



9121 WATER MILL RD

SIZE
31,290 RSF (Entire Building)

LEASE EXPIRATION
March 31, 2029

RATE
\$17.00 - \$25.00 NNN
2025 NNN Est. = \$8.19

PARKING
110 Exclusive, Gated Surface Parking Spaces

PLUG & PLAY
Single-Tenant 100% HVAC Building with Security Fence
UPS Systems
Backup Propane Generator
Large Vault with HVAC & Sprinklers
2 Overhead Doors & Rear Loading



Robbie Baty, Vice Chairman
Dallas Office Tenant Representation Leader
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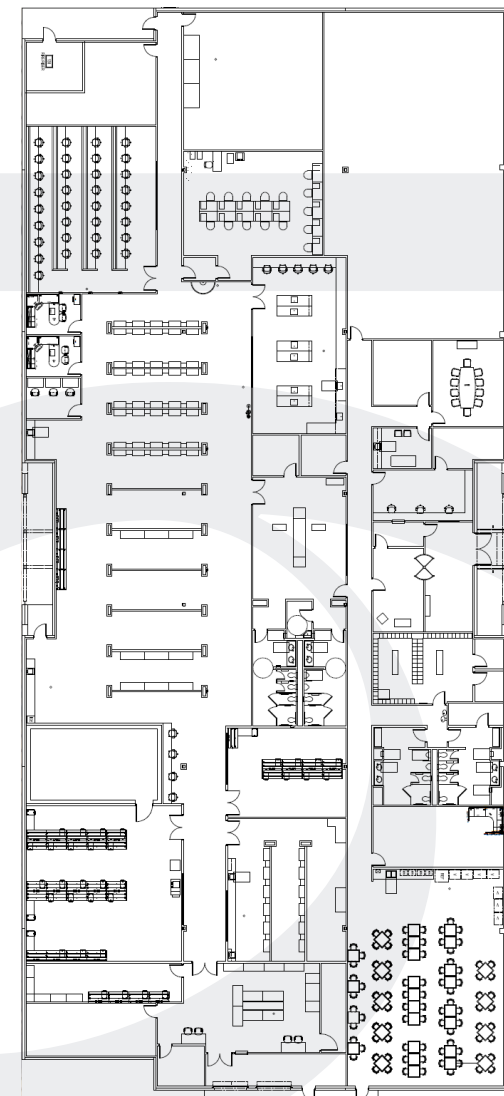


Campbell Puckett, Executive Director
Leasing Tenant Representation
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CYPRESS WATERS COMMUNITY AMENITIES

- | | |
|---------------------|-------------------------|
| FITNESS CLASSES | GAMES IN PARKS |
| FREE COFFEE BARS | DRY CLEANING LOCKERS |
| CONCERTS | EV+TESLA SUPER CHARGERS |
| HIKE & BIKE TRAILS | ON-SITE HEALTH CLINIC |
| PICKLEBALL COURTS | 9-HOLE PUTTING GREEN |
| CITY GOLF SIMULATOR | LOBBY FOOD DELIVERY |
| KINTO RIDE SHARE | MOBILE APP |
| TENNIS COURTS | DOG PARK |
| POP-UP MARKETS | ON-SITE PRO SHOP |

FIXTURE FLOOR PLAN



CYPRESS WATERS COMMUNITY



A BUSTLING HUB OF ACTIVITY

◆ SHOPPING

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|-------------------------|-------------------------------|
| 1. Ace Hardware | 13. Pet Supplies Plus |
| 2. AutoZone | 14. PetSmart |
| 3. Batteries Plus Bulbs | 15. Ross Stores |
| 4. Crate and Barrel | 16. Sam's Club |
| 5. Discount Tire | 17. T.J. Maxx |
| 6. District 635 | 18. Target |
| 7. Dollar Tree | 19. The Dump Furniture Outlet |
| 8. HomeGoods | 20. The Home Depot |
| 9. Kohl's | 21. The Men's Wearhouse |
| 10. Michaels Stores | 22. ULTA Beauty |
| 11. Office Depot | 23. Walmart |
| 12. O'Reilly Auto Parts | 24. 7-11 |

◆ HOTELS

- | | |
|--|-----------------------------------|
| 1. Best Western | 22. Sheraton Hotels & Resorts |
| 2. Candlewood Suites | 23. Staybridge Suites |
| 3. Clarion | 24. Super 8 |
| 4. Comfort Suites | 25. TownePlace Suites by Marriott |
| 5. Courtyard by Marriott | 26. Tru by Hilton |
| 6. Days Inn | 27. Westin Hotels & Resorts |
| 7. DoubleTree by Hilton | 28. Wingate by Wyndham |
| 8. Element by Westin | 29. WoodSpring Suites |
| 9. Extended Stay America | |
| 10. Fairfield Inn & Suites by Marriott | |
| 11. Four Points By Sheraton | |
| 12. Hilton Garden Inn | |
| 13. Holiday Inn Express | |
| 14. Home2 Suites | |
| 15. Homewood Suites by Hilton | |
| 16. La Quinta Inns & Suites | |
| 17. Marriott Hotels & Resorts | |
| 18. Motel 6 | |
| 19. Quality Inn | |
| 20. Red Roof Inn | |
| 21. Residence Inn by Marriott | |

◆ ARTS & ENTERTAINMENT

1. Crossfit Bolt
2. Fit By Design
3. Flying Saucer Draught Emporium
4. Hustle Studios
5. Landon Winery
6. The Sound at Cypress Waters

◆ RESTAURANTS

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|-------------------------------------|----------------------------|---------------------------------------|------------------------------|-------------------------------|---------------------------|
| 1. 54th Street Grill | 15. Chipotle Mexican Grill | 29. First Watch Restaurants | 43. KFC | 57. Popeyes Louisiana Kitchen | 71. Taco Bueno |
| 2. Arby's | 16. Cinnaholic | 30. Flying Fish | 44. Lupe Tortilla | 58. Potbelly Sandwich Works | 72. Taco Cabana |
| 3. Armando's Tacos | 17. Corner Bakery Cafe | 31. Fogo de Chao Brazilian Steakhouse | 45. Marble Slab Creamery | 59. QuikTrip | 73. Texas Roadhouse |
| 4. Ascension Coffee | 18. Cowboy Chicken | 32. Freebirds World Burrito | 46. McAlister's Deli | 60. Raising Cane's | 74. The Halal Guys |
| 5. Azucar | 19. Crumbl Cookies | 33. Gipsy Lime Taco Lounge | 47. McDonald's | 61. RAKKAN Ramen | 75. Torchy's Tacos |
| 6. Blaze Pizza | 20. Dairy Queen | 34. Golden Chick | 48. Mi Cocina | 62. Razzoo's Cajun Cafe | 76. Twin Peaks Restaurant |
| 7. Boston's Restaurant & Sports Bar | 21. Denny's | 35. Honest Restaurants | 49. Momo2Go | 63. Rodeo Goat | 77. Twisted Root Burger |
| 8. Buffalo Wild Wings | 22. Desi Flavors | 36. Hooters | 50. On The Border | 64. Saltgrass Steak House | 78. Wayback Burgers |
| 9. Charley's | 23. Dickey's Barbecue Pit | 37. i Fratelli Pizza | 51. Panda Express | 65. Schlotzsky's | 79. Whataburger |
| 10. Cheddar's Scratch Kitchen | 24. Domino's Pizza | 38. IHOP | 52. Panera Bread | 66. Siena Cafe | 80. Wingstop |
| 11. Chicken Express | 25. Dunkin' | 39. Jack in the Box | 53. Papa John's | 67. Smoothie King | 81. Yummy Thai |
| 12. Chicken Salad Chick | 26. Eno's Pizza Tavern | 40. Jason's Deli | 54. Pei Wei Asian Diner | 68. Sonic | |
| 13. Chick-fil-A | 27. F&F Express | 41. Jersey Mike's | 55. Pizza Hut | 69. Steak 'n Shake | |
| 14. Chili's Grill & Bar | 28. Firehouse Subs | 42. Jimmy John's | 56. Politano's Pizza & Pasta | 70. Taco Bell | |

