

**INVESTMENT DETAILS**

**+/- 3.18 ACRE LIGHT INDUSTRIAL  
DEVELOPMENT SITE**

# 527

## BARFKNECHT LN LAND SITE

**INDUSTRIAL ZONED**

Development Site

**LEWISVILLE, TX**

Easy Access to Airport

**FLEXIBLE DEVELOPMENT**

**CONFIGURATION**

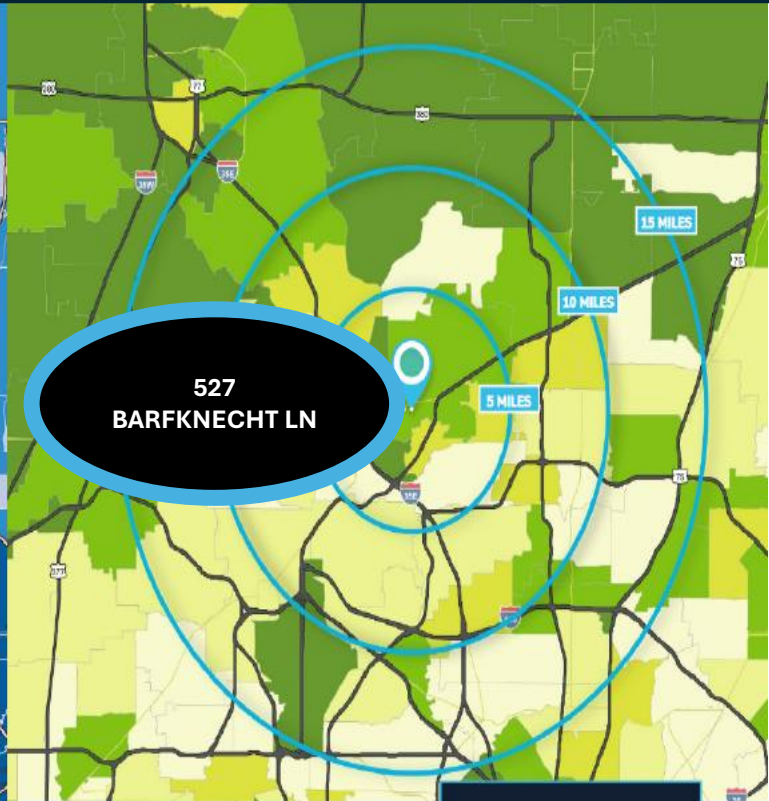
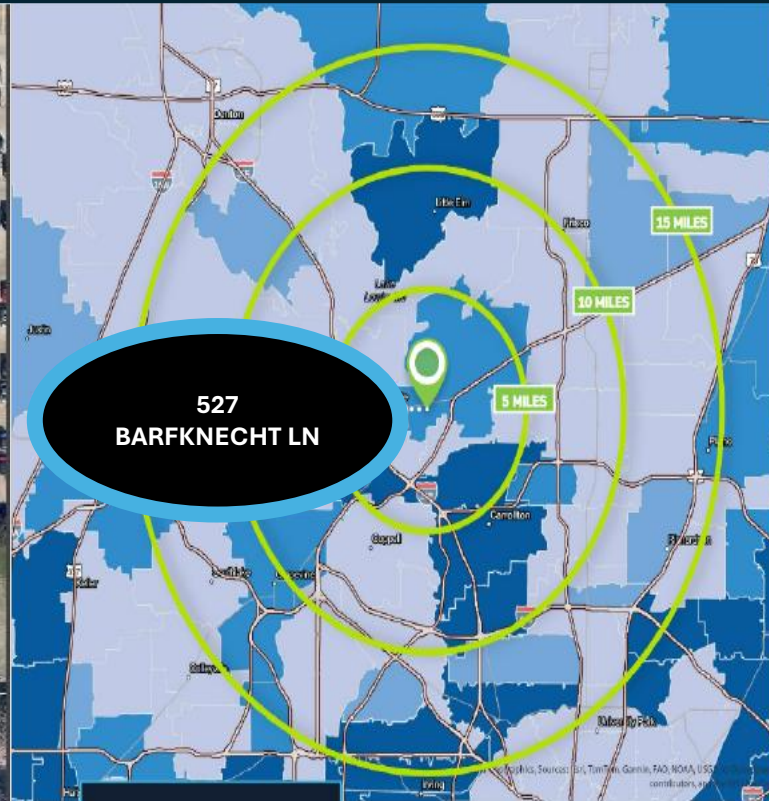
**IMMEDIATE ACCESS**

**TO HWY 121 and I-35**





# STRONG DEMOGRAPHIC PROFILE



2024 Blue Collar Workers

- Less than 500
- 1,500 - 2,999
- 3,000 - 3,999
- 4,000 - 4,999
- Greater than 5,000

	5 MILE RADIUS	10 MILE RADIUS	15 MILE RADIUS
POPULATION	217,977	921,843	2,015,983
2010 POPULATION	208,306	881,831	1,898,607
% GROWTH SINCE 2010	4.6%	4.5%	6.2%
HOUSEHOLDS	84,329	372,084	780,343
AVERAGE HOUSEHOLD INCOME	\$132,842	\$145,441	\$140,071
% OF POPULATION WITH A BACHELOR'S DEGREE OR HIGHER	48.9%	57.4%	57.3%

2024 -2029 Population Growth Rate

- 1.32% - -0.21%
- 0.20% - 0.20%
- 0.21% - 0.69%
- 0.70% - 1.63%
- 1.64%+

# Notable Ownership Map





SITE IS NEXT TO A MULTI-MILLION \$\$\$ PLANNED INDUSTRIAL DEVELOPMENT ON +/- 10.64 Acres

# Location Aerial



**527**  
BARFKNECHT LN  
LAND SITE

I-35 THOROUGHFARE  
PLAN

**521**  
HUFFINES BLVD  
LAND SITE



# Industrial Market Overview

## DALLAS / FORTH WORTH

During the fourth quarter, the market experienced strong absorption of 7.2 million square feet from previously negotiated deals, bringing the year-to-date absorption total to 29.9 million square feet. This pace is well positioned to surpass the Dallas-Fort Worth (DFW) five-year historical annual average of 25.8 million square feet. Direct vacancy decreased by 31 basis points during the fourth quarter to 8.4%, a trend anticipated to continue declining on a quarterly basis through 2025. Construction starts fell to a low of 3.4 million square feet, with limited changes expected until mid-2025. Currently, the amount of product under construction stands at 19.9 million square feet, the lowest level since early 2014, of which 21.9% is pre-leased or built-to-suit. What does this indicate? Overall, the DFW market fundamentals are currently stable, and the supply-demand outlook is positive and will only continue to improve given the 3.4 million square feet of new construction starts during Q3 was well below the average since 2020 of 10 million square feet per quarter, the third lowest in the past eleven quarters, and 85% lower than the peak in Q3 2022 of 23.4 million square feet. DFW has a total industrial inventory of over 1.1 billion square feet, after adding 200 million square feet of inventory over the last 5 years. While this is an impressive statistic, it speaks to DFW's level of continued tenant demand.

1.1 BSF  
INVENTORY

8.4%  
VACANCY RATE

29.9 MSF  
NET ABSORPTION

19.9 MSF  
UNDER CONSTRUCTION

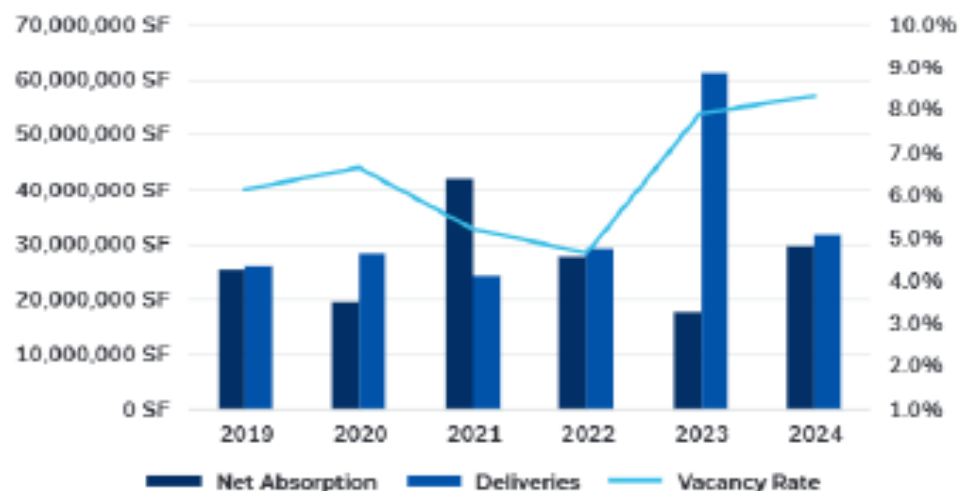
527  
BARFKNECHT LN  
LAND SITE

# DALLAS FORT WORTH MARKET OVERVIEW

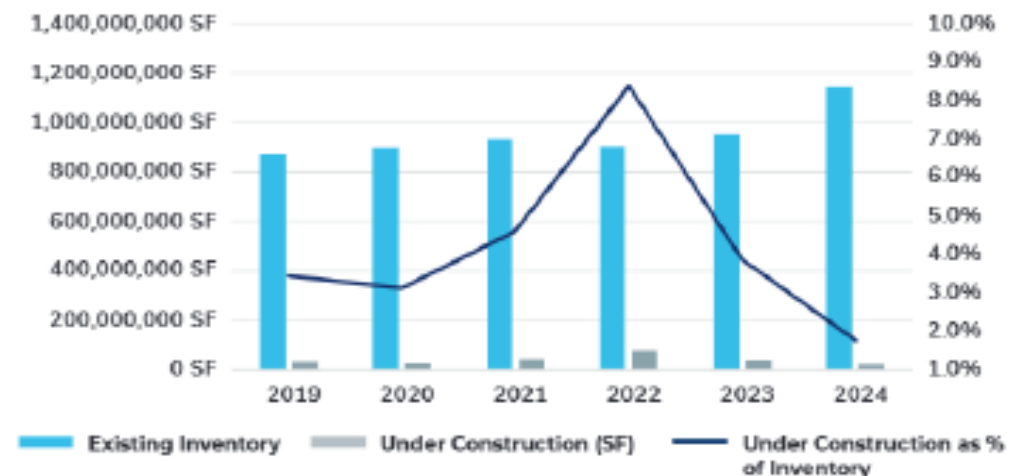
## Dallas / Fort Worth Market Industrial Statistics

	2019	2020	2021	2022	2023	2024
Existing Inventory	866,555,338 SF	895,271,181 SF	927,960,012 SF	901,790,894 SF	950,790,075 SF	1,143,742,379 SF
Total SF Vacant	53,289,240 SF	59,706,841 SF	48,734,438 SF	42,111,948 SF	75,448,127 SF	104,582,836 SF
Vacancy Rate	6.1%	6.7%	5.3%	4.7%	7.9%	8.4%
YTD Net Absorption	25,410,661 SF	19,510,869 SF	42,054,324 SF	27,910,659 SF	17,712,490 SF	29,859,365 SF
YTD Deliveries	26,206,166 SF	28,434,911 SF	24,521,929 SF	29,367,683 SF	61,291,500 SF	31,764,195 SF
Under Construction	29,662,643 SF	27,796,644 SF	42,792,001 SF	75,450,553 SF	36,513,417 SF	19,908,520 SF

### NET ABSORPTION, DELIVERIES & VACANCY



### EXISTING INVENTORY VS. UNDER CONSTRUCTION



# Industrial Market Overview

## NORTHWEST DALLAS

The Northwest Dallas submarket currently boasts the lowest submarket vacancy around the Dallas-Fort Worth market and 180 basis-point lower than market wide availability. The infill market, comprised of three submarkets, Northwest Dallas-Metro Addison, North Stemmons-Valwood, and Lewisville, totaling 111 million square feet, completed the fourth quarter with a 6.6 percent total vacancy rate, which is flat from the third quarter of 2024.

Leasing velocity picked up significantly in the fourth quarter as eight leases signed north of 40,000 square feet in the submarket. Stream's Deals in the Market list also increased in the fourth quarter, especially on larger deals, a trend continued into the first quarter of 2025. Rental rate growth continues in Northwest Dallas. During 2024, average rates across all sizes and types was up 8.9% over 2023. The biggest rate increases were seen in the 50,000 – 100,000 SF size (up 14%) and the 100,001 – 250,000 SF size, up 12.5%.

Full year deal count in Northwest Dallas rose over 2023, ending 2024 at 279 deals (+9.4%). The continued sentiment in the submarket is that the access to I-35, Highway 121, and Hwy 635 is invaluable to the success of the Tenant's in this area. Building product, 3PL, service providers, and manufacturers are continuing to retain facilities and expand with Northwest Dallas to retain employees and customers.

**111.8 MSF**  
INVENTORY

**6.6%**  
VACANCY RATE

**3.6 MSF**  
2024 LEASING ACTIVITY

**1.8 MSF**  
UNDER CONSTRUCTION

**527**  
**BARFKNECHT LN**  
LAND SITE

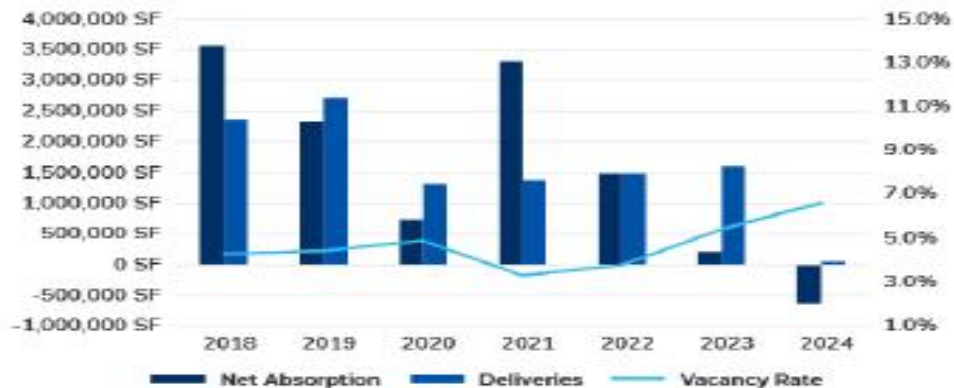
# NORTHWEST DALLAS Market Overview

**527**  
**BARFKNECHT LN**  
**LAND SITE**

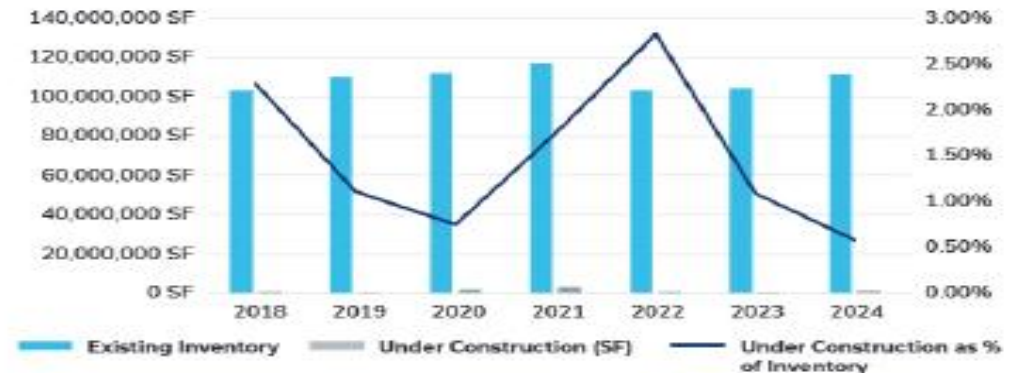
## Northwest Dallas Submarket Industrial Statistics

	2018	2019	2020	2021	2022	2023	2024
Existing Inventory	103,515,968 SF	110,324,045 SF	112,465,505 SF	117,304,750 SF	103,607,047 SF	104,182,596 SF	111,883,779 SF
# of Buildings	1,300	1,353	1,377	1,470	1,236	1,241	1,752
SF Vacant	4,443,681 SF	4,891,578 SF	5,520,515 SF	3,869,206 SF	3,937,068 SF	5,625,860 SF	7,423,792 SF
Direct Vacancy Rate	4.3%	4.4%	4.9%	3.3%	3.8%	5.4%	6.6%
Net Absorption	3,573,322 SF	2,328,151 SF	729,728 SF	3,311,671 SF	1,479,069 SF	215,526 SF	-623,341 SF
Deliveries	2,363,219 SF	2,715,623 SF	1,326,352 SF	1,378,979 SF	1,479,069 SF	1,603,924 SF	50,125 SF
Under Construction	1,154,175 SF	827,364 SF	1,954,658 SF	3,321,305 SF	1,133,491 SF	610,269 SF	1,834,646 SF
Leasing Activity	5,420,638 SF	7,028,305 SF	7,561,403 SF	3,501,651 SF	6,351,284 SF	5,817,858 SF	3,578,022 SF

**NET ABSORPTION, DELIVERIES & VACANCY**



**EXISTING INVENTORY VS. UNDER CONSTRUCTION**



# Artifacts which can be reused

ITEM NAME	INVESTMENT
GEO TECHNICAL INVESTIGATION – PHASE 1	\$7,000.00
GEO TECHNICAL INVESTIGATION – PHASE 2	\$9,100.00
TOPOGRAPHICAL LAND SURVEY	\$10,500.00
TREE SURVEY	\$4,970.00
Survey (Preliminary & Final Plat)	\$6,500.00
Foundation and Pier Design	\$10,000.00
<b>TOTAL</b>	<b>\$48,070.00</b>

# Appendix

# THOROUGHFARE PLAN TO IMPROVE BARFKNECHT LN & CORPORATE DR

This will enable quick access to I-35  
Corporate Drive Extension | City of Lewisville, TX



**BARFKNECHT LN**

### Corporate Drive

- Segment 1
- Segment 2
- Segment 3
- Segment 4
- Segment 5
- Segment 6
- Segment 7



SCALE 1" = 2500'

**CORPORATE DRIVE FROM WATER'S RIDGE DRIVE TO TRINITY DRIVE**