

Premier Sports Facility Available For Sale/Lease

1109 Hwy 51, Granbury TX 76048

OFFERING MEMORANDUM

Undisclosed | Please Contact Broker

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LEAGUE Commercial

Premier Sports Facility Available For Sale/Lease

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Exclusively Marketed by:



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LEAGUE Commercial

Brokerage License No.: 9005641
<https://leaguecommercial.com/>



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS

1109 Hwy 51
Granbury TX 76048

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	3,085	20,039	37,430
2026 Median HH Income	\$65,290	\$81,363	\$81,927
2026 Average HH Income	\$102,213	\$110,529	\$110,556

Premier Sports Facility Now Available for Sale/Lease

- Centrally located in Granbury, Texas, the facility is currently home to the TX House of Pickleball Club. The 24,000 SF building is equipped with eight indoor, climate-controlled pro-cushion pickleball courts on 2.5 Acres. Ample parking is also available with more than 70 paved spaces.
- The property presents a range of opportunity for investors with the option to either continue the existing, established business or develop a new one.

Prime Location in Granbury, Texas

- The property is well-located and surrounded by several national retailers, as well as residential communities.
- A steady growth rate is also projected in the area from 2026 to 2031 (11.40% within 1 mile, 12.45% within 3 miles and 12.65% within 5 miles).

Affluent Demographics Support Strong Demand

- Average household income levels exceed \$100,000 within 1-5 miles, supporting strong retail demand.



02 Location
Local Business Map





03

Property Description

Property Images





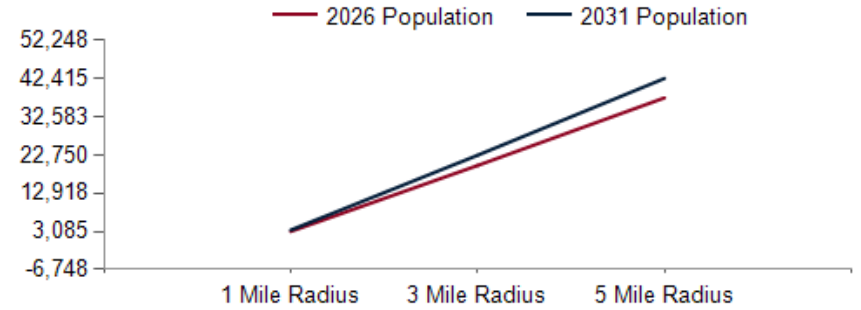
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Demographics

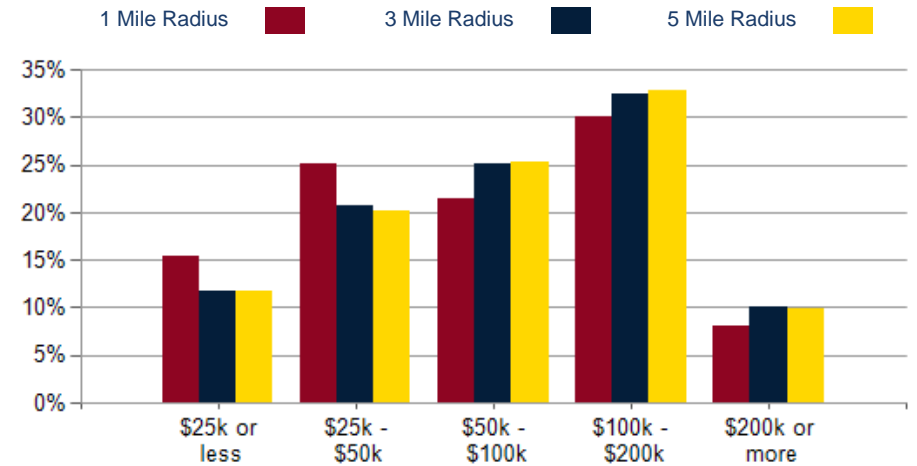
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,325	12,563	23,450
2010 Population	2,453	15,628	29,111
2026 Population	3,085	20,039	37,430
2031 Population	3,442	22,682	42,415
2026 African American	48	189	346
2026 American Indian	28	183	355
2026 Asian	27	232	382
2026 Hispanic	368	2,849	6,190
2026 Other Race	141	973	2,119
2026 White	2,612	16,487	30,086
2026 Multiracial	229	1,966	4,116
2026-2031: Population: Growth Rate	11.05%	12.55%	12.65%

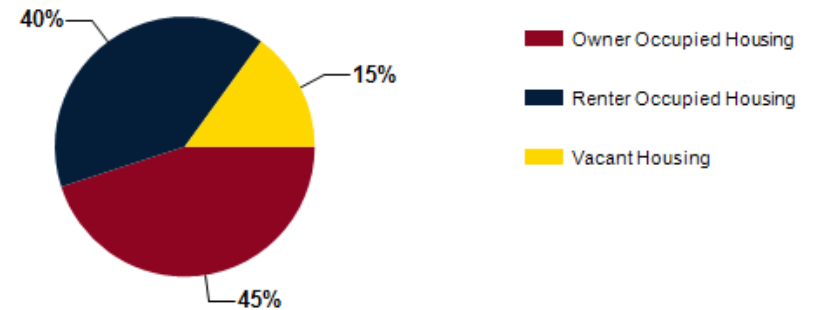
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	95	444	945
\$15,000-\$24,999	111	587	894
\$25,000-\$34,999	79	662	1,189
\$35,000-\$49,999	258	1,169	1,958
\$50,000-\$74,999	205	1,251	2,239
\$75,000-\$99,999	82	959	1,712
\$100,000-\$149,999	342	2,244	3,974
\$150,000-\$199,999	62	610	1,133
\$200,000 or greater	109	887	1,540
Median HH Income	\$65,290	\$81,363	\$81,927
Average HH Income	\$102,213	\$110,529	\$110,556



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

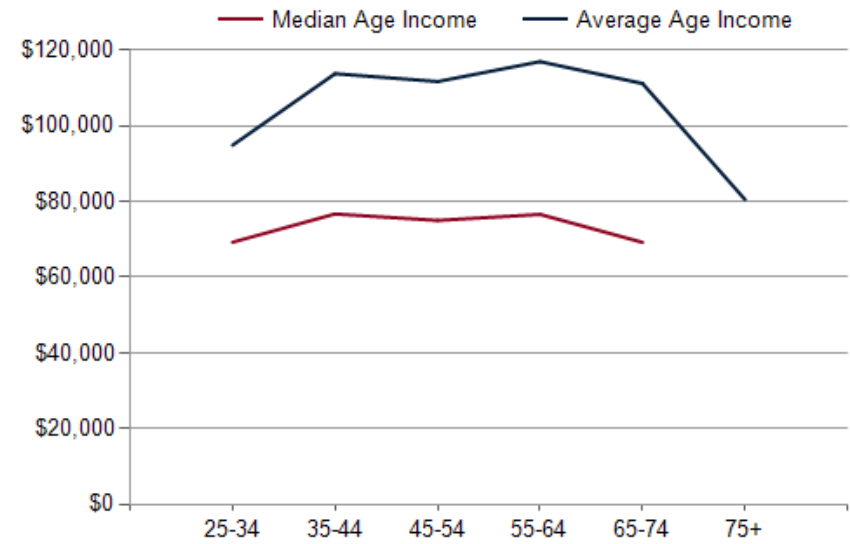
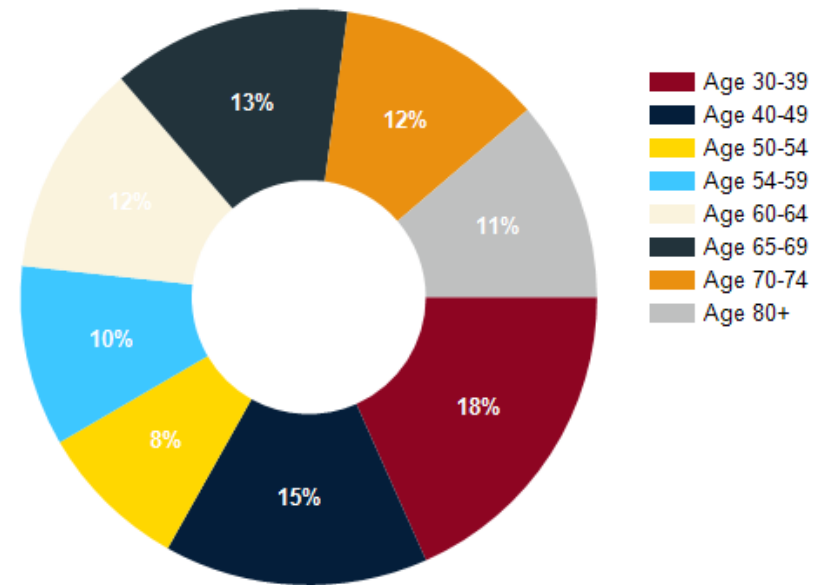


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	165	1,072	2,099
2026 Population Age 35-39	173	1,067	2,144
2026 Population Age 40-44	141	1,082	2,174
2026 Population Age 45-49	132	990	1,963
2026 Population Age 50-54	156	1,102	2,120
2026 Population Age 55-59	187	1,195	2,263
2026 Population Age 60-64	221	1,460	2,720
2026 Population Age 65-69	248	1,649	2,937
2026 Population Age 70-74	213	1,456	2,585
2026 Population Age 75-79	208	1,267	2,110
2026 Population Age 80-84	168	913	1,383
2026 Population Age 85+	211	923	1,229
2026 Population Age 18+	2,562	16,522	30,184
2026 Median Age	52	50	47
2031 Median Age	53	50	47

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,235	\$86,343	\$83,493
Average Household Income 25-34	\$94,878	\$105,618	\$104,020
Median Household Income 35-44	\$76,700	\$100,875	\$100,818
Average Household Income 35-44	\$113,782	\$125,754	\$123,900
Median Household Income 45-54	\$75,000	\$103,721	\$102,042
Average Household Income 45-54	\$111,697	\$132,863	\$128,014
Median Household Income 55-64	\$76,588	\$98,365	\$95,345
Average Household Income 55-64	\$116,961	\$126,212	\$123,350
Median Household Income 65-74	\$69,200	\$84,368	\$83,397
Average Household Income 65-74	\$111,190	\$113,384	\$112,715
Average Household Income 75+	\$80,518	\$79,519	\$81,789

Population By Age



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date