



801 PATRIOT WAY
FLOWER MOUND, TEXAS

CROSSFIRE
DEFENSE ACADEMY & RANGE

weitzman®

INVESTMENT OVERVIEW | OPPORTUNITY

**DO NOT DISTURB
OPERATING BUSINESS**

- Investment package to include:
 - Improvements
 - Land
 - Business
 - Equipment & Inventory
- Turn-key Operating Gun Range & Store with Crossfit Gym
- Additional Rental Revenue
- Potential to add Net Operating Income by leasing to 100%

PROPERTY OVERVIEW

Location:	801 Patriot Way, Flower Mound, TX 75028
Land:	3.98 Acres
Building:	42,820 SF
Year Built:	2017
Percent Leased:	100%

PROPERTY OVERVIEW



FINANCIAL OVERVIEW



LAND
3.98 ACRES

BUILDING
42,820 SF

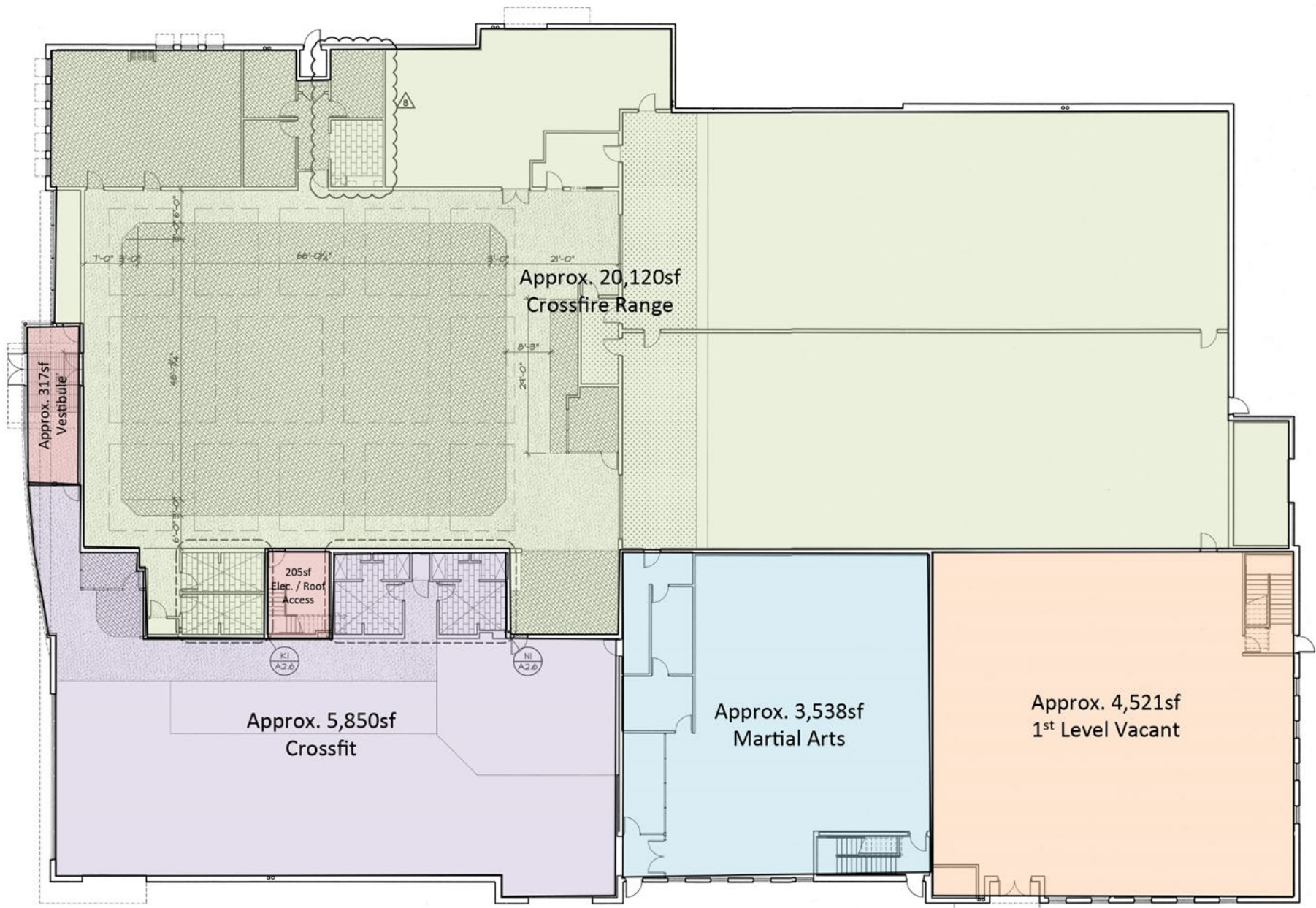
Asking Price: [Contact Broker for Pricing](#)



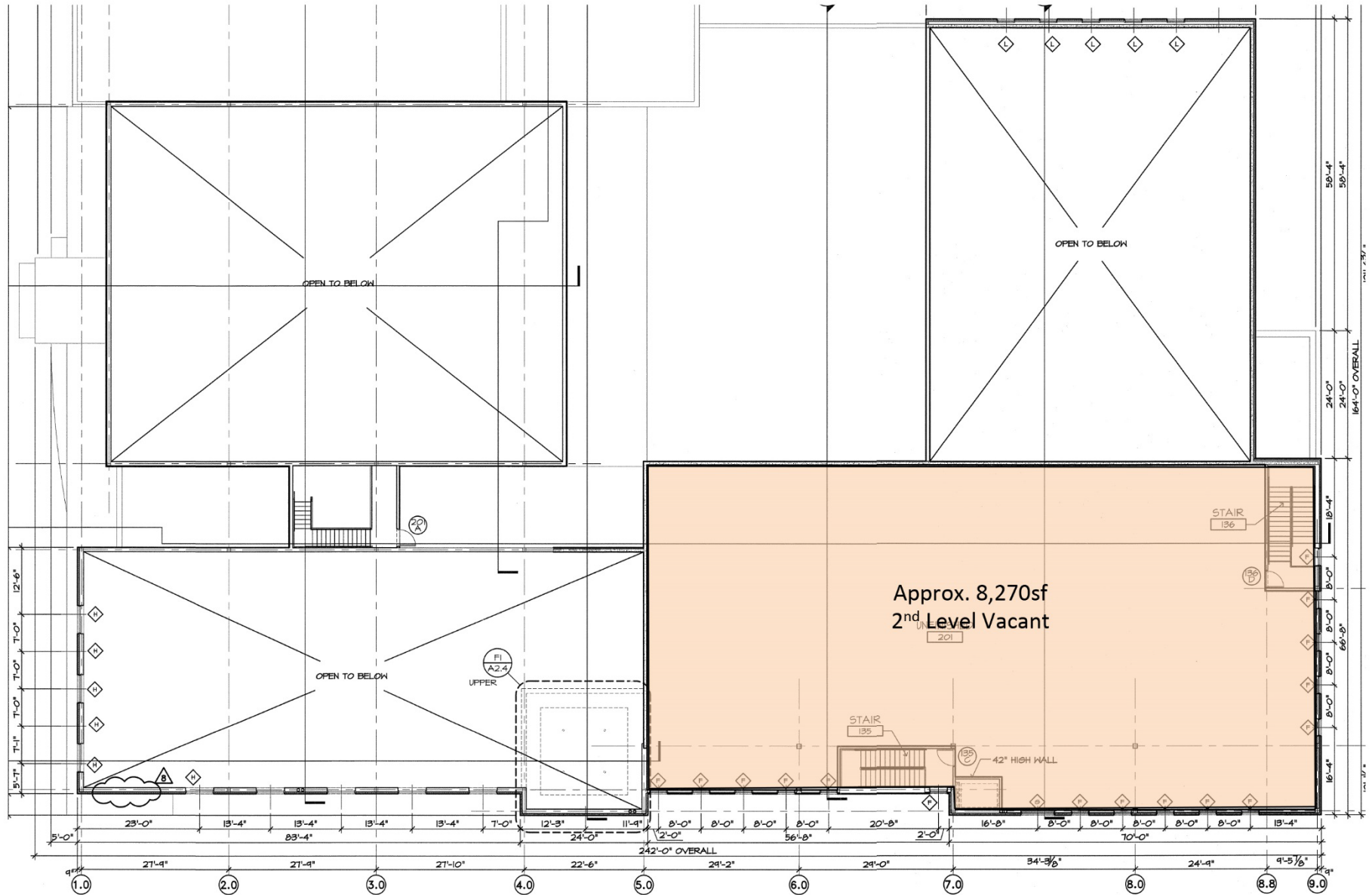
DFW's newest, state of the art gun range and training center. Their dynamic targets can rotate to show threat or no threat, charge, and are individually illuminated. Pre-programmed or custom-designed targeting sequences. Twenty, 25-yard shooting lanes that are rated for both and pistols and rifles...up to 50 BMG!

Holster draw and rapid fire are permitted after being cleared by an RSO or trainer for more advanced drills. They provide the resources to support productive training. Shooting benches can be removed from bays to allow for holster work or to allow easier shooting from a wheel chair. Custom shooting stalls designed by Crossfire Defense Academy & Range will provide shooters with a level of percussion reducing comfort and safety that is unprecedented in the industry. Each stall is a full 6 feet deep with sound abating materials lining the walls and ceilings to ensure the safest and most comfortable indoor range ever built.

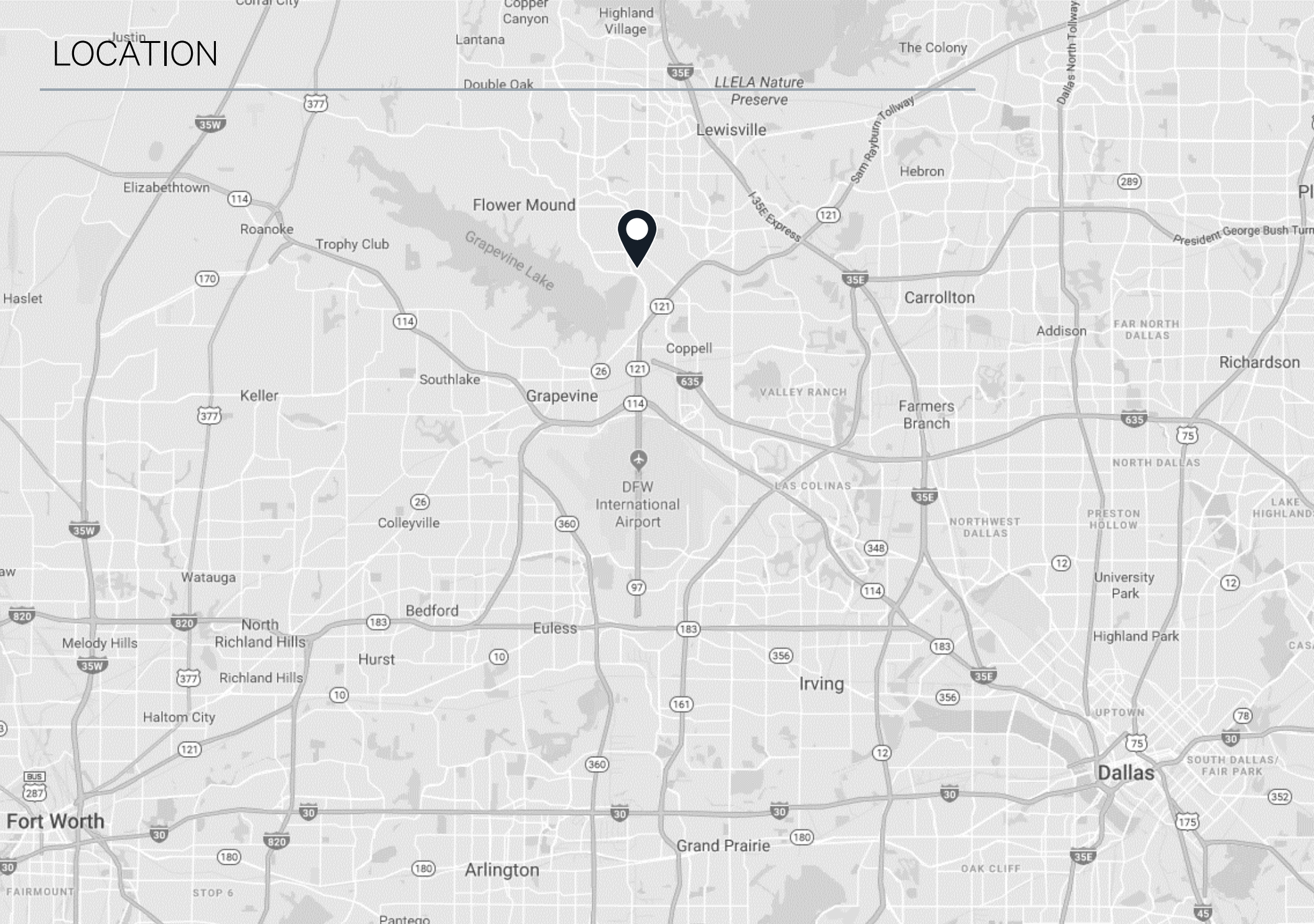
SITE PLAN – LEVEL 1

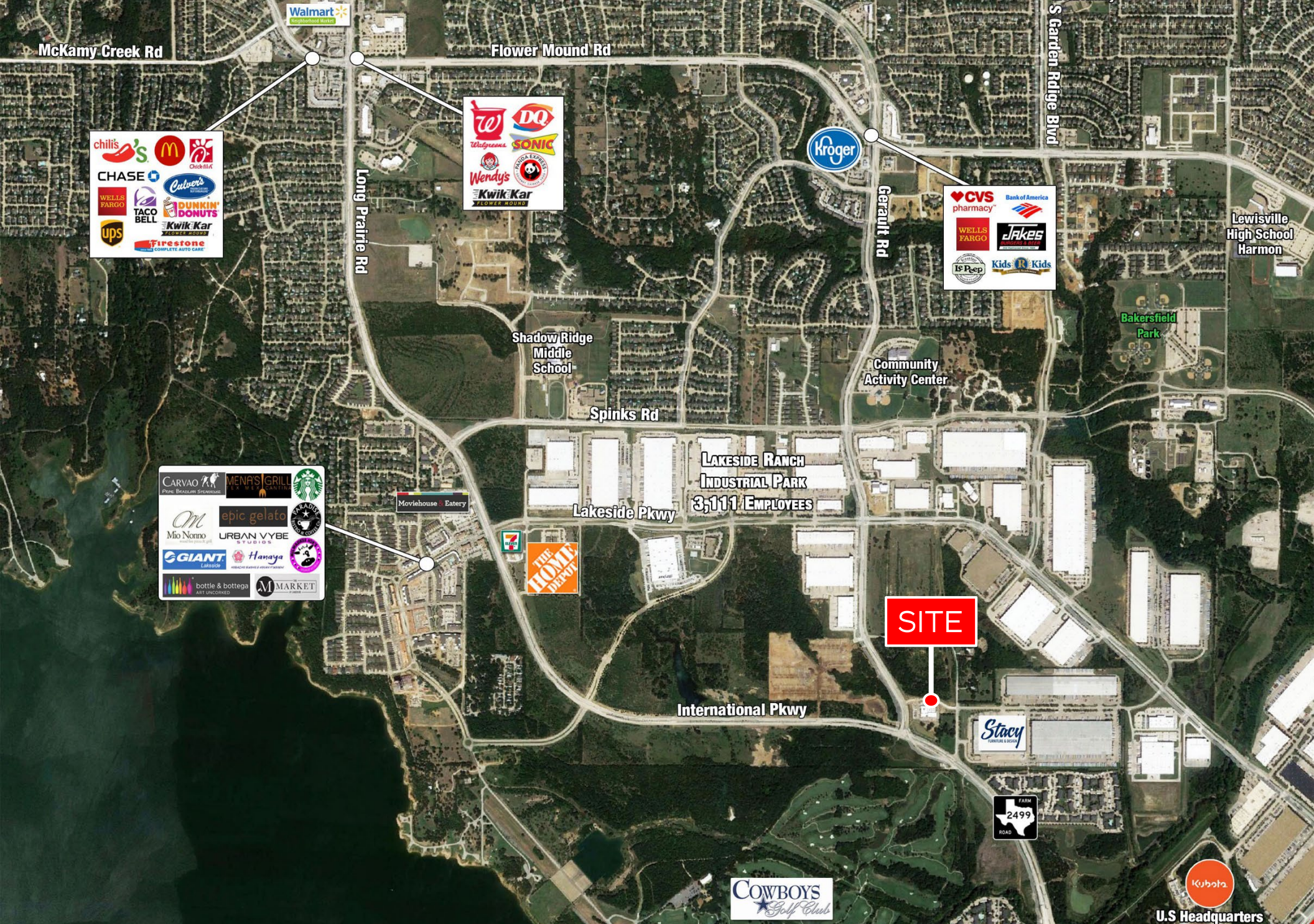


SITE PLAN - LEVEL 2



LOCATION





chili's
 CHASE
 WELLS FARGO
 UPS
 McDonald's
 Chick-fil-A
 Culver's
 TACO BELL
 DUNKIN' DONUTS
 Kwik-Kar
 Firestone

Walmart
 Kroger
 DQ
 SONIC
 Wendy's
 Kwik-Kar

CVS pharmacy
 Bank of America
 WELLS FARGO
 JAKES
 IS Peep
 Kids R Kids

CARVAO
 MEN'S GRILL
 Starbucks
 M
 Mio Nonno
 URBAN VYBE
 GIANT
 Hanaya
 bottle & bottega
 MARKET

Moviehouse Eatery

Shadow Ridge Middle School

Spinks Rd

Lakeside Pkwy

LAKESIDE RANCH INDUSTRIAL PARK
3,111 EMPLOYEES

Community Activity Center

SITE

International Pkwy

Stacy FURNITURE & DESIGN



COWBOYS Golf Club

Bakersfield Park

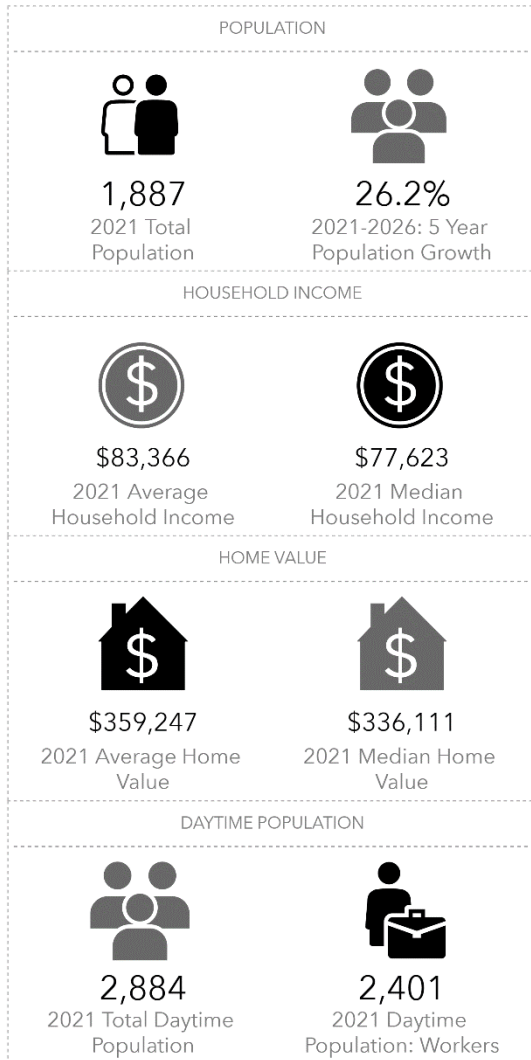
Lewisville High School Harmon



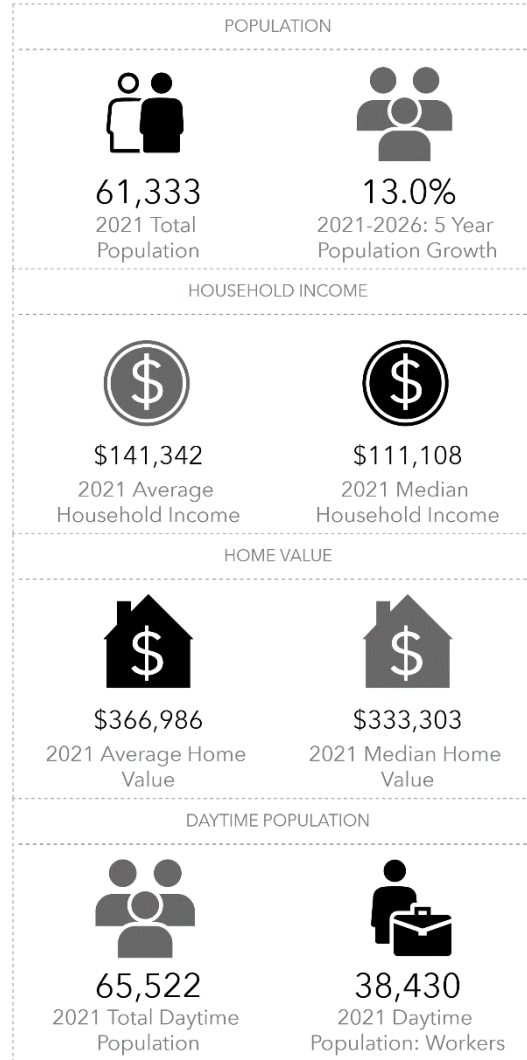
U.S. Headquarters

DEMOGRAPHICS

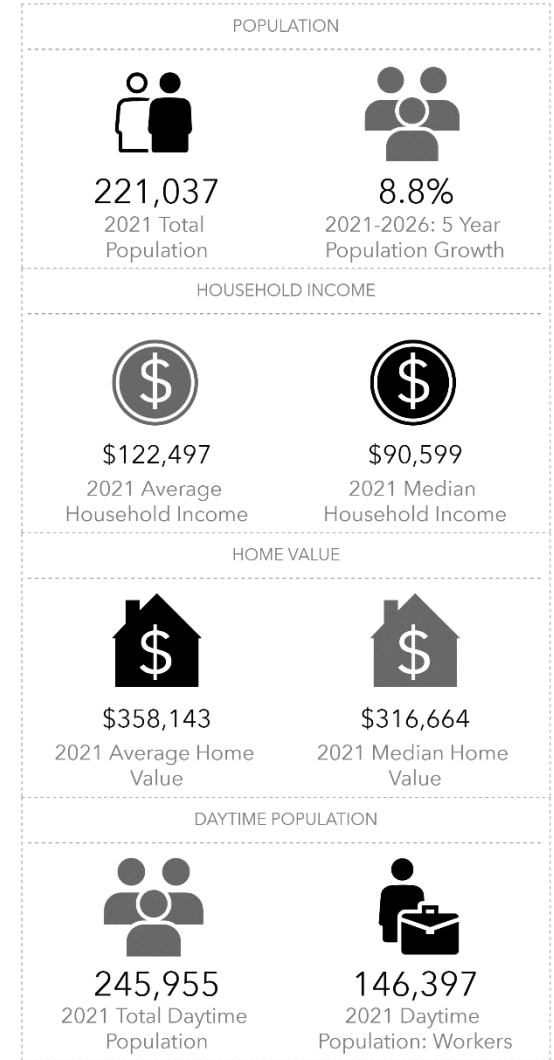
1 MILE



3 MILE

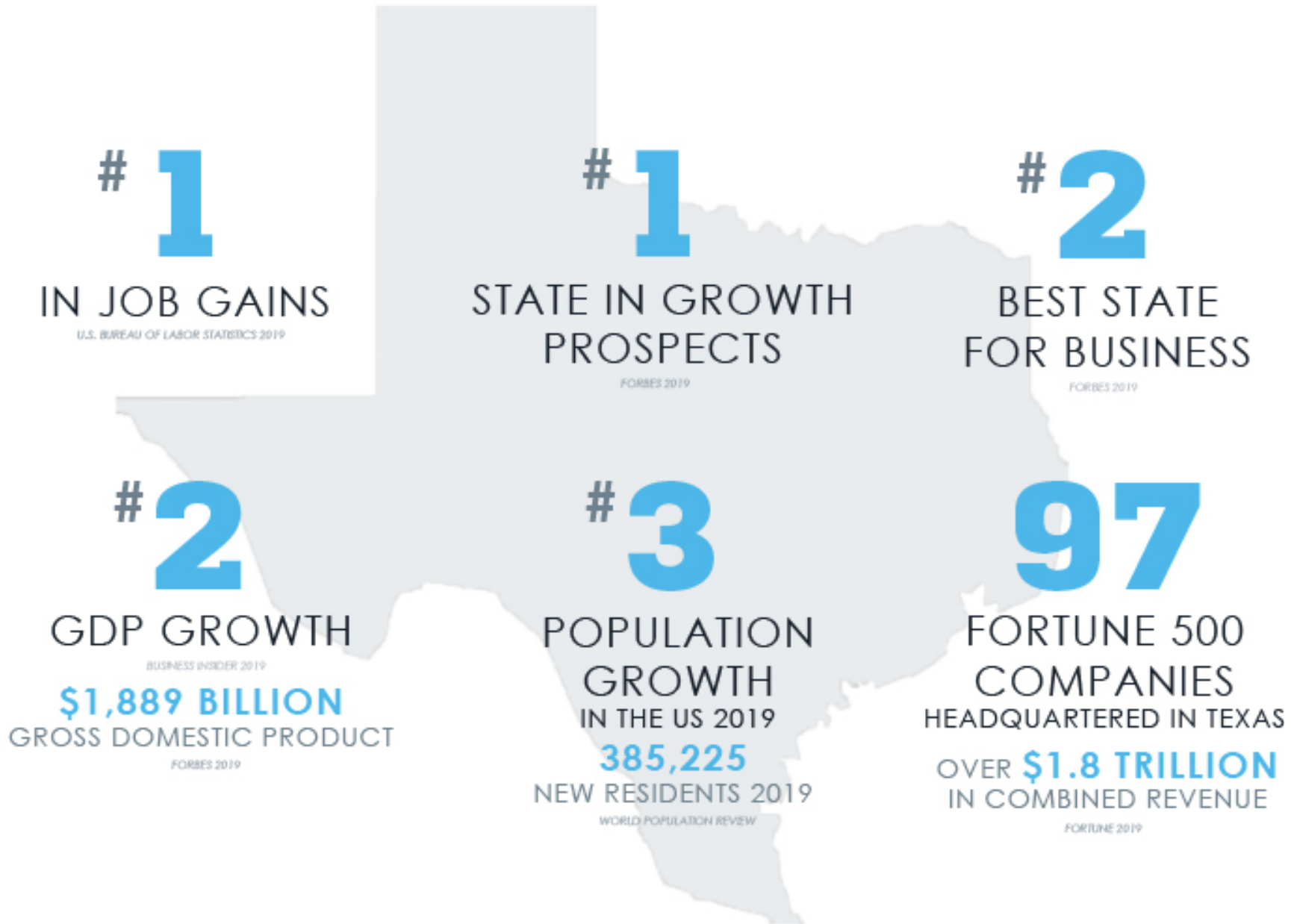


5 MILE



Source: This infographic contains data provided by Esri. The vintage of the data is 2021.

TEXAS | BY THE NUMBERS



weitzman[®]

This real estate presentation has been prepared for information purposes only, and does not purport to contain all the information necessary to reach a purchase decision for the property described herein (the "Property"). The information contained herein (the "Information") has been carefully compiled, but not independently verified by the Seller or Weitzman, and there is no representation, warranty or guarantee whatsoever as to its completeness or accuracy.

Any potential Purchaser shall rely entirely on its own information, judgment and inspection of the Property and its records, and neither the Seller nor Weitzman assume any liability whatsoever for errors or omissions in the Information or any other data provided in connection with the Property. Each potential Purchaser and any party related thereto agrees that neither Seller nor Weitzman shall have any liability for any reason, whether for negligence or gross negligence, from the use of the Information by any person in connection with the purchase of or any other investment in the Property by a Purchaser or any other party related thereto.

Neither the Seller nor Weitzman has any liability whatsoever for any oral or written representations, warranties or agreements relating to the Property except as expressly set forth by any such party in any contract of sale executed in connection with the Property.

This presentation is subject to changes by the Seller as to price or terms, to prior sale, to withdrawal of the Property from the market, and other events beyond the control of the Seller and Weitzman.

Weitzman is the trade name of Weitzman Management Corporation, a regional realty corporation.

CONTACTS:



Derek Schuster
Associate
dschuster@weitzmangroup.com
T 214.720.3623
M 814.421.5970



David Zoller
Senior Vice President
dzoller@weitzmangroup.com
T 214.720.6658
M 214.789.0012

PRESENTED BY

weitzman®

3102 MAPLE AVENUE | SUITE 500 | DALLAS, TEXAS 75201

O: 214.954.0600 | F: 214.953.0860

WEITZMANGROUP.COM

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.



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

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Derek Schuster

Sales Agent/Associate's Name

685656

License No.

dschuster@weitzmangroup.com

Email

214-720-3623

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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.



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

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Arthur David Zoller

Sales Agent/Associate's Name

542409

License No.

dzoller@weitzmangroup.com

Email

214-720-6658

Phone

Buyer/Tenant/Seller/Landlord Initials

Date