



BID DEADLINE SEPTEMBER 18 ::::::::::::::::::::::::::::::::::

Premier 39,000± SF Sports Complex
NBA & NCAA Regulation Courts

1808 Woodcreek Bend Lane, Katy, TX



HIGHLIGHTS

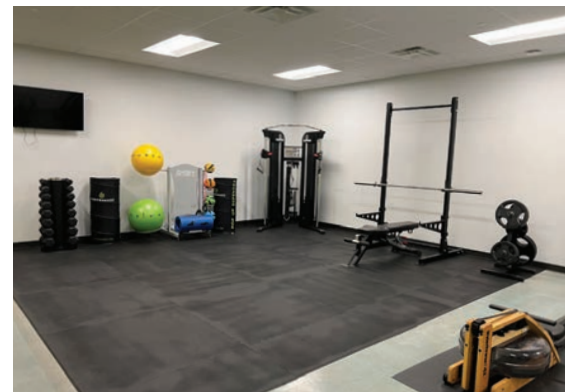
- Four hardwood NBA & NCAA regulation basketball & volleyball courts with option for pickleball
- Ideal for AAU, Club & Travel Sports Programs
- 100% climate-controlled building with elevated ceilings
- Features an on-site medic room, fitness area, café with seating & vending machine spaces
- Excellent location with approx. 30 schools within a 4-mile radius

DETAILS

Currently operating as a sports complex, this well-maintained property features some of the only NBA and NCAA regulation courts in the area, with retractable bleachers along one wall for that can support a host of spectators. The multiple amenities make the space ideal for hosting a variety of basketball/volleyball tournaments, camps and clubs.

The current layout also supports pickleball courts, and the gym even offers pickleball training sessions.

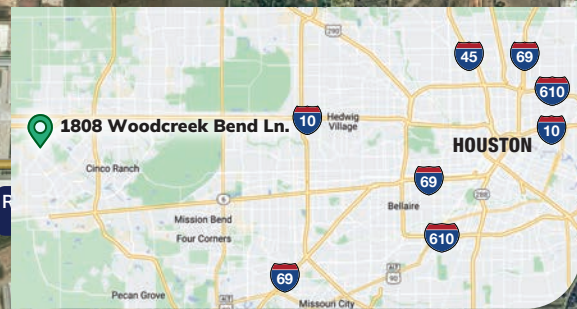
New buyers may also consider expanding the facility on the large, 5.46± acre site. The property has ample parking to support day-to-day business and events, positioning it to take advantage of Houston's fantastic demographics.



	Building	39,360± SF
	Site	5.46± AC
	Built	2019
	Parking	170 Spaces with Room to Expand
	Zoning	PDD (Planned Development District)
	Taxes (2022)	\$108,087.13
	Pin #	0157-01-005-0016-914

855.755.2300
HilcoRealEstateSales.com





 1808 Woodcreek Bend Lane, Katy, TX

LOCAL INFORMATION

One of the fastest-growing and most desirable suburbs in the Houston MSA, Katy exists where Fort Bend County, Harris County and Waller County converge. The Katy Freeway (I-10 West), the Grand Parkway and the Westpark Tollway easily connect the suburb to the Energy Corridor and the greater Houston area. Katy also features some of the nation's largest and most popular master planned communities. The actual City of Katy has a population of approximately 15,000, but the overall Katy area is home to more than 300,000 people. This popular suburb receives a steady stream of accolades from national publications and groups for its high quality of life, highly regarded schools and its educated and affluent population.

AREA DEMOGRAPHICS

	YEARS	3-MILE	5-MILE	10-MILE
Pop.	2023	98,816	245,758	560,979
Pop. Growth	2023-28	2.80%	2.30%	1.90%
Average HHI	2023	\$156,869	\$146,663	\$129,452



U.S. Bankruptcy Court Southern District of Texas (Houston) Petition No. 23-32826 | In re: Open Court Sports Complex, LLC. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2024 Hilco Global, LLC.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

August 14 & 28
By Appointment Only

BID DEADLINE

September 18 by 5:00 p.m. (CT)

BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Chet Evans at cevens@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

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