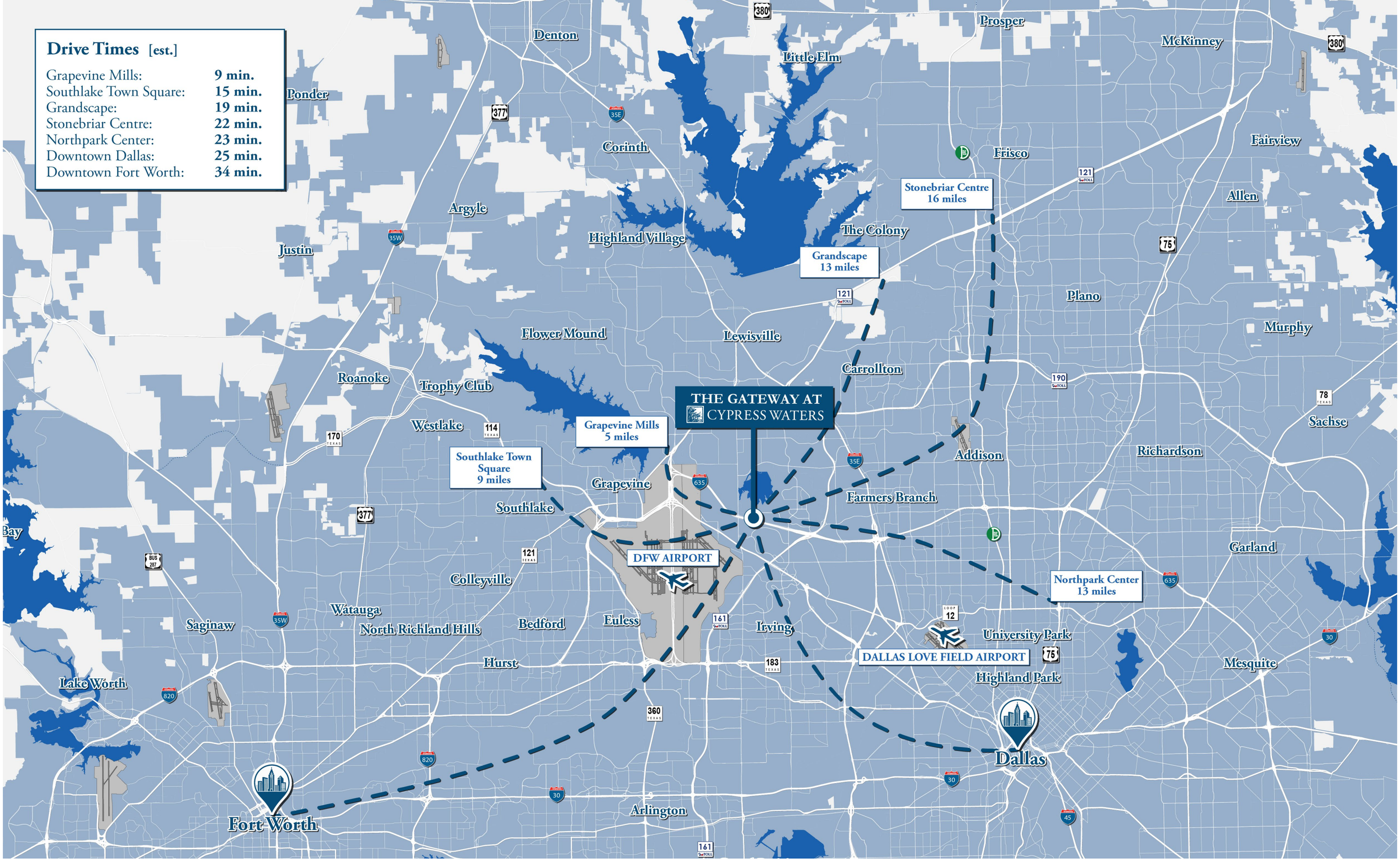
I-635:	90,773 VPD
S. Belt Line Road:	31,225 VPD





Drive Times [est.]

Grapevine Mills:	**9 min.**
Southlake Town Square:	**15 min.**
Grandscape:	**19 min.**
Stonebriar Centre:	**22 min.**
Northpark Center:	**23 min.**
Downtown Dallas:	**25 min.**
Downtown Fort Worth:	**34 min.**



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THE GATEWAY AT
CYPRESS WATERS
THE HOME DEPOT
storelocal storage
STAYBRIDGE SUITES AN IHG HOTEL
24 FITNESS
H-E-B
MATTRESS FIRM
TEXAS ROADHOUSE
GREEN ACRES NURSERY & SUPPLY
Denny's
CROSS ACCESS
CareNow
SHERWIN-WILLIAMS
FOGO DE CHÃO



CYPRESS WATERS MASTER PLAN

18 office buildings

16 restaurants

87 corporate tenants

18,055 daytime population

5,283 residents

Current Office Space
4.15 million SF today

Future Office Space
7.85 million SF additional future

350,000 SF of Retail
273,592 SF today

DART Light Rail
Opened 2025

10,000 Multi-Family Residences
2,656 units today + 500+ under construction

2 Schools
Coppell ISD — ranked #5 in Texas

6 Miles of Trails
2.5 paved | 3.5 unpaved miles

LBJ / IH-635 Access
from Olympus of Belt Line

CYPRESS WATERS CAMPUS: BUILT-IN WEEKDAY CUSTOMERS

18,000 Daytime Employees | 87 Corporate Tenants





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CoreLogic
1,800 Employees
1,786 VPD
Ranch Trail
N
1.62 AC
1.62 AC
RETAIL
7,200 SF, 74 SP
Pad 4
THE GATEWAY AT
CYPRESS WATERS
7-ELEVEN
HQ
1,600 Employees
Denny's
Support Center
100 Employees
GREEN ACRES
NURSERY & SUPPLY
R11 - STORAGE
16,332 SF
R1 - RETAIL
28,543 SF
R3 - RETAIL
33,982 SF
R5 - RETAIL
20,510 SF
R7 - RETAIL
17,256 SF
R9 - RETAIL
RETAIL
182,539 SF
916 SP REQ., 937 SP PROV.
Retail
12k SF
Ranch Trail
CROSS-ACCESS
0.97 AC
Pad 1
FOGO DE CHÃO
CHURRASCARIA
SHERWIN WILLIAMS
CareNow
2.42 AC
2.42 AC
REST.
10,919 SF
128 SP
Pad 2
2.11 AC
2.11 AC
REST.
7,942 SF
112 SP
Pad 3
THE HOME DEPOT
Home Depot Dr
Market Place Blvd
storelocal
storage
STAYBRIDGE
SUITES
TEXAS
MATTRESSFIRM
H-E-B
24 HOUR FITNESS
INTERSTATE
635
90,773 VPD
W Lyndon B Johnson Fwy Access Rd
Olympus Blvd
WHISKEY CAKE
MEXICAN SUGAR
LIFE TORTILLA
PIN STACK
Regent Blvd


SPRINGHILL SUITES® BY MARRIOTT
FUTURE
Retail Development
Hackberry Dr
Belt Line Rd
31,225 VPD
CVS pharmacy
Pita Pit
CASA COMAL
Cypress Waters Blvd
Sicha
Politano's
AmegyBank
Jack in the box
TACO CABANA
THE GATEWAY AT CYPRESS WATERS
7-ELEVEN
HQ
1,600 Employees
REST./RET.
3,600 SF
0.68 AC
Pad 6
REST./RET.
4,500 SF
1.09 AC
Pad 5
REST./RET.
7,700 SF
REST./RET.
7,700 SF
2.61 AC
Pad 4
635
90,773 VPD
N

THE GATEWAY AT CYPRESS WATERS

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