

# SPORTS & ENTERTAINMENT FOR SALE

1156 FOX MEADOW DRIVE



## Property Summary

Address1:	1156 Fox Meadow Drive
Address2:	Alvin, TX 77511
Building SF:	30,070
Cross Streets:	FM 528
Lot Size:	3.19 Acres
Parking Ratio:	5/1000
Parking:	90
Price:	\$4,650,000
Year Built:	2014
Year Renovated	2020
Zoning:	Commercial
Lot Frontage	200

## Property Overview

Upside Sportsplex consists of 30K SF on 3.19 Acres conveniently located in Alvin, Texas. Conveniently located off of FM 1128 one of the areas major thoroughfares. Ample parking with additional overflow available. This turnkey opportunity offers tremendous upside.

## Property Highlights

1. 30,070 square feet
2. 3 regulation high school basketball court
3. 3. 6 volleyball courts
4. Pickleball courts
5. High-quality wood floors
6. Official 72" x 42" rectangular glass backboards
7. Adjustable height basketball goals (all courts)
8. Player and spectator seating
9. Large concession area
10. 25' high ceilings
11. A/C and Heated Facility
12. Ample parking

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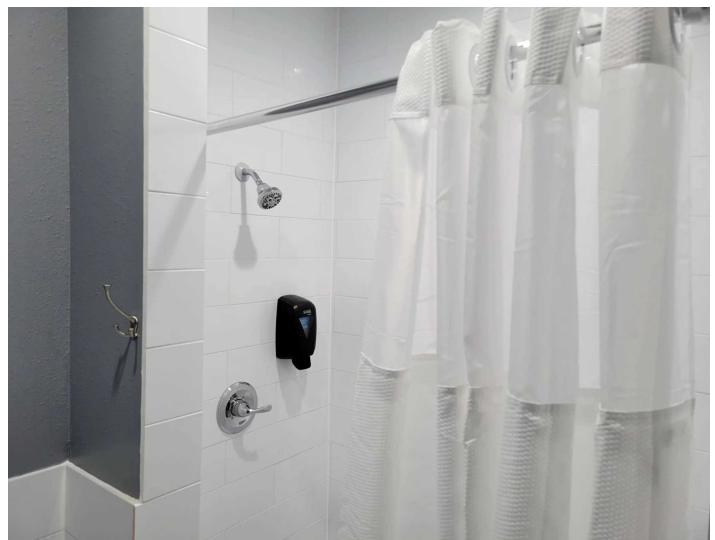
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### BO FABER

Managing Director  
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# PROPERTY PHOTOS

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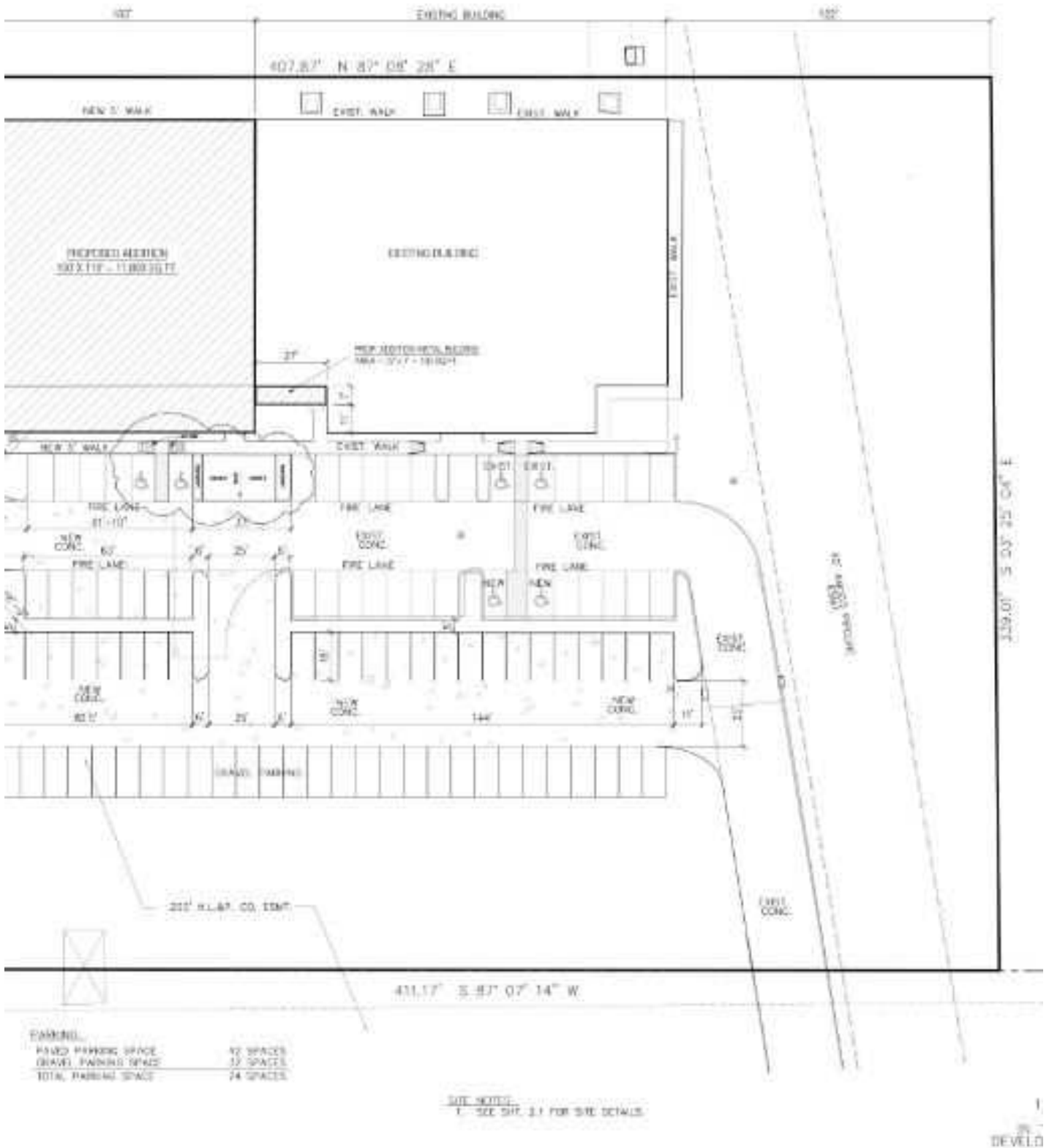
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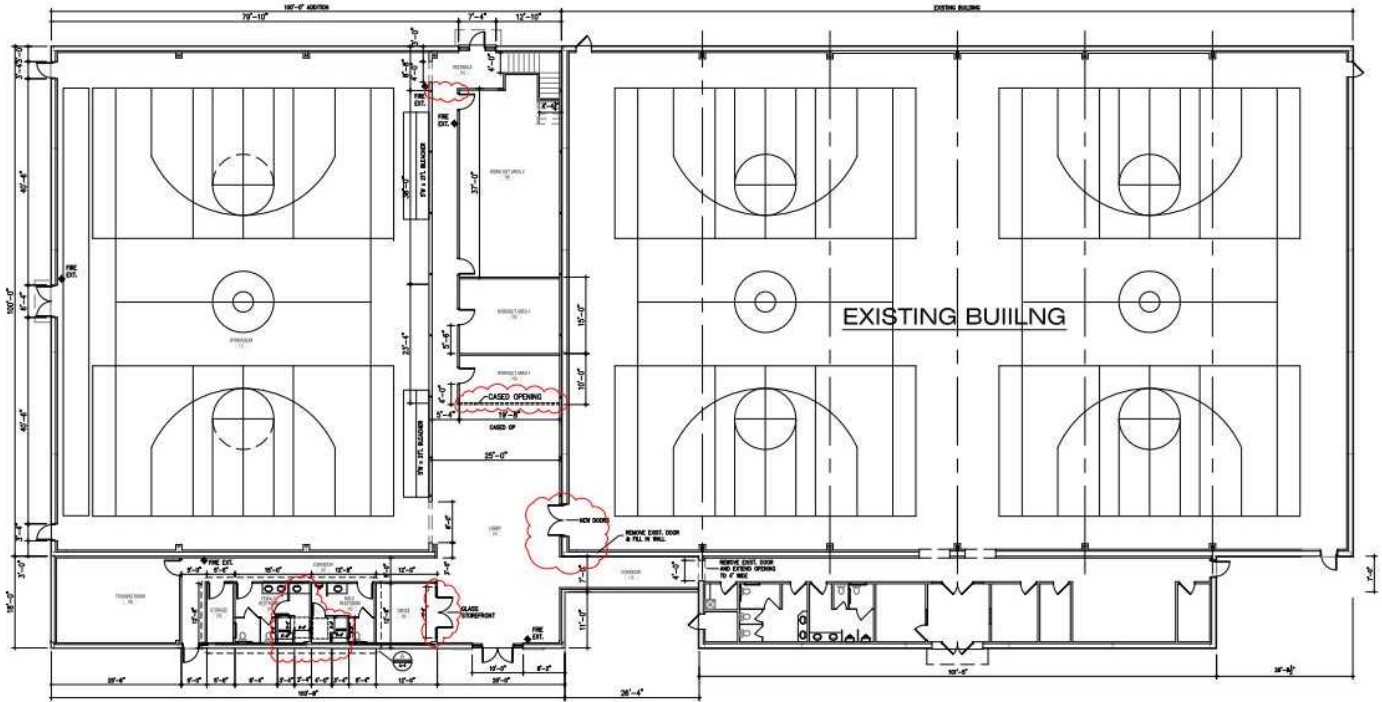


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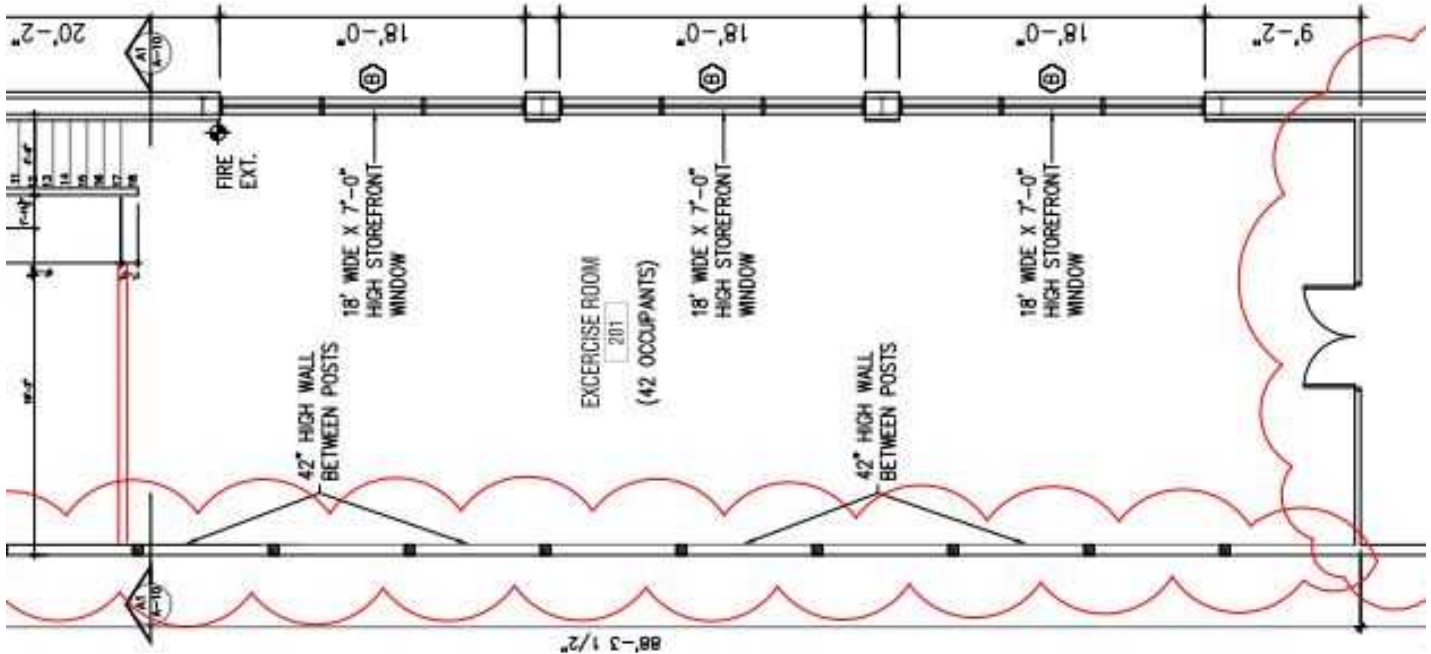
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**FLOOR PLAN**

SCALE: 3/32" = 1'-0"



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# PROPERTY TO BE CONVEYED

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<u>Asset</u>	<u>id</u>	<u>Property Description</u>
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## Group: Equipment

1		Consession Equipment
2		Security Equipment
4		Cryotherapy Machine
5		Dr Dish Airborne Athletics
6		Security Equipment
7		Gym Equipment
9		Texas Sports Equipment
12		Ice Maker & Bin
13		Video Equipment
14		Weight Room Equipment
16		VB Judges Stand

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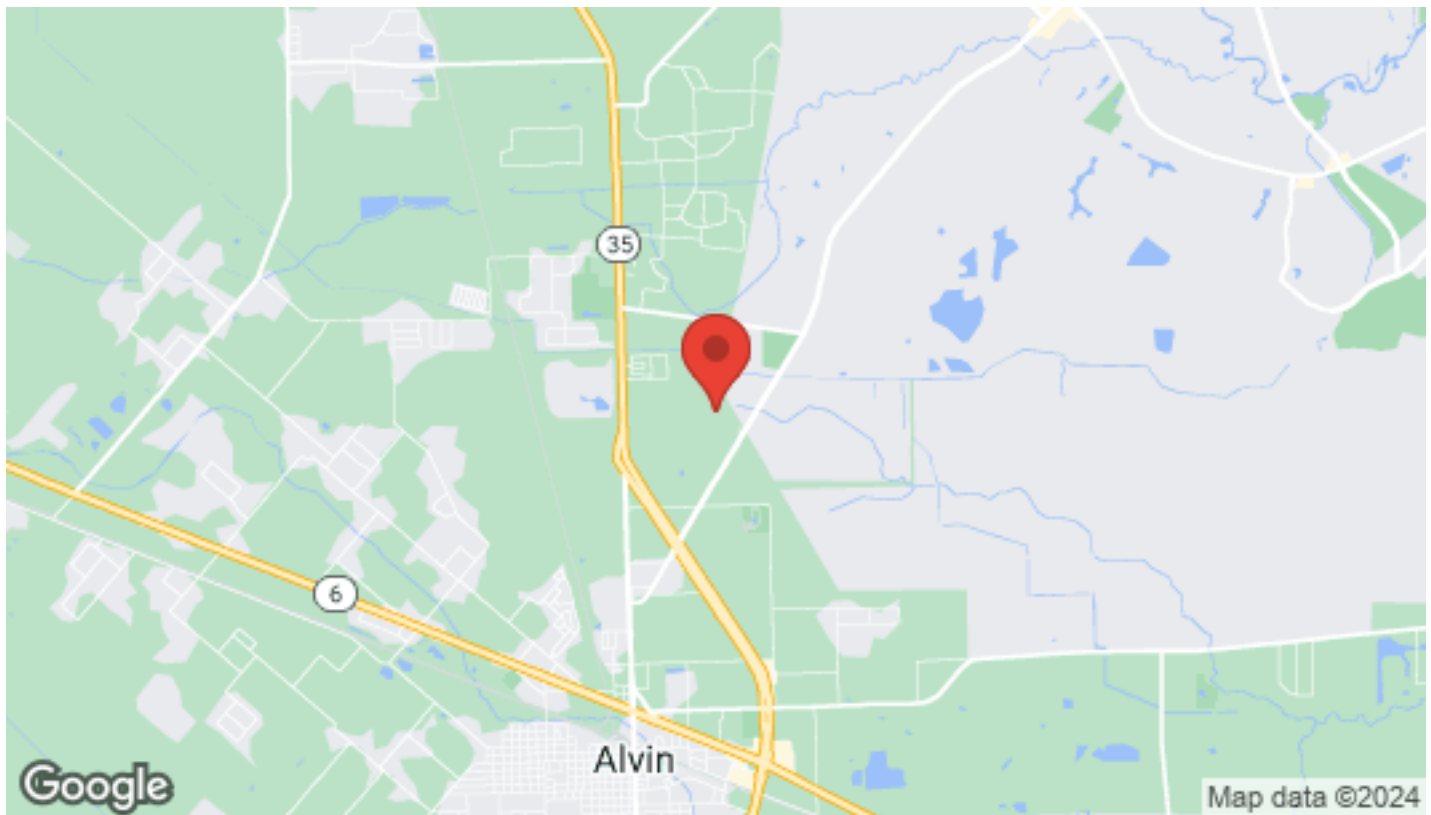
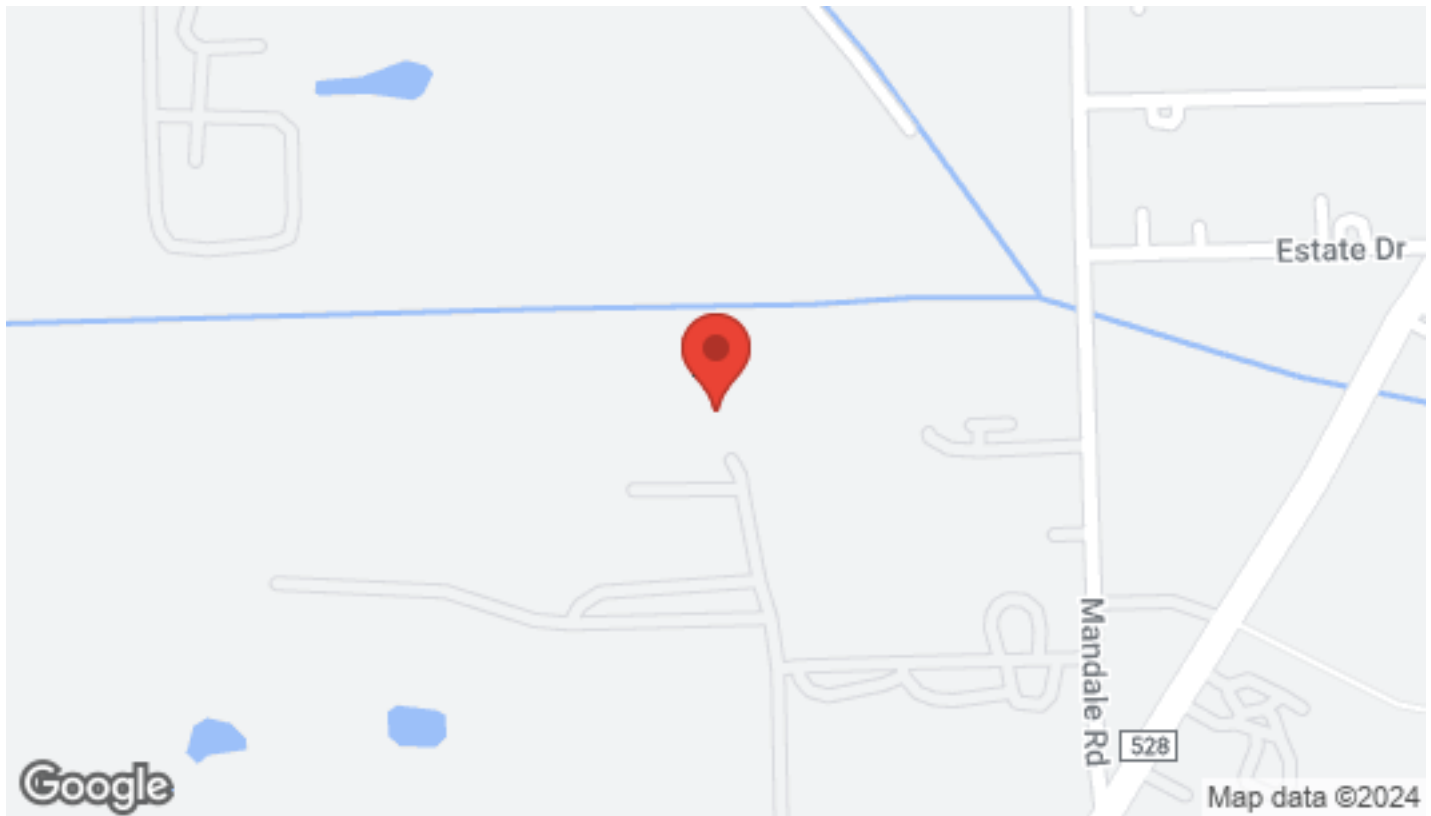


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# LOCATION MAPS

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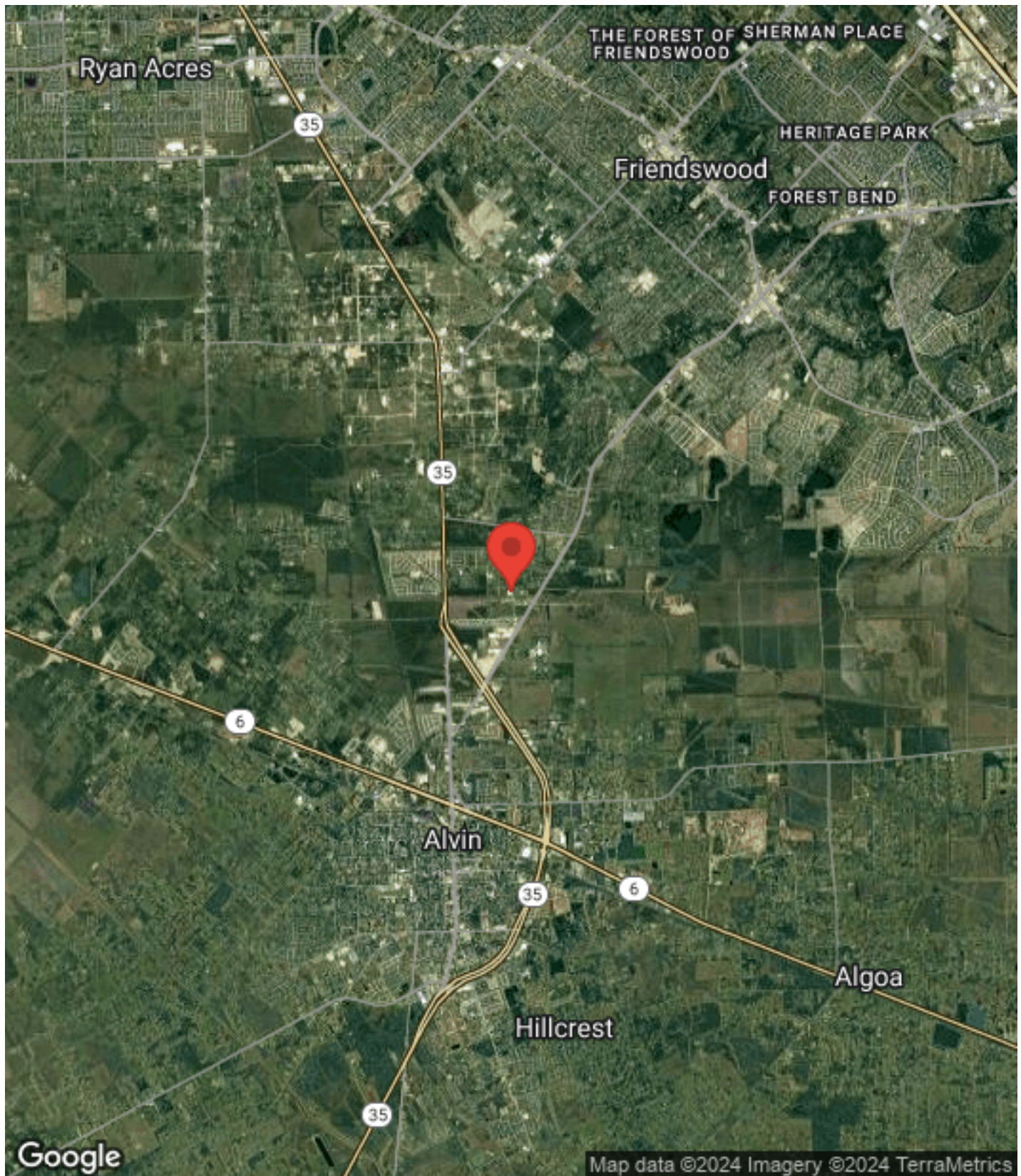


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# REGIONAL MAP

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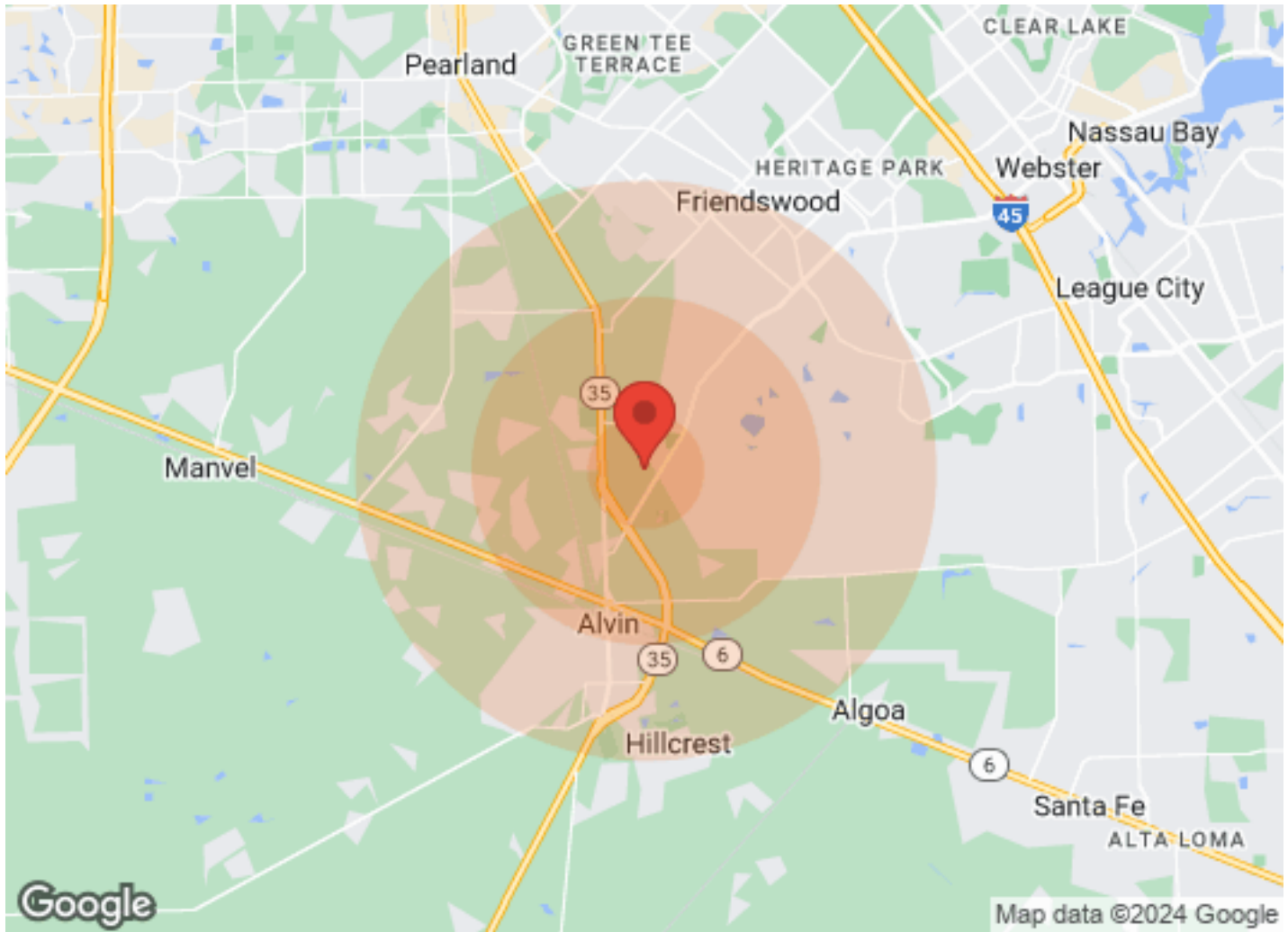


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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	N/A	7,626	31,755	Median	N/A	\$45,971	\$68,476
Female	N/A	7,645	31,755	< \$15,000	N/A	666	1,816
Total Population	N/A	15,271	63,510	\$15,000-\$24,999	N/A	562	1,930
				\$25,000-\$34,999	N/A	289	1,624
<b>Age</b>				\$35,000-\$49,999	N/A	477	2,300
Ages 0-14	N/A	3,731	14,670	\$50,000-\$74,999	N/A	833	3,526
Ages 15-24	N/A	2,454	9,905	\$75,000-\$99,999	N/A	560	2,711
Ages 25-54	N/A	5,869	23,823	\$100,000-\$149,999	N/A	978	4,508
Ages 55-64	N/A	1,643	7,313	\$150,000-\$199,999	N/A	468	1,845
Ages 65+	N/A	1,574	7,799	> \$200,000	N/A	254	1,425
				<b>Housing</b>			
<b>Race</b>				Total Units	N/A	5,178	23,609
White	N/A	12,636	53,371	Occupied	N/A	4,796	22,017
Black	N/A	205	1,365	Owner Occupied	N/A	3,639	17,003
Am In/AK Nat	N/A	21	74	Renter Occupied	N/A	1,157	5,014
Hawaiian	N/A	N/A	N/A	Vacant	N/A	382	1,592
Hispanic	N/A	5,418	17,668				
Multi-Racial	N/A	4,506	14,950				

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