

# 12<sup>th</sup> Street Site Summaries: Morada Plano

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Morada Plano	1009 14th St, Plano, TX 75074	12 <sup>th</sup> Street	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial*
Morada Plano	Residential	Retail	--	183	12,702	0	97%	83%

\*Commercial occupancy rate estimated from Google Street View Imagery

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Morada Plano	209	124	333	13

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Morada Plano	213	62%, 10PM	237	69%, 8PM	--	--

\*Data not available for mixed-use sites

# 12<sup>th</sup> Street Site Summaries: Junction 15

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Junction 15	930 E 15th St, Plano, TX 75074	12 <sup>th</sup> Street	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Junction 15	Residential	Retail	--	279	7,700	0	94%	68%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Junction 15	318	15	333	16

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Junction 15	311	89%, 3AM	306	87%, 4AM	--	--

\*Data not available for mixed-use sites

## Addison Site Summaries: Addison Circle Two

### Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Addison Circle Two	15725 Dallas Pkwy, Addison, TX 75001	Addison	Tuesday 4/30/24 – Thursday 5/2/24

### Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Addison Circle Two	Office	--	--	--	--	210,000	--	80%

### Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Addison Circle Two	707	0	707	30

### Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Addison Circle Two	270	37%, 10AM	--	--	46%	--

# Addison Site Summaries: AMLI Addison

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
AMLI Addison	15250 Quorum Dr, Addison, TX 75001	Addison	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
AMLI Addison	Residential	--	--	349	0	0	97.4%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
AMLI Addison	519	0	519	23

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
AMLI Addison	244	45%, 2AM	227	42%, 3AM	46%	43%

# Addison Site Summaries: Aventura Condominiums

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Aventura Condominiums	5055 Addison Cir, Addison, TX 75001	Addison	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Aventura Condominiums	Residential	--	--	86	0	0	100%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Aventura Condominiums	160	0	160	14

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Aventura Condominiums	111	64%, 3AM	105	60%, 2AM	64%	60%

# Addison Site Summaries: MAA Cotton Lofts/ Addison Circle One

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
MAA Cotton Lofts/ Addison Circle One	15601 Dallas Pkwy, Addison, TX 75001	Addison	Tuesday 4/30/24 – Thursday 5/2/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
MAA Cotton Lofts/ Addison Circle One	Office	Residential	Retail	132	24,414	293,926	95.5%	78%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
MAA Cotton Lofts/ Addison Circle One	1,345	0	1,345	38

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
MAA Cotton Lofts/ Addison Circle One	525	38%, 10AM	457	33%, 1PM	--	--

\*Data not available for mixed-use sites

# Addison Site Summaries: MAA Robertson Place/ The McKamy

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
MAA Robertson Place/ The McKamy	15502 Quorum Dr, Addison, TX 75001	Addison	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
MAA Robertson Place/ The McKamy	Residential	Office	Retail	314	16,761	49,701	92.6%	82%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
MAA Robertson Place/ The McKamy	401	85	486	22

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
MAA Robertson Place/ The McKamy	361	71%, 3AM	315	62%, 4AM	--	--

\*Data not available for mixed-use sites

# Addison Site Summaries: MAA Noell House/ The Julian

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
MAA Noell House/ The Julian	5009 Addison Cir, Addison, TX 75001	Addison	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
MAA Noell House/ The Julian	Residential	Retail	--	165	20,499	0	93.9%	83%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
MAA Noell House/ The Julian	200	73	273	72

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
MAA Noell House/ The Julian	304	88%, 10PM	300	87%, 9PM	--	--

\*Data not available for mixed-use sites



# Addison Site Summaries: MAA Witt Place/ Morris Court

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
MAA Witt Place/ Morris Court	4995 Addison Cir, Addison, TX 75001	Addison	Thursday 5/16/24 – Saturday 5/18/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
MAA Witt Place/ Morris Court	Residential	Retail	Office	307	12,976	3,660	93.5%	100%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
MAA Witt Place/ Morris Court	306	59	365	24

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
MAA Witt Place/ Morris Court	321	83%, 3AM	311	80%, 6AM	--	--

\*Data not available for mixed-use sites

## Addison Site Summaries: Millenium Tower

### Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Millenium Tower	15725 Dallas Pkwy, Addison, TX 75001	Addison	Tuesday 5/14/24 – Thursday 5/16/24

### Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Millenium Tower	Office	--	--	--	--	357,102	--	77%

### Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Millenium Tower	1,355	0	1,355	0

### Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Millenium Tower	519	38%, 1PM	--	--	50%	--

# CityLine/Bush Site Summaries: Aloft Hotel

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Aloft Hotel	1160 State St, Richardson, TX 75082	CityLine/Bush	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Hotel Units	Retail SF	Office SF	Housing	Commercial
Aloft Hotel	Hotel	--	--	148	--	--	--	100%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Aloft Hotel	55	0	55	18

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Aloft Hotel	65	89%, 3AM	65	89%, 12AM	89%	89%

# CityLine/Bush Site Summaries: Aura One90

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Aura One90	680 Executive Dr, Plano, TX 75074	CityLine/Bush	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Aura One90	Residential	--	--	386	--	--	96%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Aura One90	507	0	507	0

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Aura One90	315	62%, 4AM	298	59%, 4AM-5AM	65%	61%

# CityLine/Bush Site Summaries: CityLine One

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
CityLine One	1150 State St, Richardson, TX 75082	CityLine/Bush	Tuesday 4/30/24 – Thursday 5/2/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
CityLine One	Office	Retail	--	--	24,269	374,934	--	95%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
CityLine One	1,237	91	1,328	25

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
CityLine One	211	16%, 10AM	--	--	--	--

\*Data not available for mixed-use sites

# CityLine/Bush Site Summaries: CityLine Two and Three

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
CityLine Two and Three	1201 & 1251 State St, Richardson, TX 75082	CityLine/Bush	Tuesday 7/9/24 – Thursday 7/11/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
CityLine Two and Three	Office	Retail	--	--	44,973	1,186,102	--	95%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
CityLine Two and Three	5,437	348	5,785	58

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
CityLine Two and Three	2,160	37%, 12PM	--	--	--	--

\*Data not available for mixed-use sites

# CityLine/Bush Site Summaries: Windsor CityLine

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Windsor CityLine	1250 Hunt St, Richardson, TX 75082	CityLine/Bush	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing*	Commercial
Windsor CityLine	Residential	--	--	299	--	--	N/A	--

\*Occupancy rate was not available

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Windsor CityLine	449	0	449	24

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Windsor CityLine	304	64%, 3AM	274	58%, 1AM	--	--

\*Occupancy rate was not available

# Cypress Waters Site Summaries: 3401/3501 Olympus

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
3401/3501 Olympus	3401/3501 Olympus Blvd, Coppell, TX 75019	Cypress Waters	Tuesday 7/9/24 – Thursday 7/11/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
3401/3501 Olympus	Office	Residential	--	14	--	390,920	100%	92%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
3401/3501 Olympus	1,600	0	1,600	66

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
3401/3501 Olympus	697	42%, 3PM	--	--	--	--

\*Data not available for mixed-use sites



# Cypress Waters Site Summaries: 9797 Rombauer

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
9797 Rombauer	9797 Rombauer Rd, Coppell, TX 75019	Cypress Waters	Tuesday 7/9/24 – Thursday 7/11/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
9797 Rombauer	Office	--	--	--	--	248,427	--	92%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
9797 Rombauer	765	0	765	17

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
9797 Rombauer	332	43%, 11AM	--	--	46%	--

# Cypress Waters Site Summaries: Bleecker Street at the Sound

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Bleecker Street at the Sound	3333 Bleecker St, Coppell, TX 75019	Cypress Waters	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Bleecker Street at the Sound	Residential	--	--	242	--	--	81%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Bleecker Street at the Sound	412	0	412	74

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Bleecker Street at the Sound	316	65%, 3AM	290	60%, 3AM	80%	74%

# Cypress Waters Site Summaries: Byron Bay at the Sound

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Byron Bay at the Sound	9707 Harpers Ln, Coppell, TX 75019	Cypress Waters	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Byron Bay at the Sound	Residential	--	--	262	--	--	81%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Byron Bay at the Sound	401	0	401	95

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Byron Bay at the Sound	322	65%, 12AM	316	64%, 3AM	80%	79%

# Cypress Waters Site Summaries: Harper's at the Sound

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Harper's at the Sound	3203 Mulberry Hill Rd, Coppell, TX 75019	Cypress Waters	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Harper's at the Sound	Residential	--	--	272	--	--	81%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Harper's at the Sound	425	0	425	76

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Harper's at the Sound	335	67%, 12AM	319	64%, 3AM	83%	79%

# Cypress Waters Site Summaries: Hasting's End

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Hasting's End	9800 Harpers Ln, Coppell, TX 75019	Cypress Waters	Thursday 5/16/24 – Saturday 5/18/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Hasting's End	Residential	--	--	499	--	--	81%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Hasting's End	794	0	794	31

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Hasting's End	246	30%, 3AM	242	30%, 3AM	37%	36%

# Cypress Waters Site Summaries: Office Building and Townhomes

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Office Building and Townhomes	3201 & 3031 Olympus Blvd, Coppell, TX 75019	Cypress Waters	Tuesday 7/9/24 – Thursday 7/11/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Office Building and Townhomes	Office	Residential	--	50	--	255,934	100%	92%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Office Building and Townhomes	1,246	0	1,246	106

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Office Building and Townhomes	391	29%, 1PM	--	--	--	--

\*Data not available for mixed-use sites

# Cypress Waters Site Summaries: Rodeo Goat & Flying Fish

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Rodeo Goat & Flying Fish	9610 & 9600 Wharf Rd, Coppell, TX 75019	Cypress Waters	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Rodeo Goat & Flying Fish	Retail	--	--	--	11,058	--	--	100%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Rodeo Goat & Flying Fish	44	0	44	0

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Rodeo Goat & Flying Fish	42	96%, 12PM	41	93%, 6PM	96%	93%

# Cypress Waters Site Summaries: The Sound Restaurants

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
The Sound Restaurants	3111 Olympus Blvd, Coppell, TX 75019	Cypress Waters	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
The Sound Restaurants	Retail	Office	--	--	24,416	6,515	--	100%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
The Sound Restaurants	56	0	56	0

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
The Sound Restaurants	54	96%, 6PM	56	100%, 6PM-8PM	96%	100%



# Cypress Waters Site Summaries: The Wharf at the Sound

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
The Wharf at the Sound	9655 Wharf Rd, Coppell, TX 75019	Cypress Waters	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
The Wharf at the Sound	Residential	Retail	--	297	300	0	81%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
The Wharf at the Sound	310	83	393	87

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
The Wharf at the Sound	273	57%, 3AM	268	56%, 7PM	--	--

\*Data not available for mixed-use sites

# Downtown Carrollton Site Summaries: Lux on Main

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Lux on Main	1011 S Main St, Carrollton, TX 75006	Downtown Carrollton	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Lux on Main	Residential	Retail	--	352	4,059	0	95%	100%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Lux on Main	432	25	457	47

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Lux on Main	345	69%, 2AM	327	65%, 2AM	--	--

\*Data not available for mixed-use sites

# Downtown Carrollton Site Summaries: LYV Broadway

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
LYV Broadway	1415 S Broadway St, Carrollton, TX 75006	Downtown Carrollton	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
LYV Broadway	Residential	Retail	--	390	6,048	0	96%	100%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
LYV Broadway	457	0	457	102

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
LYV Broadway	414	74%, 2AM	413	74%, 2AM	--	--

\*Data not available for mixed-use sites

# Downtown Carrollton Site Summaries: Switchyard

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Switchyard	1199 N Broadway St, Carrollton, TX 75006	Downtown Carrollton	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Switchyard	Residential	--	--	234	--	0	94%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Switchyard	235	0	235	19

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Switchyard	218	86%, 2AM	218	86%, 2AM	91%	91%

# Downtown Carrollton Site Summaries: Union at Carrollton Square

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Union at Carrollton Square	1111 S Main St, Carrollton, TX 75006	Downtown Carrollton	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Union at Carrollton Square	Residential	Retail	--	311	4,611	0	94%	100%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Union at Carrollton Square	352	121	473	104

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Union at Carrollton Square	404	70%, 9PM	415	72%, 2AM	--	--

\*Data not available for mixed-use sites

# Knoll Trail Site Summaries: IMT Prestonwood

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
IMT Prestonwood	15480 Dallas Pkwy, Dallas, TX 75248	Knoll Trail	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
IMT Prestonwood	Residential	--	--	438	0	0	100%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
IMT Prestonwood	669	0	669	0

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
IMT Prestonwood	554	83%, 2AM	549	82%, 3AM	83%	82%

# UT Dallas Site Summaries: Northside Building 1

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Northside Building 1	3000 Northside Blvd, Richardson, TX 75080	UT Dallas	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Northside Building 1	Residential	Retail	--	150	14,023	0	94%	90%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Northside Building 1	339	57	396	46

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Northside Building 1	263	60%, 11PM	251	57%, 10PM	--	--

\*Data not available for mixed-use sites

# UT Dallas Site Summaries: Northside Building 2, 3, 4

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Northside Building 2, 3, 4	3000 Northside Blvd, Richardson, TX 75080	UT Dallas	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Northside Building 2, 3, 4	Residential	Retail	--	163	4,293	0	94%	100%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Northside Building 2, 3, 4	180	137	317	46

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Northside Building 2, 3, 4	174	48%, 7PM	182	50%, 10PM	--	--

\*Data not available for mixed-use sites



# UT Dallas Site Summaries: Northside Building 5, 6, 7, 8

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Northside Building 5, 6, 7, 8	3100 Northside Blvd, Richardson, TX 75080	UT Dallas	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Northside Building 5, 6, 7, 8	Residential	--	--	140	0	0	94%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Northside Building 5, 6, 7, 8	169	0	169	103

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Northside Building 5, 6, 7, 8	228	84%, 11PM	212	78%, 12AM	90%	83%

# UT Dallas Site Summaries: Northside Building 9

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Northside Building 9	3100 Northside Blvd, Richardson, TX 75080	UT Dallas	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Northside Building 9	Residential	--	--	135	0	0	94%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Northside Building 9	360	0	360	96

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Northside Building 9	338	74%, 1AM	358	79%, 12AM	79%	84%

# UT Dallas Site Summaries: Northside Plus Building 10, 11, 12

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Northside Plus Building 10, 11, 12	750 Synergy Park Blvd, Richardson, TX 75080	UT Dallas	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Northside Plus Building 10, 11, 12	Residential	--	--	246	0	0	94%	--

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Northside Plus Building 10, 11, 12	142	0	142	181

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Northside Plus Building 10, 11, 12	204	63%, 11PM	221	68%, 12AM	67%	73%

# UT Dallas Site Summaries: Northside Plus Building 13, 14, 15, 16

## Location and Data Collection Context

Site	Address	Station Area	Data Collection Dates
Northside Plus Building 13, 14, 15, 16	800 Cecil Dr, Richardson, TX 75080	UT Dallas	Thursday 5/2/24 – Saturday 5/4/24

## Land Use Summary

Site	Land Use			Land Use Density			Tenant Occupancy Rate	
	Primary	Secondary	Tertiary	Housing Units	Retail SF	Office SF	Housing	Commercial
Northside Plus Building 13, 14, 15, 16	Residential	Retail	--	387	6,600	0	94%	0%

## Parking Supply Summary

Site	Site Parking Supply (Spaces)			Site-Adjacent On-Street Parking Supply
	Private Off-Street	Public Off-Street	Total Site	
Northside Plus Building 13, 14, 15, 16	462	0	462	185

## Parking Demand Summary

Site	Weekday Parking Demand		Weekend Parking Demand		Expected Peak Utilization at 100% Occupancy*	
	Peak Observed Occupancy	Weekday Peak Utilization and Hour	Peak Observed Occupancy	Weekend Peak Utilization and Hour	Weekday	Weekend
Northside Plus Building 13, 14, 15, 16	345	53%, 2AM	152	24%, 12AM	--	--

\*Data not available for mixed-use sites