



527 BARFKNECHT LN.

LEWISVILLE, TX | ± 3.18 AC OF INDUSTRIAL ZONED LAND FOR SALE

PHILIP CHERRICK

PCherrick@db2re.com

214.526.3626 x 134

DAVID GUINN

DGuinn@db2re.com

214.526.3626 x 136

Barfknecht Ln



PROPERTY INFORMATION



SIZE:
± 3.18 AC



TRAFFIC COUNTS:
TX 121: 37,508 VPD



ZONING:
LI - Light Industrial



UTILITIES:
Available to Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	5,714	62,461	221,726
% Proj Growth 2024-2029	6.61%	1.30%	0.55%
2024 Average HH Income	\$82,742	\$140,608	\$132,489
2024 Median HH Income	\$59,575	\$104,090	\$100,868

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 2025

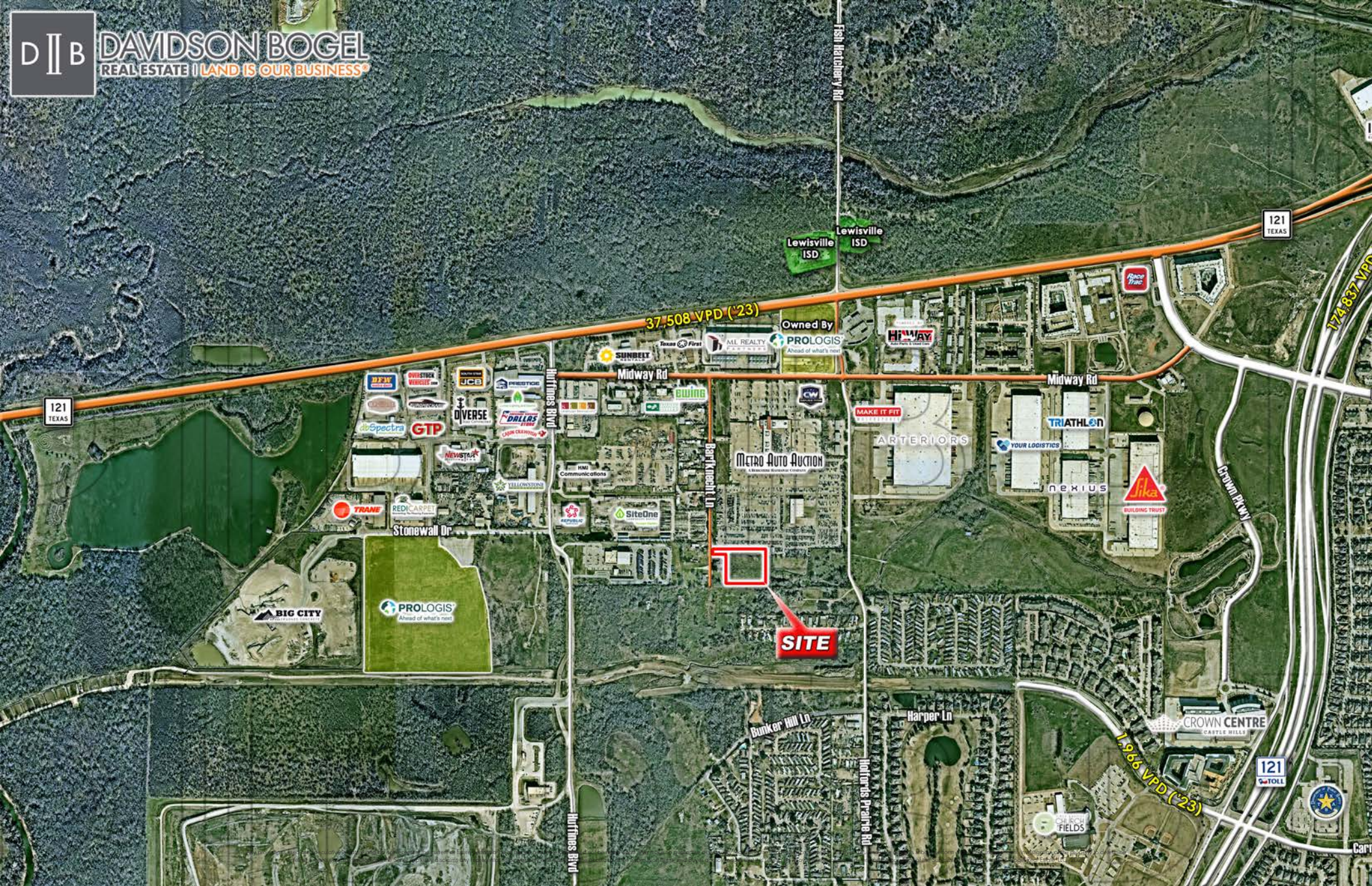


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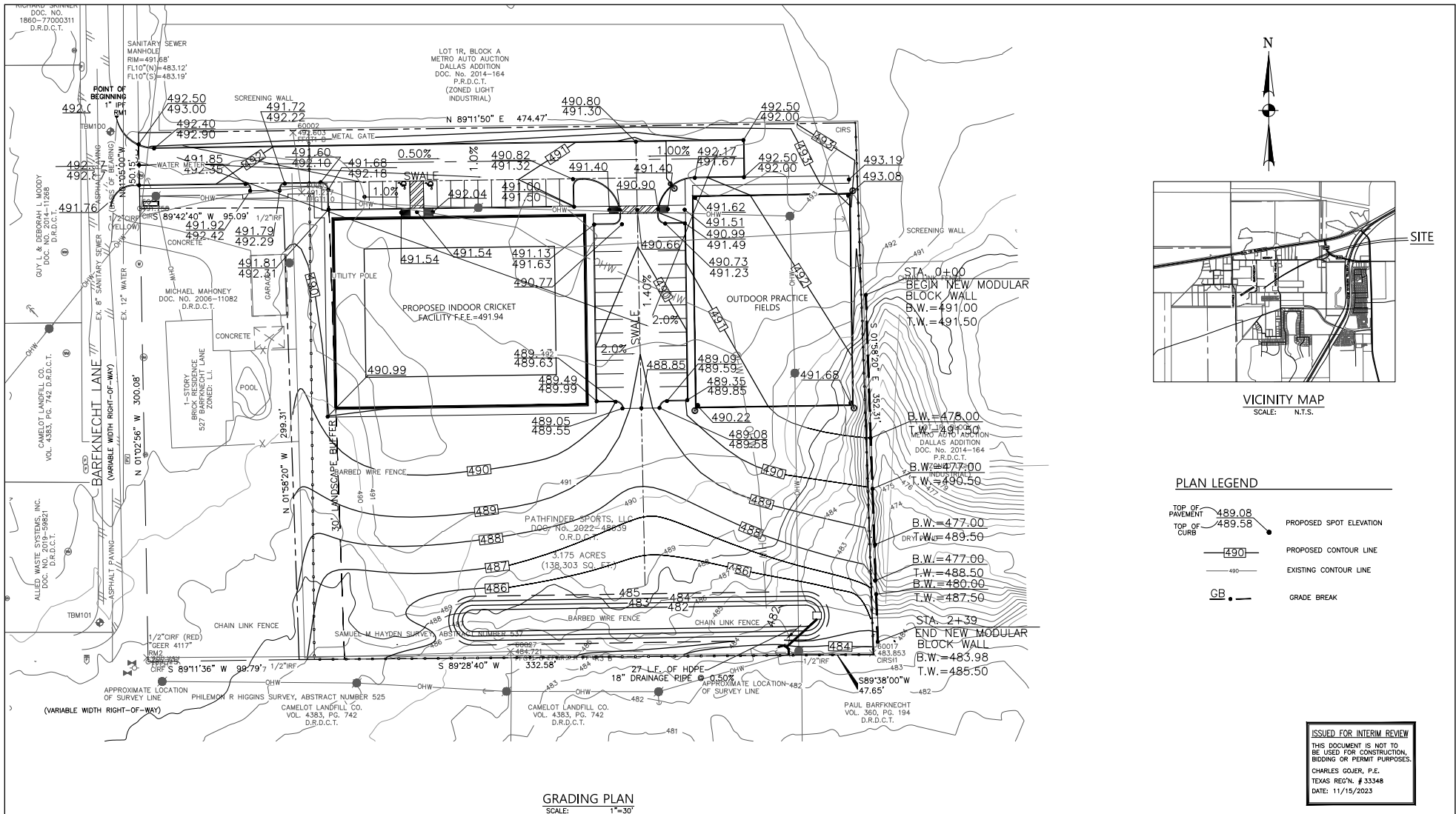
WIDE AERIAL

DB DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESSSM

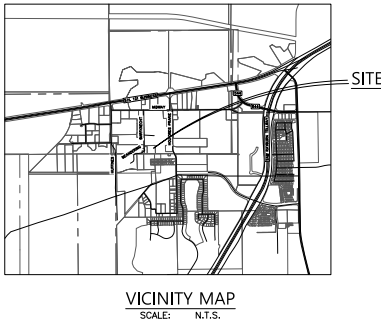


PROPOSED PICKLEBALL/CRICKET CONCEPT

FULLY APPROVED BY THE CITY



GRADING PLAN
SCALE: 1"=30'



PLAN LEGEND

- TOP OF PAVEMENT 489.08
- TOP OF CURB 489.58
- PROPOSED SPOT ELEVATION
- 490
- PROPOSED CONTOUR LINE
- 490
- EXISTING CONTOUR LINE
- GB
- GRADE BREAK

ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
CHARLES GOJER, P.E.
TEXAS REG. # 33348
DATE: 11/15/2023

Charles Gojer & Associates, Inc.
11615 FOREST CENTRAL DRIVE #303
DALLAS, TEXAS 75243
PHONE: (214) 340-1199

ENGINEERING SITE PLAN FOR
INDOOR CRICKET FACILITY - LEWISVILLE TEXAS
SAMUEL M. HAYDEN SURVEY ABSTRACT No. 573
LOT 1 BLOCK A 3.145 ACRES

GRADING PLAN

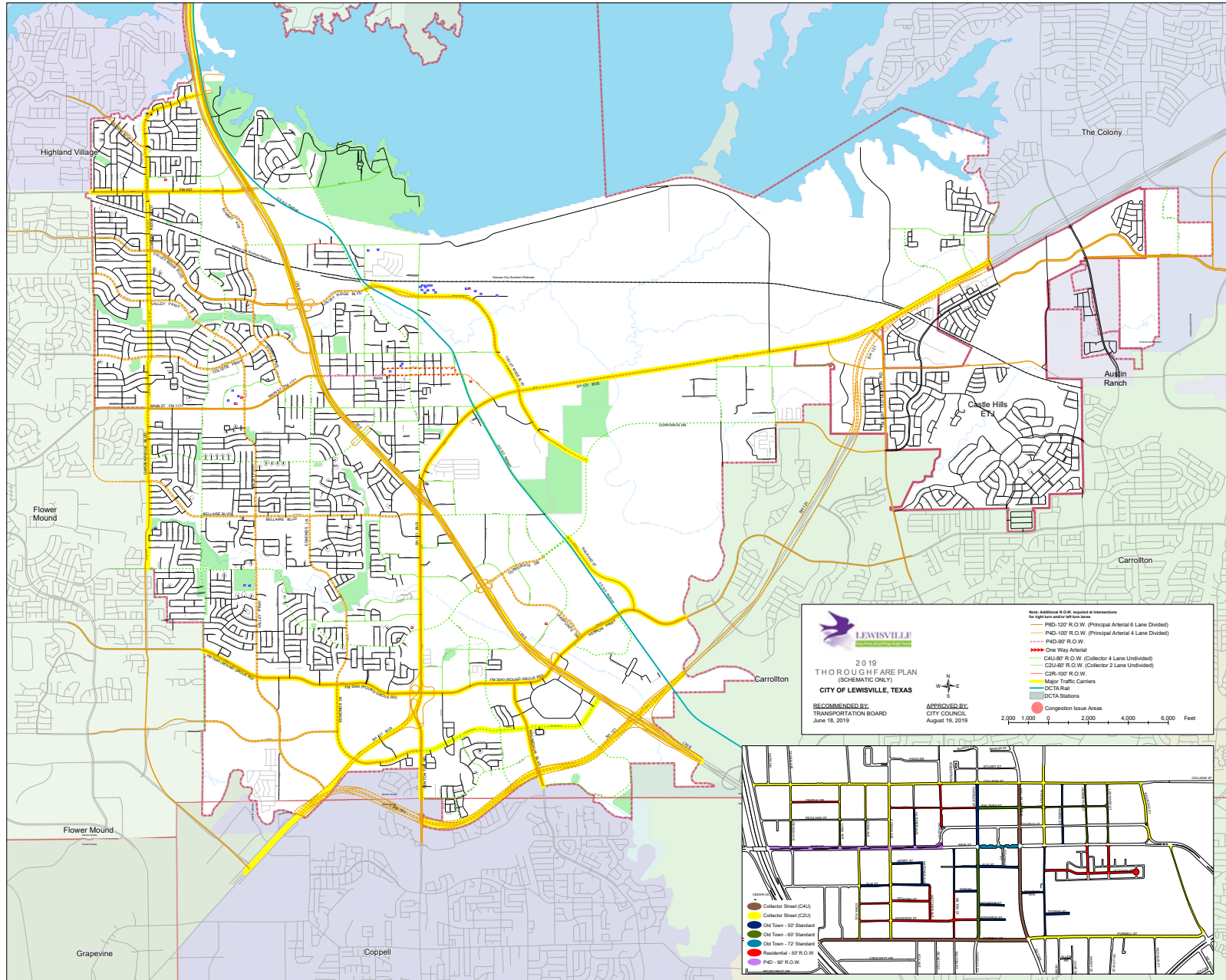
DATE: 11/15/2023	DRAWN BY: CGA
SCALE: AS NOTED	

CITY OF LEWISVILLE BENCHMARK	33
OBJECT ID	GPS33
POINT	7,067,226.67
NORTH	2,444,827.7
EAST	476.38
ELEVATION	

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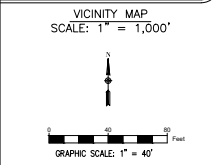
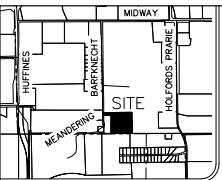
THOROUGHFARE PLAN

TO IMPROVE BARFKNECHT LN. & CORPORATE DR.



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LINE TABLE		
Line No.	Direction	Length
L1	S 89°43'51" W	101.21'
L2	N 01°05'00" W	50.15'
L3	S 89°40'53" W	25.02'
L4	S 88°55'22" W	25.05'
L5	N 01°03'54" W	19.31'
L6	S 89°01'41" W	25.00'
L7	S 89°21'23" W	8.47'

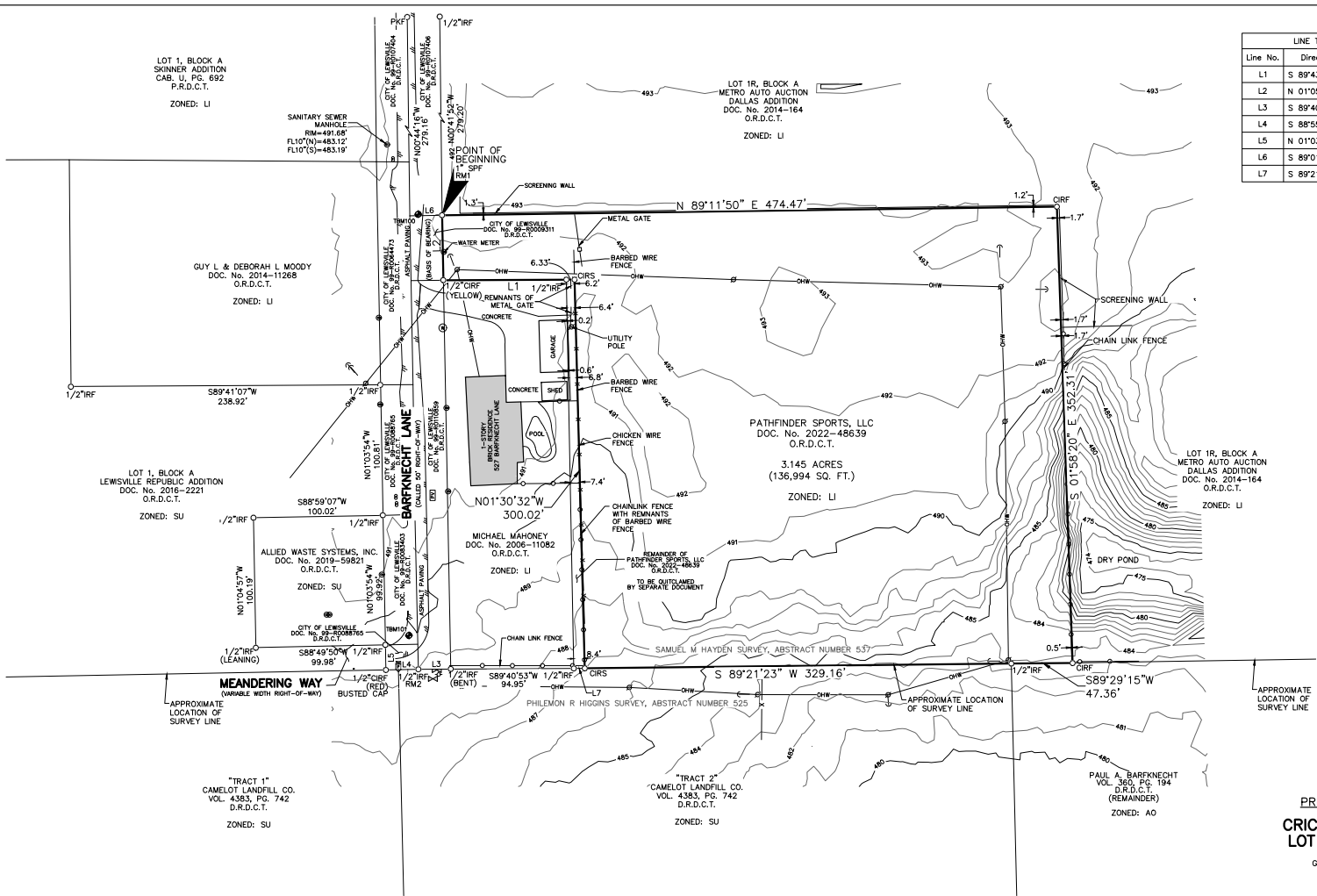


- ABBREVIATIONS**
- O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
 - D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
 - DOC. No. = DOCUMENT NUMBER
 - RM = RECORD MONUMENT
 - SPF = SQUARE PIPE FOUND
 - IRF = IRON ROD FOUND
 - CIRS = 5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "ADAMS SURVEYING COMPANY LLC"
 - CIRF = 5/8" CAPPED IRON ROD FOUND WITH YELLOW CAP STAMPED "ADAMS SURVEYING COMPANY LLC"
 - TBM = TEMPORARY BENCH MARK
 - AO = AGRICULTURAL OPEN SPACE
 - LI = LIGHT INDUSTRIAL
 - SU = SPECIFIC USE

- LEGEND**
- ⊕ = Water Valve
 - ⊙ = Fire Hydrant
 - ⊗ = Water Meter
 - ⊕ = Water Manhole
 - ⊙ = Utility Pole
 - = Guy Wire Anchor
 - ⊕ = Sanitary Sewer Manhole
 - ⊕ = Clean Out
 - ⊕ = Telecommunication Vault
 - ⊕ = Telecommunications Pedestal
 - ⊕ = Telecommunications Marker
 - ⊕ = Temporary Benchmark

- FLOOD STATEMENT**
- = Overhead Wire
 - = Wire Fence
 - = Chain Link Fence
 - = Metal Screening Fence

Adams
Surveying
Company, LLC
TPELS Firm Registration No. 1017500



GENERAL NOTES

1. All bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011), Epoch 2010.00, with reference found monuments on the east right-of-way line of Barknecht Lane, giving the common line of said right-of-way and the subject tract a bearing of N 01°05'00" W.

FLOOD STATEMENT

According to Map No. 48121C05650, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

RECORD MONUMENTS

RM 1: 1-inch square iron pipe found on the east right-of-way line of Barknecht Lane (a variable width right-of-way) for the westernmost southwest corner of Lot 1R, Block A, Metro Auto Auction, an addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof, as recorded in Document Number 2014-164 of the Official Records of Denton County, Texas, some point being the northwest corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Pathfinder Sports, LLC, as recorded in Document Number 2022-48639 of the Official Records of Denton County, Texas;

RM 2: 1/2-inch iron rod found at the southwest corner of a Right-of-Way Deed to the City of Lewisville, as recorded under Doc. No. 99-00110859, O.R.D.C.T. and the southeast corner of a Right-of-Way Deed to the City of Lewisville, as recorded under Doc. No. 99-00088765, O.R.D.C.T., said point being in the center of right-of-way line of Barknecht Lane (a called 50-foot wide right-of-way).

BENCHMARK NOTES

All elevations are based on the North American Vertical Datum of 1988 (NAVD88), Geoid Model 12b, via GPS observations.

TBM100: MAG nail set in the east edge of asphalt of Barknecht Lane, ±1,557 feet south of the centerline of Midway Road, ±325 feet north of the transition curve of Barknecht Lane to Meandering Way. Elevation: 491.88'

TBM101: MAG nail set near the center of an asphalt road, in the transition of Barknecht Lane to Meandering Way, ±1,862 feet south of the centerline of Midway Road. Elevation: 490.09'

PRELIMINARY PLAT
CRICKET COMPLEX
LOT 1, BLOCK A

GROSS: 3.145 ACRES
(136,994 SQ. FT.)
(ZONED LI)

SAMUEL M. HAYDEN SURVEY, ABSTRACT NO. 537
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

SHEET 1 OF 2
August 11, 2023

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Filed: _____
Doc. # _____ P.R.D.C.T.

OWNER
Pathfinder Sports, LLC
1038 Stone Harbor Way
Irving, TX 75063

SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, TX 75080
Contact: John Truons
Phone: (469) 317-0250

APPLICANT
Endurance Development, LLP
120 Academy Street
Fort Mill, SC 29715
Contact: Ron Weyant
Phone: (214) 877-3759

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527 BARFKNECHT LN.

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.

DB URBAN, LLC	9009183	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
PHILIP CHERRICK	791998	PCHERRICK@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
DAVID GUINN	643784	DGUINN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DB Urban, LLC	9009183	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
Philip Cherrick	791998	pcherrick@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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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
David Guinn	643784	dguinn@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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