



WORLD CUP DATES IN HOUSTON  
THURSDAY, JUNE 11, 2026 – SUNDAY, JULY 19, 2026

EXCLUSIVE VENUE TAKEOVER VIA LICENSE AGREEMENT

# 8TH WONDER BREWERY

2202 DALLAS ST • HOUSTON, TX 77003

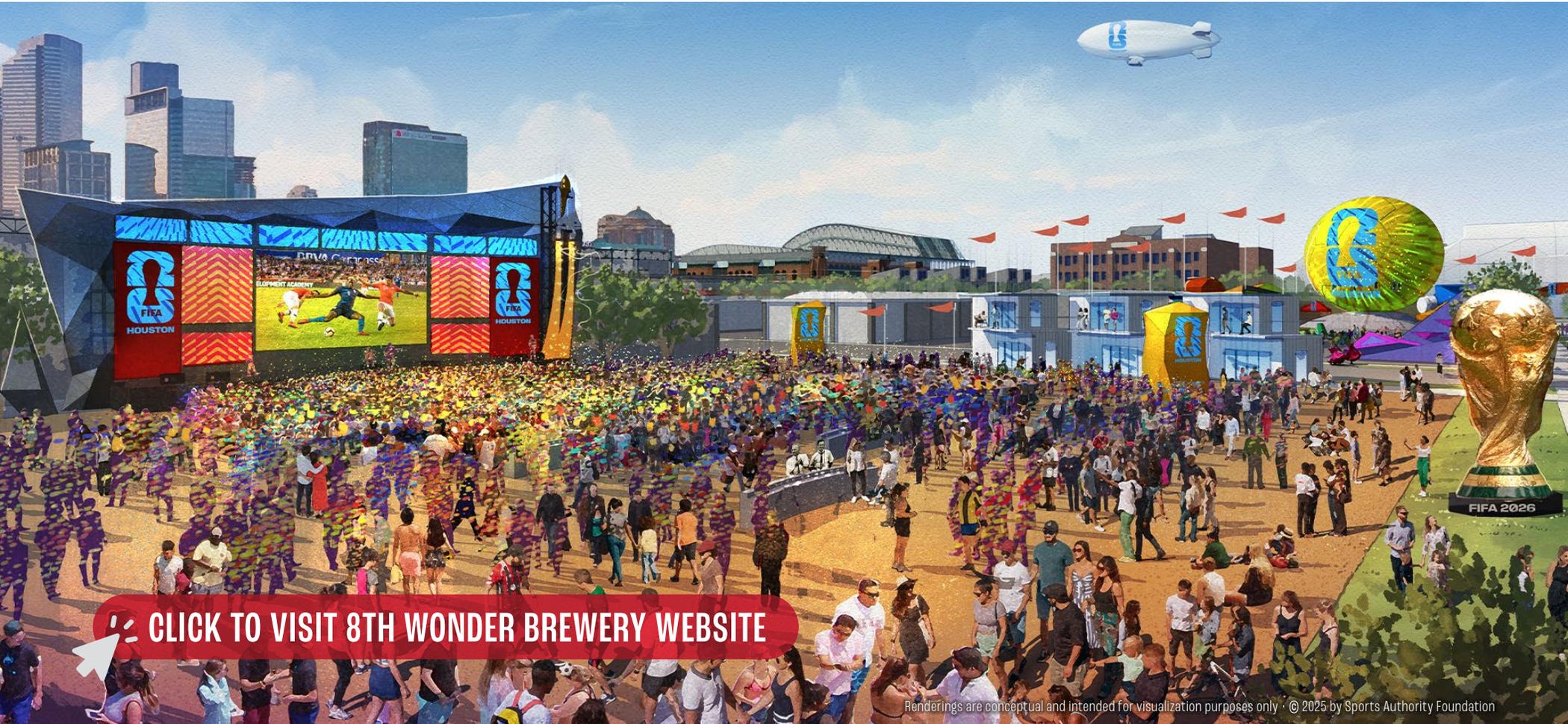
EAST DOWNTOWN (EADO) • 5-MINUTE WALK FROM SHELL ENERGY STADIUM • EXISTING ALCOHOL PERMITS • MULTIPLE ACTIVATION ZONES

**Stephen Hemphill** • C: (214) 243-6496 • [stephen.hemphill@mohrpartners.com](mailto:stephen.hemphill@mohrpartners.com) | **Carlton Anderson** • T: (832) 859-4877 • [carlton.anderson@mohrpartners.com](mailto:carlton.anderson@mohrpartners.com)  
**Bradley H. Lipton, CCIM** • T: (214) 929-6169 • [brad.lipton@mohrpartners.com](mailto:brad.lipton@mohrpartners.com) | **Brandon Hiett** • O: (214) 210-2744 • C: (702) 826-8263 • [brandon.hiett@mohrpartners.com](mailto:brandon.hiett@mohrpartners.com)

# 8TH WONDER BREWERY

---

**8th Wonder Brewery** is an established pre-gaming spot located in East Downtown Houston (EaDo), just a **5-minute walk** (0.2 miles) from **Shell Energy Stadium**. This close proximity makes it an ideal location for a brand to set up a fan experience, especially with major soccer events like the **World Cup** on the horizon and the ongoing Houston Dynamo FC and Dash seasons.



Renderings are conceptual and intended for visualization purposes only · © 2025 by Sports Authority Foundation

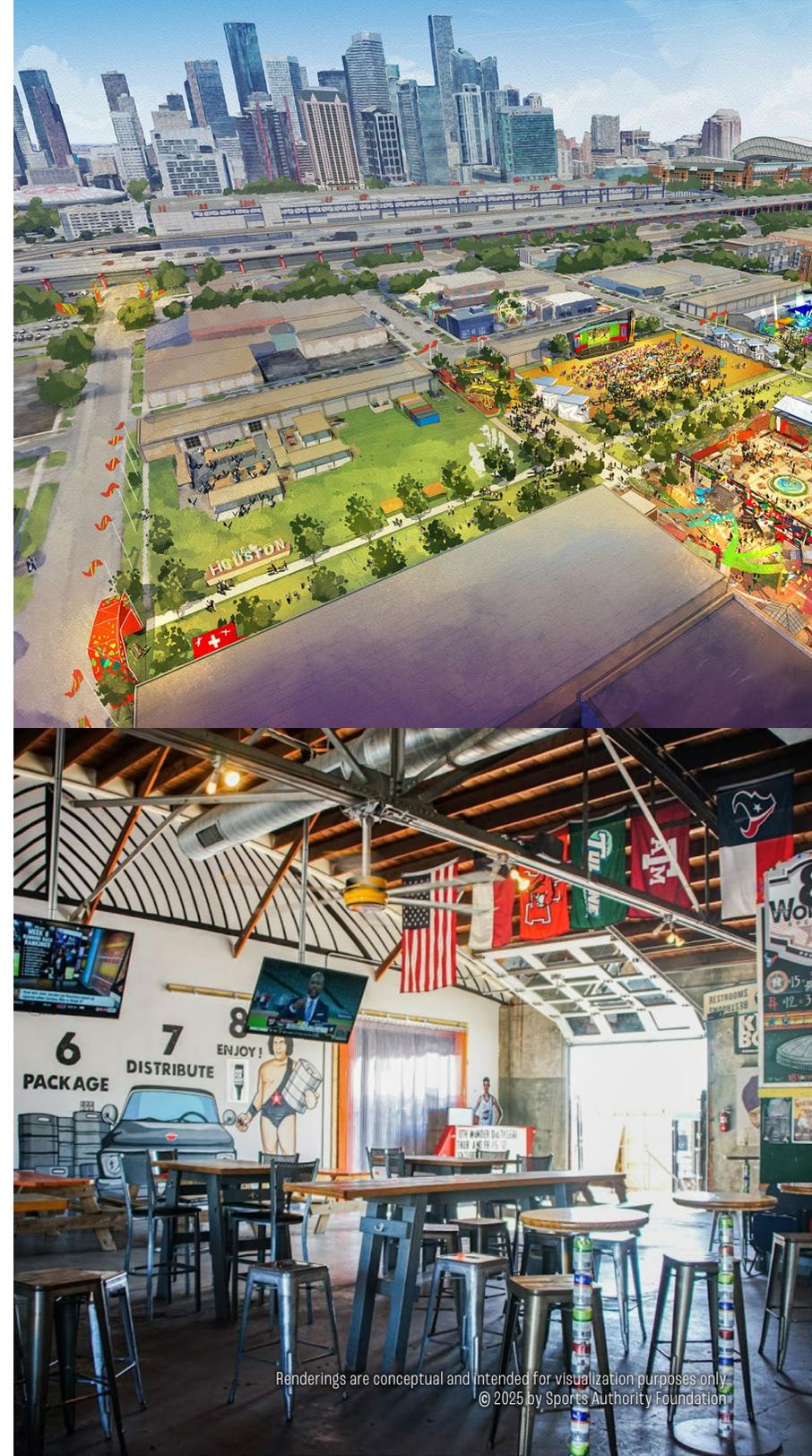
# EVENT SPACE OVERVIEW

---

The property offers a highly flexible and scalable event footprint totaling approximately **20,000 square feet of indoor space plus a large outdoor yard**, allowing for multiple activation strategies or segmented brand experiences.

- ✓ **5,000 SF Taproom (Retail Bar):** The existing taproom functions as the primary retail bar and anchor for beverage sales. Importantly, the property already has **beer, wine, and full mixed drink (liquor) permits in place**, which can be made available to an activation partner. This significantly reduces timing, cost, and regulatory risk while enabling immediate alcohol service. The brewery also offers **preferred purchasing power across all major alcohol categories**, creating meaningful cost advantages for any brand partners operating on site.
- ✓ **10,000 SF Connected Warehouse:** Directly connected to the outdoor yard, this space is ideal for large scale activations including sponsor buildouts, staging, food operations, VIP lounges, merchandise, and back of house support. This warehouse meaningfully elevates the site's capacity and supports daily, high volume programming.
- ✓ **1 Acre Outdoor Yard:** This open air footprint serves as the primary fan and sponsor engagement zone, and can support large LED screens, live programming, sponsor locations, hospitality areas, food and beverage activations, and shaded seating. Direct warehouse access, available power, and controlled entry points make it well suited for high volume, multi day productions.
- ✓ **Additional 5,000 SF Warehouse (Across Dallas St):** This standalone warehouse provides the opportunity for a dedicated, separately programmed activation. It can function independently or in coordination with the main site, offering flexibility for brands that want a distinct environment or controlled experience.

The outdoor yard anchors the entire activation, with ample space for seating, large screens, live programming, and continuous fan engagement.



# UNMATCHED HIGHLIGHTS

---

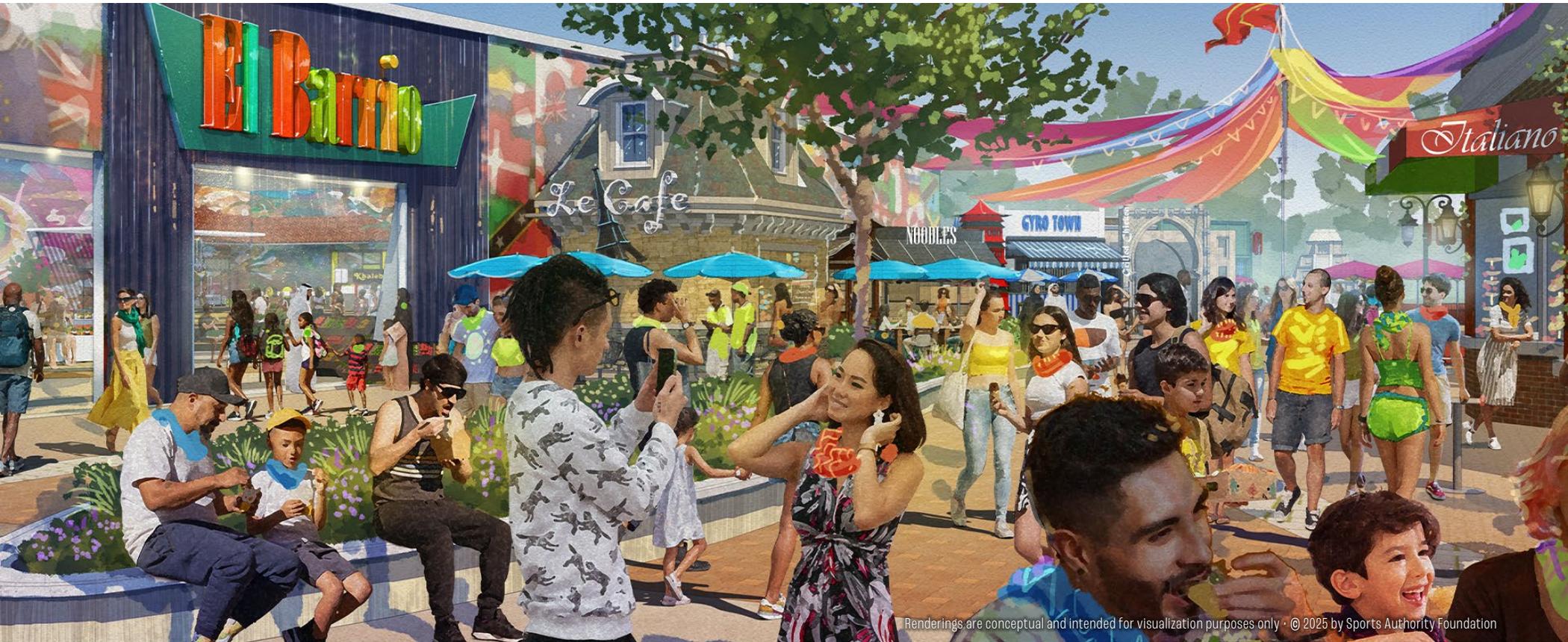
- ✓ **Unbeatable Proximity:** Only 0.2 miles from Shell Energy Stadium, making it a true walking destination before and after matches and Fan Festival activity.
- ✓ **Established Fan Hub:** A proven pre-game and post-game destination for Shell Energy Stadium and Toyota Center events, ensuring organic foot traffic and an energetic atmosphere.
- ✓ **Permits and Purchasing Advantage:** Existing beer, wine, and liquor permits are already in place and can be leveraged by partners, eliminating a major barrier to entry. Preferred alcohol purchasing power further enhances economics for brands and operators.
- ✓ **Scalable, Flexible Layout:** The combination of yard, taproom, and warehouse spaces allows brands to activate at scale, operate daily, and customize layouts to meet programming goals.
- ✓ **White-Box Flexibility:** The entire interior can be cleared out and delivered as a white-box space, which allows an operator maximum flexibility to build out exactly what they envision.
- ✓ **Authentic Houston Identity:** Named for the historic Astrodome, the brewery is deeply rooted in Houston sports culture, providing an authentic and credible backdrop for brand storytelling.
- ✓ **Diverse Beverage Platform:** In addition to craft beer, the property carries a full alcohol/liquor permit, expanding appeal and partnership potential beyond traditional beer activations.



# DEDICATED HOWDY BRAND OPPORTUNITY

The **separate 5,000 SF warehouse across Dallas St** is well suited for a focused activation aligned with the **Howdy cannabis beverage brand**. This space could be curated around **Texas, Western, and culturally adjacent brands**, including examples such as **Lucchese Boots, Tecovas, Ariat**, and other Western lifestyle or Latin influenced heritage brands. This allows for a distinct brand narrative that complements, but does not dilute, the primary fan activation.

Additionally, this space will serve as an active gateway and entrance into the Fan Zone activities, making this location one of the most centralized parcels immediately adjacent to the Fan Zone. That means there will be parties, events, and foot traffic happening around the site, increasing foot traffic and visibility.



Renderings are conceptual and intended for visualization purposes only · © 2025 by Sports Authority Foundation

# WORLD CUP & SURROUNDING ACTIVITY

---

Although Shell Energy Stadium will not host official World Cup matches, it will serve as the epicenter of Houston's fan activity throughout the 39 day tournament. The FIFA Fan Festival will take place in the East Downtown area directly adjacent to the stadium, placing this site in one of the most active zones in the city.

## Activities at and Around Shell Energy Stadium

- ✓ Massive public watch parties with large format screens broadcasting every match
- ✓ Stadium based hospitality for corporate and VIP events
- ✓ Continuous sponsor and brand activations throughout the district
- ✓ Street level food, live music, and entertainment via Football Fiesta programming
- ✓ Use of the stadium as an official training site for participating national teams



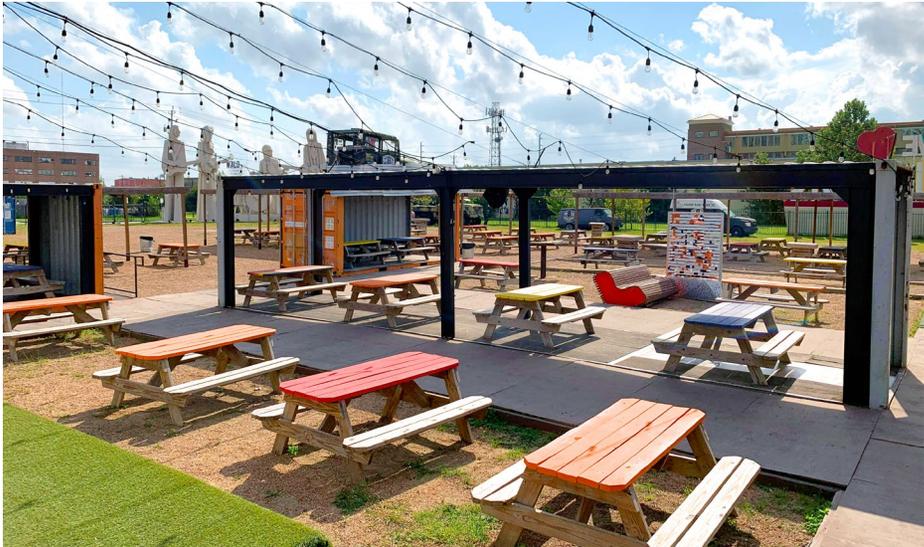
**FIFA World Cup 26**

June 11 to July 19, 2026



# PROPERTY IMAGERY

---

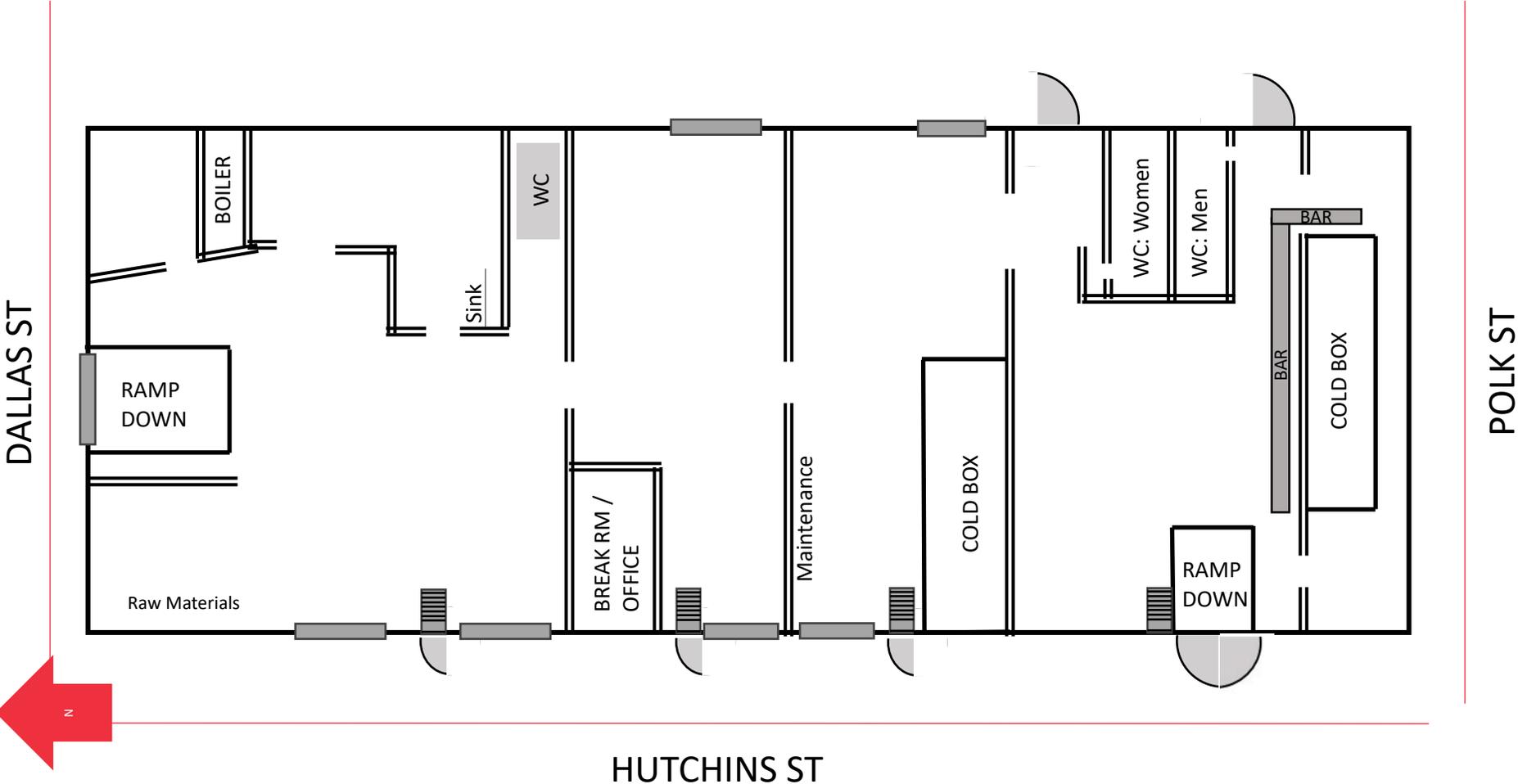


# PROPERTY IMAGERY

---

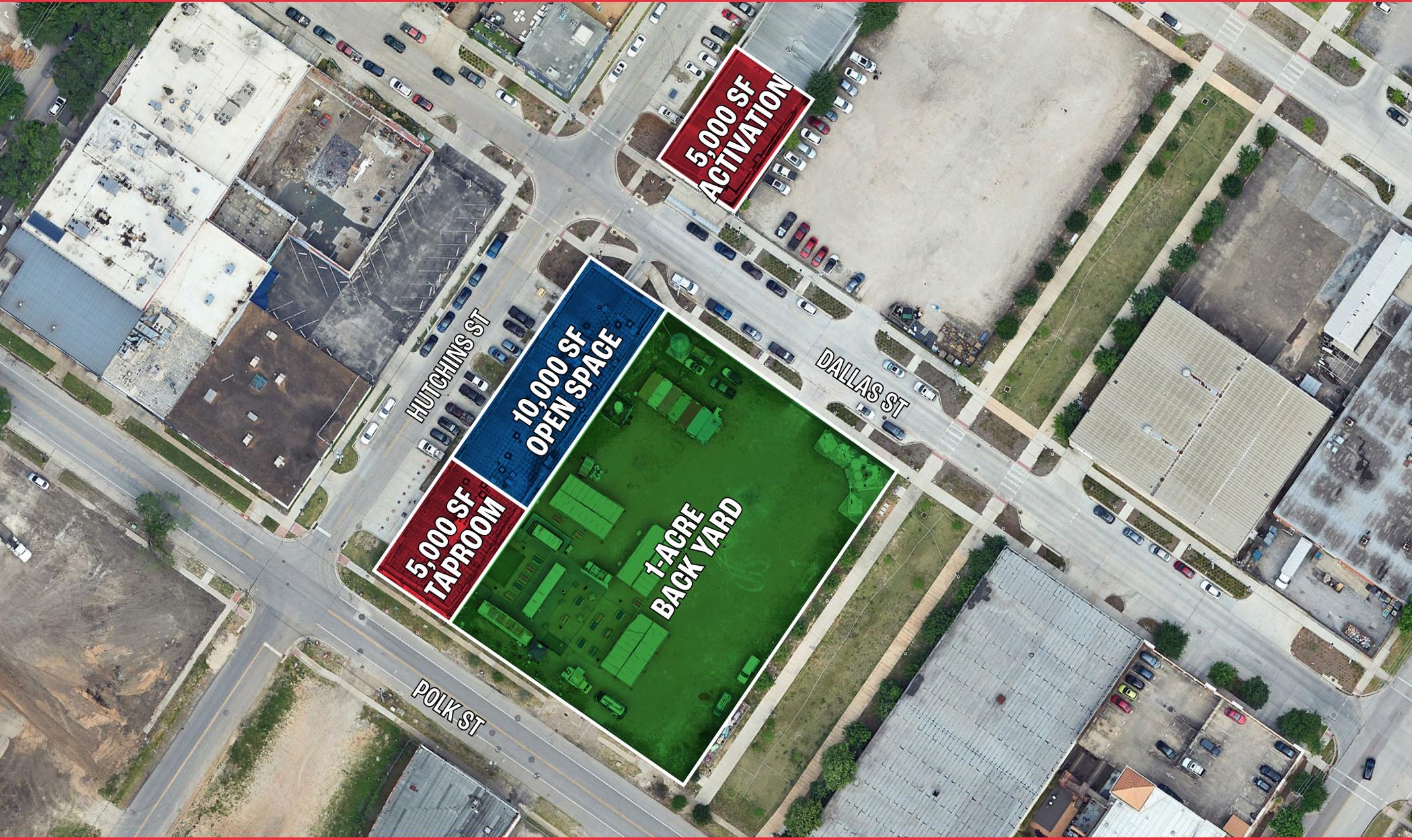


# FLOORPLAN

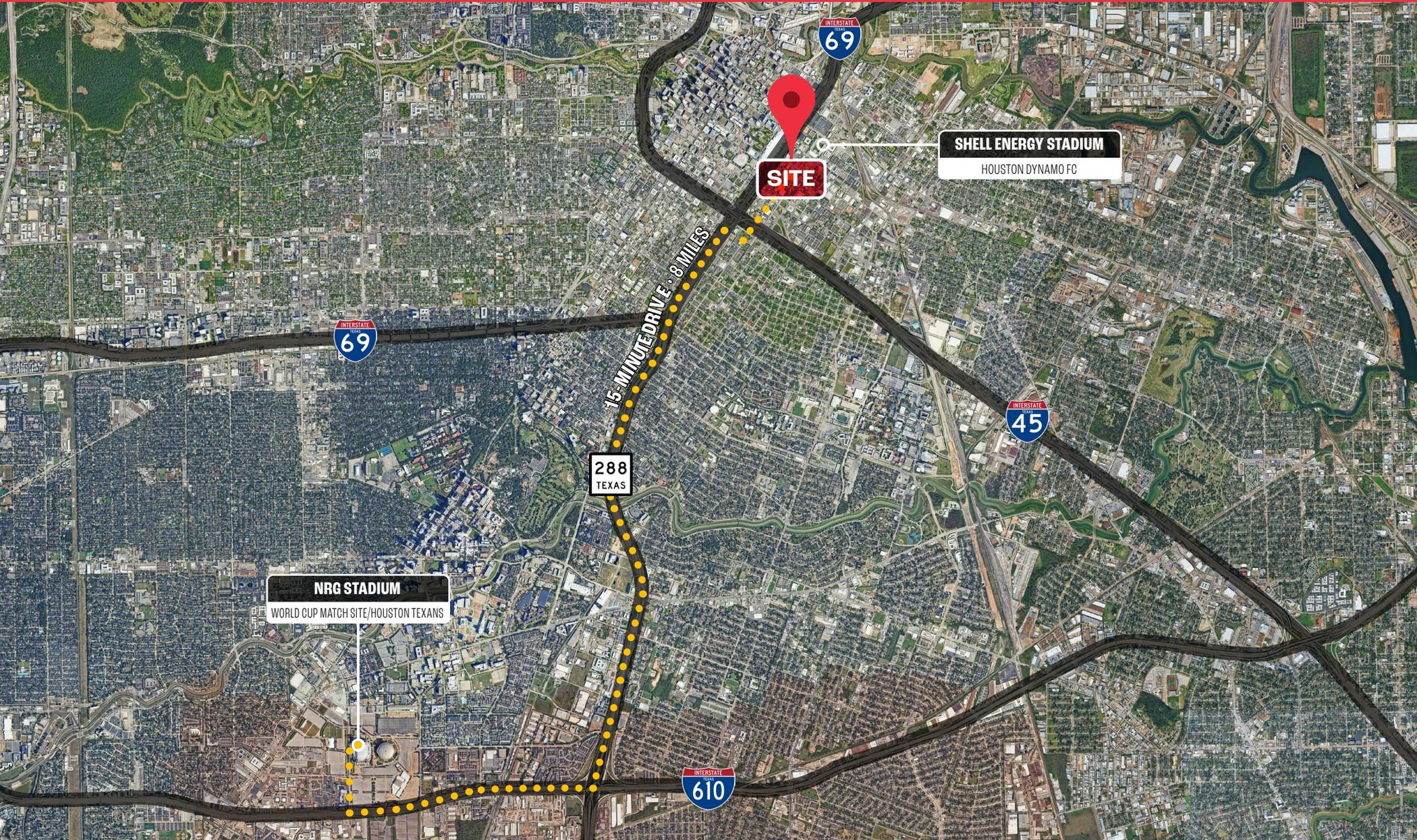


-  Overhead doors (garage door)
-  Hinged entrance doors

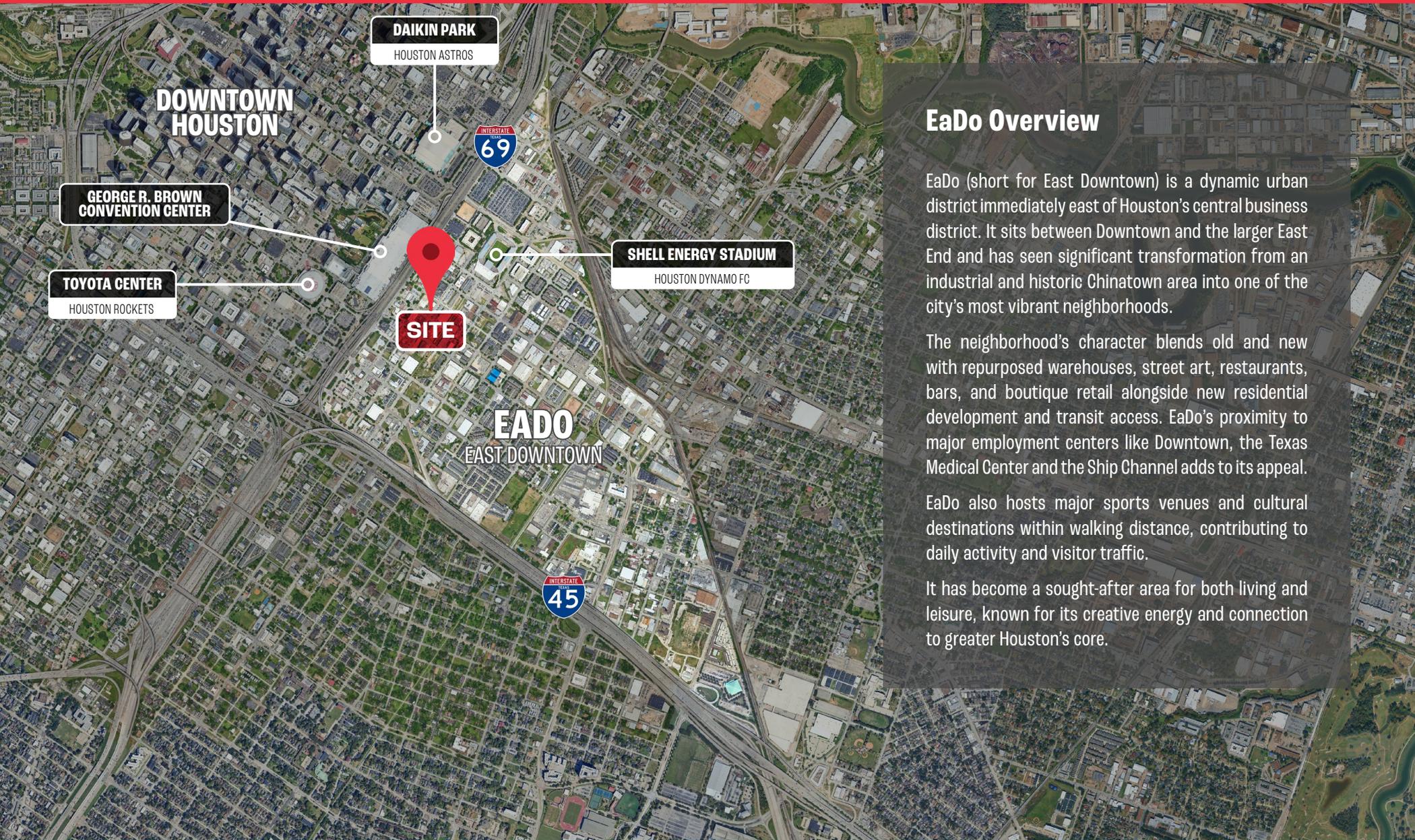
# SUBJECT PROPERTY



# STADIUM PROXIMITY MAP



# EADO (EAST DOWNTOWN) MAP



## EaDo Overview

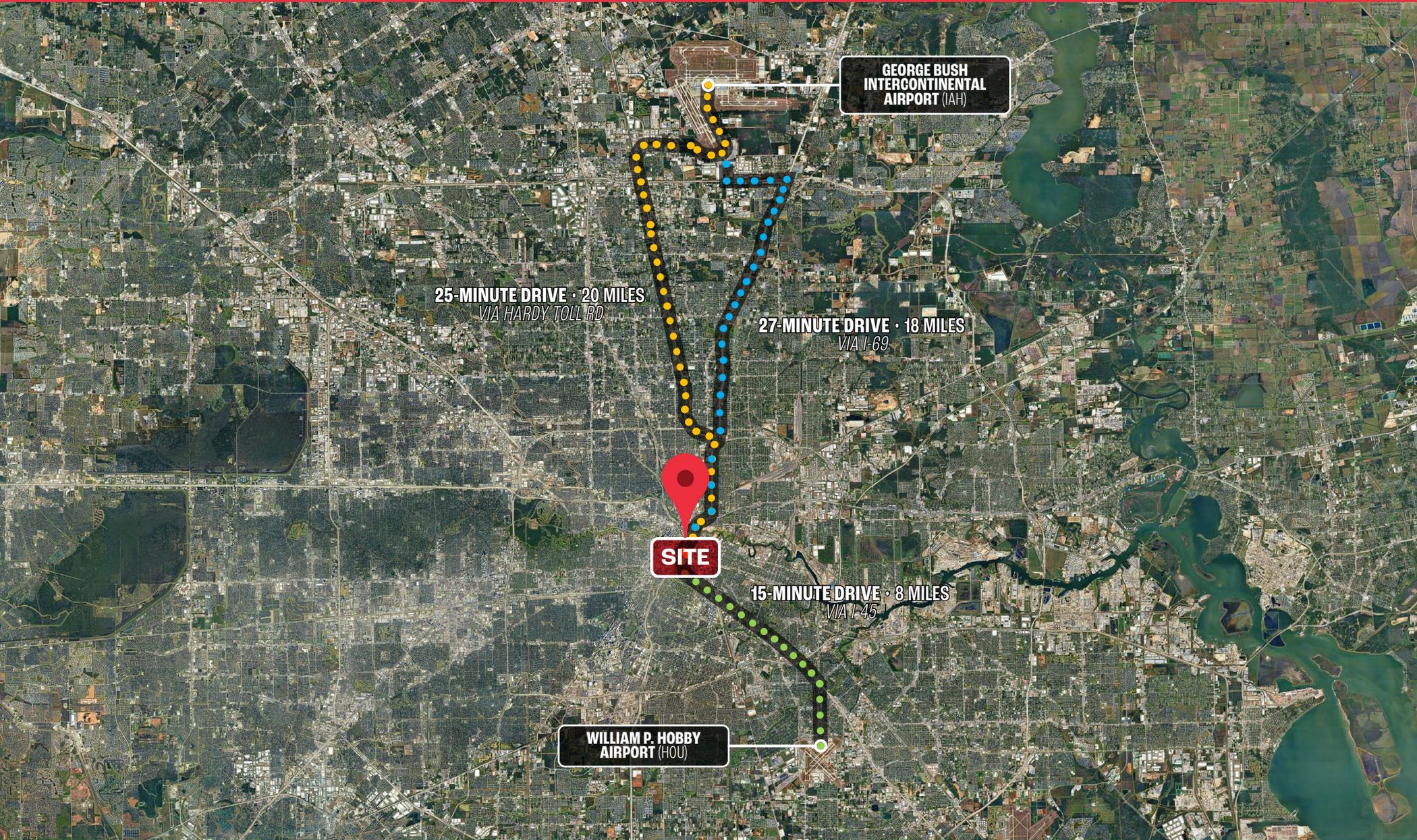
EaDo (short for East Downtown) is a dynamic urban district immediately east of Houston's central business district. It sits between Downtown and the larger East End and has seen significant transformation from an industrial and historic Chinatown area into one of the city's most vibrant neighborhoods.

The neighborhood's character blends old and new with repurposed warehouses, street art, restaurants, bars, and boutique retail alongside new residential development and transit access. EaDo's proximity to major employment centers like Downtown, the Texas Medical Center and the Ship Channel adds to its appeal.

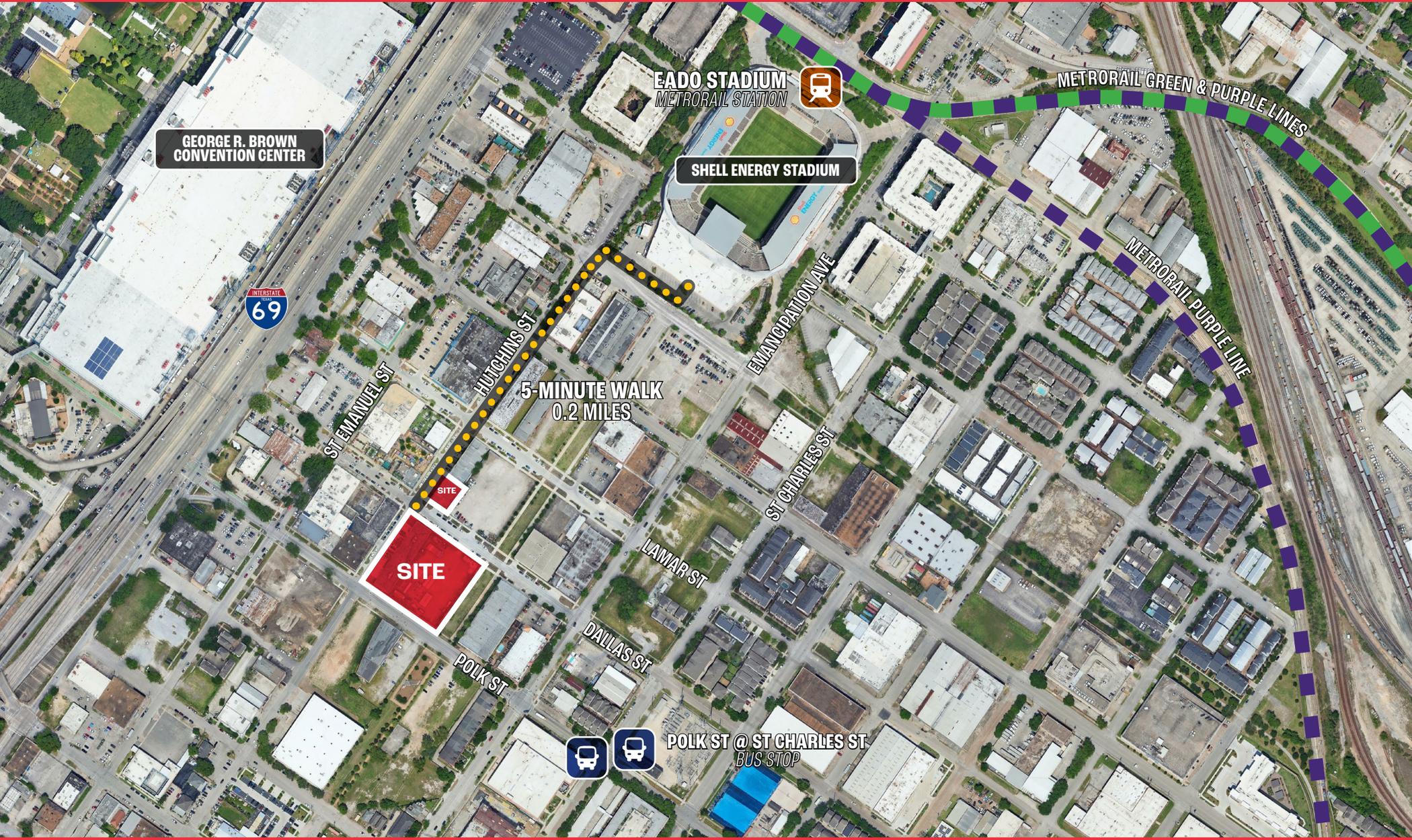
EaDo also hosts major sports venues and cultural destinations within walking distance, contributing to daily activity and visitor traffic.

It has become a sought-after area for both living and leisure, known for its creative energy and connection to greater Houston's core.

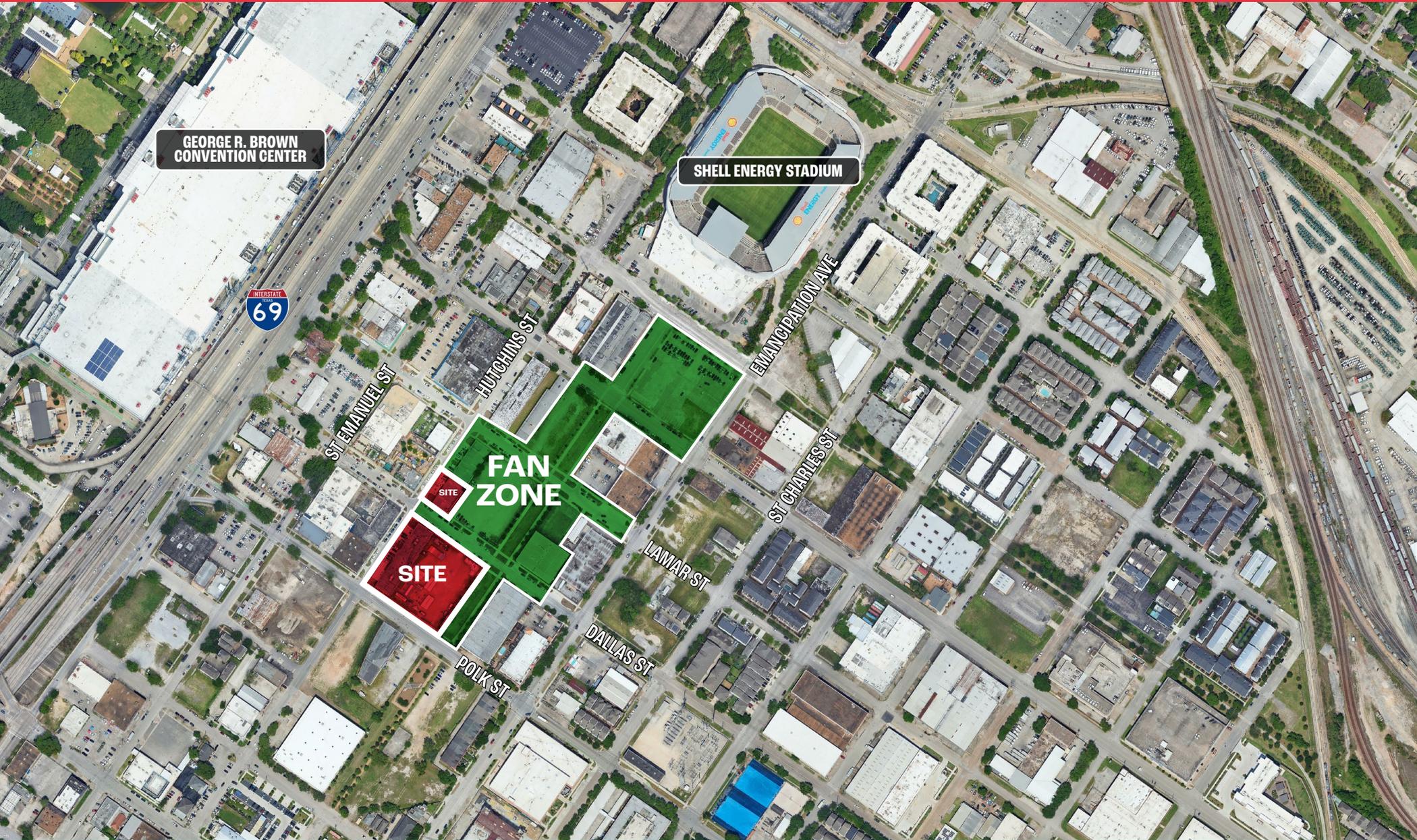
# AIRPORT ACCESSIBILITY MAP



# TRANSIT & PEDESTRIAN ACCESS



# FAN ZONE FOOTPRINT



GEORGE R. BROWN  
CONVENTION CENTER

SHELL ENERGY STADIUM

INTERSTATE  
69

ST EMANUEL ST

HUTCHINS ST

EMANCIPATION AVE

ST CHARLES ST

FAN ZONE

SITE

SITE

LAMAR ST

DALLAS ST

POLK ST

## **CONFIDENTIALITY AND DISCLAIMER**

Mohr Partners, Inc. ("Agent") has been engaged as the an agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.  
14643 Dallas Pkwy Suite 1000  
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

LISTED BY

 **MOHR**<sup>TM</sup>  
PARTNERS

14643 DALLAS PKWY • SUITE 1000 • DALLAS, TEXAS 75254

**Stephen Hemphill** • C: (214) 243-6496 • [stephen.hemphill@mohrpartners.com](mailto:stephen.hemphill@mohrpartners.com) | **Carlton Anderson** • T: (832) 859-4877 • [carlton.anderson@mohrpartners.com](mailto:carlton.anderson@mohrpartners.com)  
**Bradley H. Lipton, CCIM** • T: (214) 929-6169 • [brad.lipton@mohrpartners.com](mailto:brad.lipton@mohrpartners.com) | **Brandon Hiett** • O: (214) 210-2744 • C: (702) 826-8263 • [brandon.hiett@mohrpartners.com](mailto:brandon.hiett@mohrpartners.com)