

OFFERING MEMORANDUM

# D-Bat Baseball & Softball Academy

11821 S Sam Houston Pkwy W  
Houston, TX 77031

**Net Lease Industrial**  
**Beltway 8 Frontage (115,000 VPD)**  
**Annual Rent Increases**



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OFFERED EXCLUSIVELY BY:

## Chris Adams

Principal & Managing Broker  
[cadams@tradeproperties.com](mailto:cadams@tradeproperties.com)  
972.597.9686  
TX#619855

## Josh Adams

Principal  
[jadams@tradeproperties.com](mailto:jadams@tradeproperties.com)  
972.597.9184  
TX#792874

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## TRADE PROPERTIES

17250 Dallas Parkway  
Dallas, TX 75248

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SECTION 1

# ABOUT THE INVESTMENT

# OFFERING SUMMARY

Trade Properties, on behalf of Ownership, is pleased to offer for sale 11821 S Sam Houston Pkwy W in Houston, Texas.

The offering represents the opportunity to acquire a a ±17,500 SF building (±12,500 SF industrial + ±5,000 SF office) situated on a ±1.01 acre parcel in Houston, TX (Harris County). The Property is a 2006-built metal with brick façade construction single-tenant building, 100% leased to D-BAT Baseball & Softball Academy on a long-term NNN lease.

D-BAT is the largest network of baseball and softball training facilities in the country, with over 100 franchise locations. The tenant has been at this location since January 2022 and operates under a long-term NNN lease with annual escalations. The lease expires on 1/31/2032 with base rent of \$13,146.98/month NNN. Renewal Options are set at fair market value, allowing for significant upside to the investor.

The property offers investors stable, predictable income through a long-term NNN lease with built-in annual escalations, a national franchise tenant, prominent Beltway 8 frontage with excellent visibility, and a prime location in the Houston MSA.

## INVESTMENT HIGHLIGHTS

### NNN LEASE BELOW MARKET RATE

Tenant in place through January 31, 2032 with Fair Market Value renewal options offering significant mark-to-market opportunity

### ANNUAL RENT ESCALATIONS

3% annual increases, current base rent \$13,147/mo NNN

### NATIONAL FRANCHISE BRAND

D-BAT, largest baseball/softball training network (100+ locations)

### 2006 CONSTRUCTION

±17,500 SF / ±1.01 AC, ±18' eave, metal with attractive brick facade

### SINGLE-TENANT, 100% OCCUPIED

True passive NNN investment with minimal landlord responsibilities

### EXPERIENTIAL RETAIL TAILWINDS

Youth sports training continues to grow along with investment in training facilities

### PRIME HOUSTON LOCATION

Beltway 8 frontage with excellent visibility, Houston MSA

### FUNCTIONAL INDUSTRIAL FEATURES

4 grade-level doors, 3-phase/480V power, mezzanine storage

### INCOME TAX-FREE STATE

Texas has no state income tax



### OFFERING SUMMARY

Price	Contact Broker
Cap Rate	Contact Broker
Current NOI	\$155,824
Ownership Interest	Fee Simple

### PROPERTY SUMMARY

Address	11821 S Sam Houston Pkwy W, Houston, TX 77031		
Total Building Size (SF)	17,500		
Lot Size (AC)	1.01		
Lease Types	NNN		
Tenancy	Single		
Property Type	Industrial/Flex		
Year Built	2006		
Occupancy	100%		
Total Suites	1		

### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	11,396	166,279	429,835
Total Households	4,359	61,485	154,770
Avg. HH Income	\$77,812	\$67,299	\$80,612

# SITE OVERVIEW

**AEGEUS**  
INSPECTION SOLUTIONS

ALSO AVAILABLE FOR SALE





SECTION 2

# LEASE INFORMATION & TENANT OVERVIEW

D-BAT Baseball & Softball Academy

# LEASE ABSTRACT

## D-BAT Baseball & Softball Academy

<b>Guarantor</b>	N/A
<b>Suite</b>	11821 S Sam Houston Pkwy W Houston, TX 77031
<b>RBA (% GLA)</b>	±17,500 SF (100%)
<b>Initial Term</b>	10 years (Jan 2022 - Jan 2032)
<b>Lease Commencement</b>	1/1/2022
<b>Lease End</b>	1/31/2032
<b>Term Remaining</b>	~5.8 yrs (from Apr 2026)
<b>Annual Rent</b>	\$157,764 (\$9.02 PSF)
<b>Monthly Rent</b>	\$13,146.98
<b>Increases</b>	3% annually
<b>Renewal Opts</b>	2 x 5 yrs
<b>Opt Increases</b>	FMV
<b>Lease Type</b>	NNN
<b>CAM</b>	Tenant Pays Proportional Share
<b>Unrecovered CAM</b>	\$1,940 (2025 Annual)
<b>Landlord Repair &amp; Maintenance Responsibilities</b>	Landlord covers roof and structure
<b>Tenant Repair &amp; Maintenance Responsibilities</b>	Tenant pays pro rata share (100%) of CAM, taxes, insurance
<b>Insurance</b>	Tenant Pays
<b>Taxes</b>	Tenant Pays
<b>Utilities</b>	Tenant Pays

# RENT ROLL

LEASE YEAR	DATES		ANNUAL	RENT		
	START	END		PSF	MONTHLY	INC
1	1/1/2022	- 1/31/2023	\$141,372	\$8.06	\$11,781	-
2	2/1/2023	- 1/31/2024	\$145,476	\$8.30	\$12,123	3%
3	2/1/2024	- 1/31/2025	\$149,568	\$8.54	\$12,464	3%
4	2/1/2025	- 1/31/2026	\$153,672	\$8.78	\$12,806	3%
5	2/1/2026	- 1/31/2027	\$157,764	\$9.02	\$13,147	3%
6	2/1/2027	- 1/31/2028	\$161,868	\$9.26	\$13,489	3%
7	2/1/2028	- 1/31/2029	\$165,960	\$9.50	\$13,830	3%
8	2/1/2029	- 1/31/2030	\$170,052	\$9.74	\$14,171	3%
9	2/1/2030	- 1/31/2031	\$174,156	\$9.98	\$14,513	3%
10	2/1/2031	- 1/31/2032	\$178,248	\$10.22	\$14,854	3%

## FMV Options





**Locations:** 100+

**Business Type:** Sports Training

**Founded:** 1998

**Headquarters:** Dallas, TX

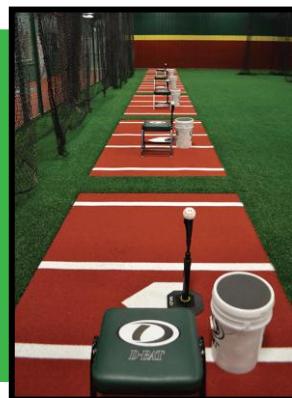
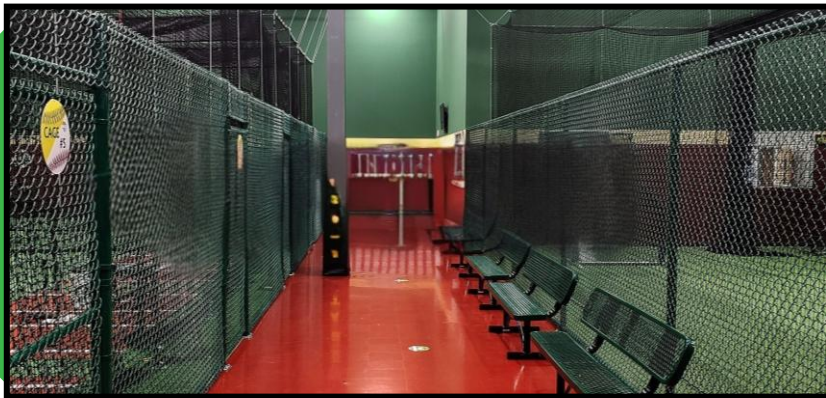
**D-BAT** is the largest network of indoor baseball and softball training facilities in the United States. Founded in 1998 in Dallas, TX, D-BAT has grown to over 100 franchise locations nationwide. The brand provides batting cages, pitching lanes, private lessons, camps, clinics, and a full pro shop. D-BAT's mission is to provide a quality teaching environment with quality instruction to enhance the baseball and softball experience for players at all levels, from little league through the pros.

The tenant, D-BAT Baseball & Softball Academy, occupies the entire ±17,500 SF building at 11821 S Sam Houston Pkwy W, Houston, TX 77031. The lease commenced in January 2022 with a 10-year term expiring 1/31/2032. Current base rent is \$13,146.98/month NNN with annual 3% escalations.

D-BAT began franchising operations in 2008 and is considered the premier baseball and softball training facility in the country. Their current staff network is over 1,600 strong. D-BAT franchisees benefit from a proven business model, comprehensive training, and strong brand recognition in the rapidly growing youth sports training industry.

## D-BAT Sugar Land

Company	D-BAT Baseball & Softball Academy
Entity Type	Franchise
Business Type	Sports Training
Locations	100+
Website	dbatsugarland.com
Location Features	17,074 Square Foot Facility 4 Machine Cages / 14 Total Cages Professional Instructors State of the Art Birthday Party Rentals Membership Pricing



NORTH



SOUTH



EAST



WEST



SECTION 3

# LOCATION OVERVIEW

# IMMEDIATE TRADE AREA



Interstate 69  
(212,000 VPD)

W Belfort Ave  
(27,000 VPD)

Beltway 8  
(115,000 VPD)



# HOUSTON TEXAS

**Market:** Houston, TX  
**Land Area:** 671 Square Miles  
**County:** Harris  
**Population:** 2.3M+ (7.3M+ MSA)

**Houston** is the fourth-largest city in the United States and the economic anchor of a 7.3 million-person MSA. The Houston metro is home to the Texas Medical Center (the world's largest), the Port of Houston (the nation's busiest), and the NASA Johnson Space Center. With a GDP exceeding \$500 billion, Houston's economy spans energy, healthcare, aerospace, manufacturing, and an expanding tech sector. The city's low cost of living, no state income tax, and deep labor pool continue to attract corporate relocations and population growth.

The property at 11821 S Sam Houston Pkwy W benefits from direct Beltway 8 frontage, one of Houston's primary orbital freeways carrying 200,000+ vehicles daily. The SW Houston / Fort Bend corridor has experienced significant residential and commercial growth, with major retail, dining, and entertainment developments nearby. The Houston industrial market remains one of the tightest in the Sun Belt, with strong demand for small-bay industrial space and continued rent growth across the metro.



Houston's Economy is Growing Faster Than Nearly Every Major U.S. City>>>

## HOUSTON, TX MSA

Labor force	3.4M+
Employment growth	+2.8%
Avg. hourly earnings	\$36.50
Avg. household income	\$95,000+
Median home price	\$340,000
Major employers	Energy, TMC, NASA
Houston MSA population	7.3M+
Population growth (5yr)	+10.5%



Downtown/CBD



Texas Medical Center



Port of Houston

# HOUSTON, TX

## Katy / Grand Parkway West

**Logistics; Corporate; Retail**

Fastest-growing corridor  
Distribution centers; corporate relocations;  
major retail nodes

## Energy Corridor

**Oil & Gas; Petrochemicals**

300+ energy companies; 26M sq ft office  
HQs of Shell, BP America, ConocoPhillips

## Uptown / Galleria

**Retail; Hospitality; Office**

\$4B+ retail economy; 24M annual visitors  
Houston's 2nd CBD; luxury retail; major  
corporate offices

## Sugar Land / Fort Bend

**Tech; Healthcare; Corporate**

One of the top-growth US counties  
Wealthiest county in Texas; diversified  
corporate campuses

## Texas Medical Center

**Healthcare; Life Sciences**

\$25B+ annual impact; 106K+ employees;  
60+ institutions  
World's largest medical complex

## Greenspoint / IAH

**Energy; Logistics; Aviation**

8M+ sq ft office  
North energy corridor; Bush IAH freight  
hub

## Downtown / CBD

**Finance; Legal; Convention**

150K daytime workers  
Financial services hub; corporate HQs;  
George R. Brown Convention Center

## Port of Houston

**Trade; Logistics; Petrochemicals**

#1 US port by tonnage; \$802B annual  
trade; 1.35M jobs statewide  
Ship Channel corridor; major freight  
and petrochemical hub

## NASA / Clear Lake

**Aerospace; Defense**

Johnson Space Center; 100+ aerospace  
firms in Clear Lake  
10K+ JSC employees

# TEXAS POWERHOUSE

31M **\$2.7T**  
 👤 GDP

8th Largest Economy in the World

#1 State in Exports

## AMARILLO

Cattle & Dairy  
 Wind Energy  
 Defense (Pantex)  
 Logistics Hub

## MIDLAND-ODESSA

Permian Basin Oil & Gas  
 Aerospace & Spaceport  
 Distribution & Logistics

## EL PASO

#2 US Land Port  
 \$200B Trade Volume  
 Home to Fort Bliss

## LAREDO

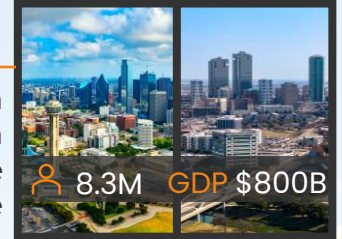
#1 US Land Port  
 \$354B Trade Volume  
 (+4.4% YoY) (2025)

## LUBBOCK

Cotton & Dairy  
 Texas Tech University  
 Healthcare  
 Food Processing

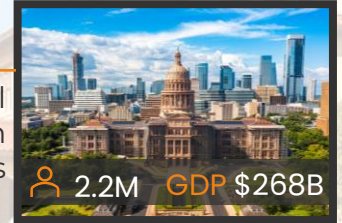
## DFW

Tech  
 Distribution  
 Banking/Finance  
 Healthcare



## AUSTIN

State Capital  
 Tech & Innovation  
 Semiconductors



## HOUSTON

Port of Houston  
 Oil & Gas  
 Petrochemicals  
 Healthcare



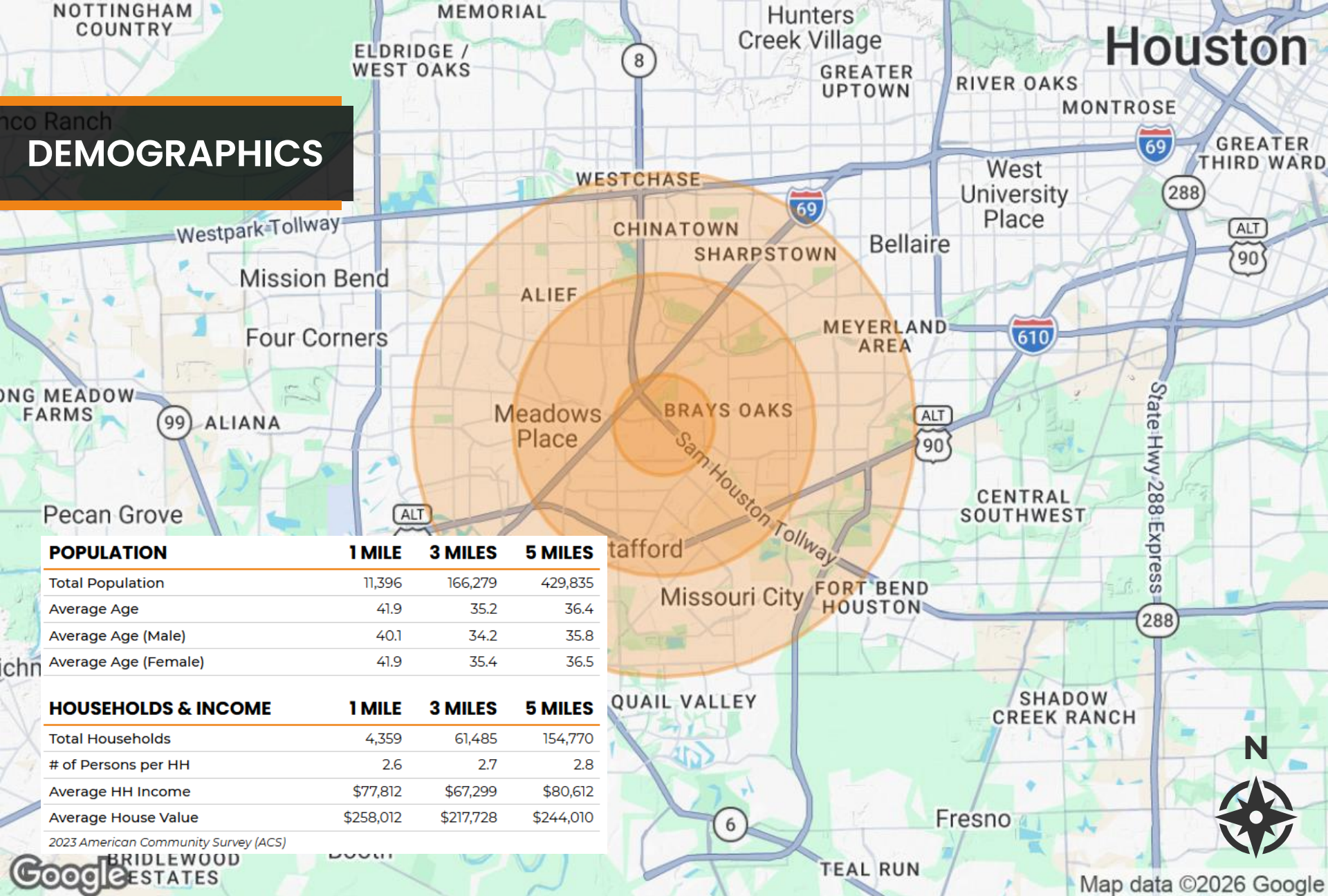
## SAN ANTONIO

Military & Defense  
 Healthcare  
 Cybersecurity  
 Tourism



Fastest Growing Large State

# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,396	166,279	429,835
Average Age	41.9	35.2	36.4
Average Age (Male)	40.1	34.2	35.8
Average Age (Female)	41.9	35.4	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,359	61,485	154,770
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$77,812	\$67,299	\$80,612
Average House Value	\$258,012	\$217,728	\$244,010

2023 American Community Survey (ACS)



Map data ©2026 Google



# CONTACT

## CHRIS ADAMS

Principal & Managing Broker  
cadams@tradeproperties.com  
972.597.9686  
TX#619855

## JOSH ADAMS

Principal  
jadams@tradeproperties.com  
972.597.9184  
TX#792874

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## TRADE PROPERTIES

17250 Dallas Parkway  
Dallas, TX 75248

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# 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.*

2-10-2025



**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 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. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

<b>Trade Properties</b>	-	<b>info@tradeproperties.com</b>	<b>972.924.9986</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Chris Adams</b>	<b>TX #619855</b>	<b>cadams@tradeproperties.com</b>	<b>972.597.9686</b>
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Chris Adams</b>	<b>TX #619855</b>	<b>cadams@tradeproperties.com</b>	<b>972.597.9686</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date