EVOLVE REAL ESTATE

FOR SALE | OWNER-OPERATED ENTERTAINMENT CAMPUS

SKATE TOWN

REAL ESTATE + FF&E INCLUDED

842 & 846 Rayford Rd, Spring, TX 77386

A currently owner-operated, two-parcel entertainment campus offered with the real estate and all furniture, fixtures and equipment included.

2.81 AC

Two commercial parcels
2.43 AC + 0.38 AC

OWNER-OPERATED

Existing venue in active owner operation

FF&E INCLUDED

Entertainment and food-service equipment included in sale

CONTINUE THE CONCEPT | REBRAND | ADAPTIVE REUSE | REDEVELOP

Sale-focused offering. Ownership may consider a creative lease structure for a qualified operator; no landlord-funded TI allowance is anticipated.

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Owner-operated venue with real estate + FF&E included

- Two commercial parcels totaling approximately 2.81 calculated acres: 2.43 acres at 846 Rayford and 0.38 acres at 842 Rayford.
- All furniture, fixtures and equipment are included in the sale, subject to a final inventory and the purchase documents.
- Separate 1,656 SF restaurant building fronts Rayford Road and can support a complementary concept, independent operation or future pad strategy.
- Existing multi-zone buildout includes skating, digital darts, axe throwing, private-event areas, food service, seating, TVs and outdoor activation areas.
- Primary sale opportunity with continued-operation, rebranding, adaptive-reuse and redevelopment paths.

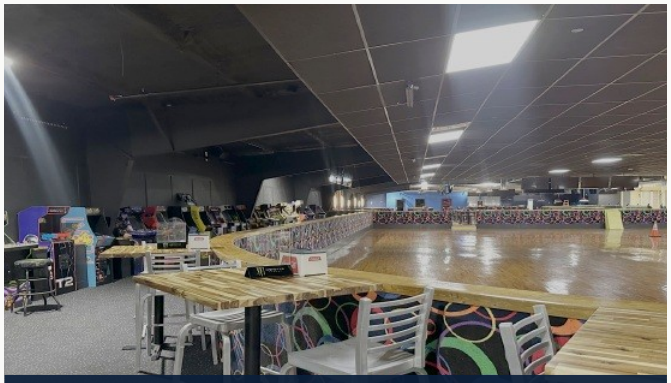
KEY PROPERTY MESSAGE

Acquire the real estate and existing operating infrastructure - not just an empty shell.

NOT REPRESENTED AS INCLUDED
unless specifically documented

Business entity, trade name, licenses, customer data, contracts and other intangible assets.

Information believed reliable but not guaranteed. Buyer to independently verify all property details.



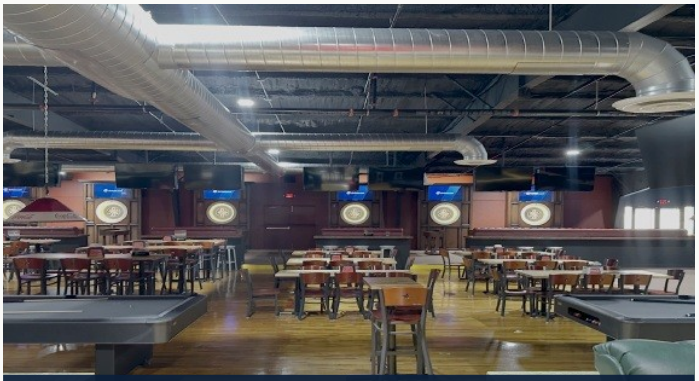
Skating floor, arcade frontage and flexible event space



Professional digital dart lounge



Axe-throwing lanes with safety enclosures



Restaurant, seating, TVs and event zones

Built for flexible programming

The existing configuration supports continued entertainment use, private events, leagues, corporate outings, family entertainment and food-and-beverage revenue. Alternative uses and redevelopment concepts remain subject to independent due diligence and governmental approvals.

The included FF&E gives an experienced operator a meaningful head start on continued operation, rebranding or a new concept.

Information believed reliable but not guaranteed. Buyer to independently verify all property details.



A two-parcel Rayford Road campus with redevelopment optionality

The offering combines two commercial parcels and an existing owner-operated entertainment platform. A buyer can evaluate continued operation, rebranding, adaptive reuse, phased redevelopment or a future pad strategy - all subject to legal, site-plan and governmental review.

FOR MORE INFORMATION

Michael D. Gonzalez

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846 RAYFORD

Parcel R312771
2.43 calculated acres

+

842 RAYFORD

Parcel R263309
0.38 calculated acres
1,656 SF restaurant

=

2.81 AC

Combined calculated acreage

Calculated acreage from parcel data; survey controls. Building areas, parking, permits, licenses, financials and intangible business assets must be independently verified. FF&E inclusion is subject to final inventory and purchase documents.