

SPORTS & ENTERTAINMENT FOR SALE

1156 FOX MEADOW DRIVE



Property Summary

Address1:	1156 Fox Meadow Drive
Address2:	Alvin, TX 77511
Building SF:	30,070
Cross Streets:	FM 528
Lot Size:	3.19 Acres
Parking Ratio:	5/1000
Parking:	90
Price:	\$4,650,000
Year Built:	2014
Year Renovated	2020
Zoning:	Commercial
Lot Frontage	200

Property Overview

Upside Sportsplex consists of 30K SF on 3.19 Acres conveniently located in Alvin, Texas. Conveniently located off of FM 1128 one of the areas major thoroughfares. Ample parking with additional overflow available. This turnkey opportunity offers tremendous upside.

Property Highlights

1. 30,070 square feet
2. 3 regulation high school basketball court
3. 3. 6 volleyball courts
4. Pickleball courts
5. High-quality wood floors
6. Official 72" x 42" rectangular glass backboards
7. Adjustable height basketball goals (all courts)
8. Player and spectator seating
9. Large concession area
10. 25' high ceilings
11. A/C and Heated Facility
12. Ample parking

KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200
Houston, TX 77056



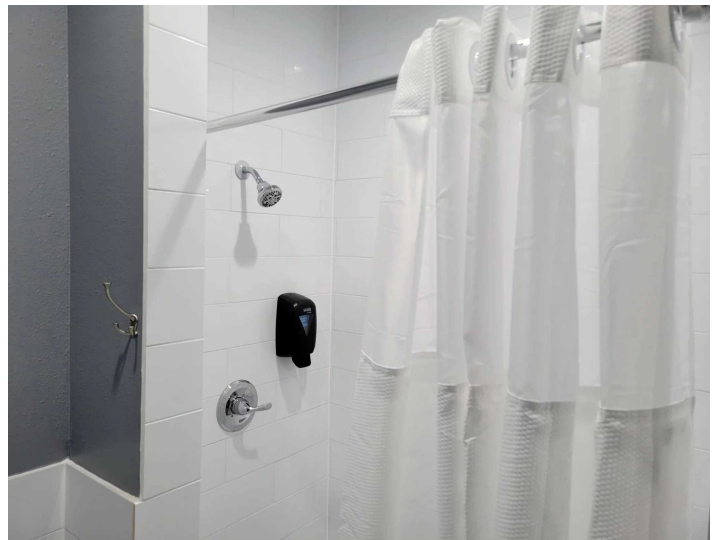
Each Office Independently Owned and Operated

BO FABER

Managing Director
O: (281) 908-3122
C: (281) 908-3122
bfaber@kwcommercial.com

PROPERTY PHOTOS

1156 FOX MEADOW DRIVE



KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200
Houston, TX 77056



Each Office Independently Owned and Operated

BO FABER

Managing Director

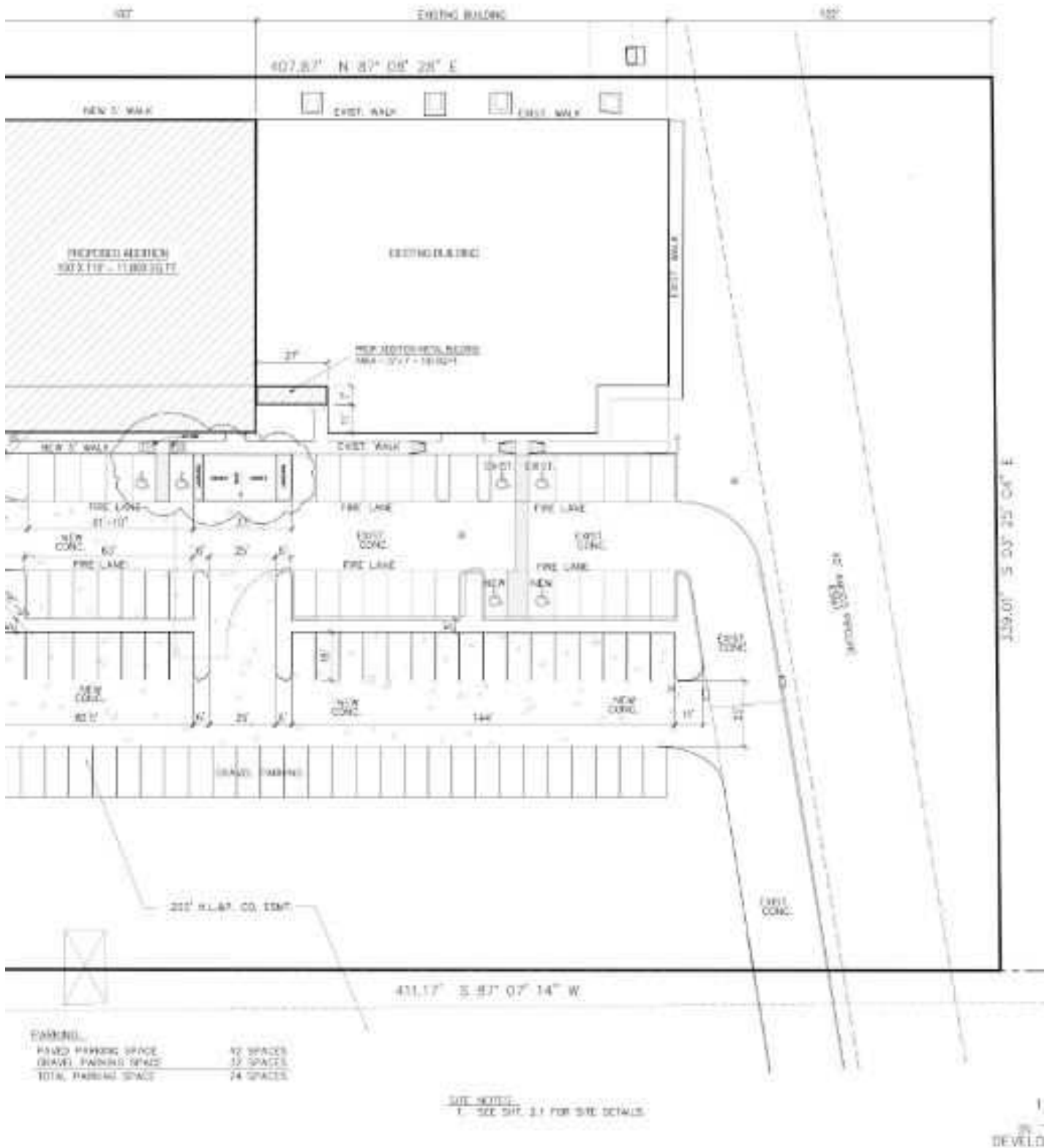
O: (281) 908-3122

C: (281) 908-3122

bfaber@kwcommercial.com

PROPERTY PHOTOS

1156 FOX MEADOW DRIVE



KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200
Houston, TX 77056



Each Office Independently Owned and Operated

BO FABER

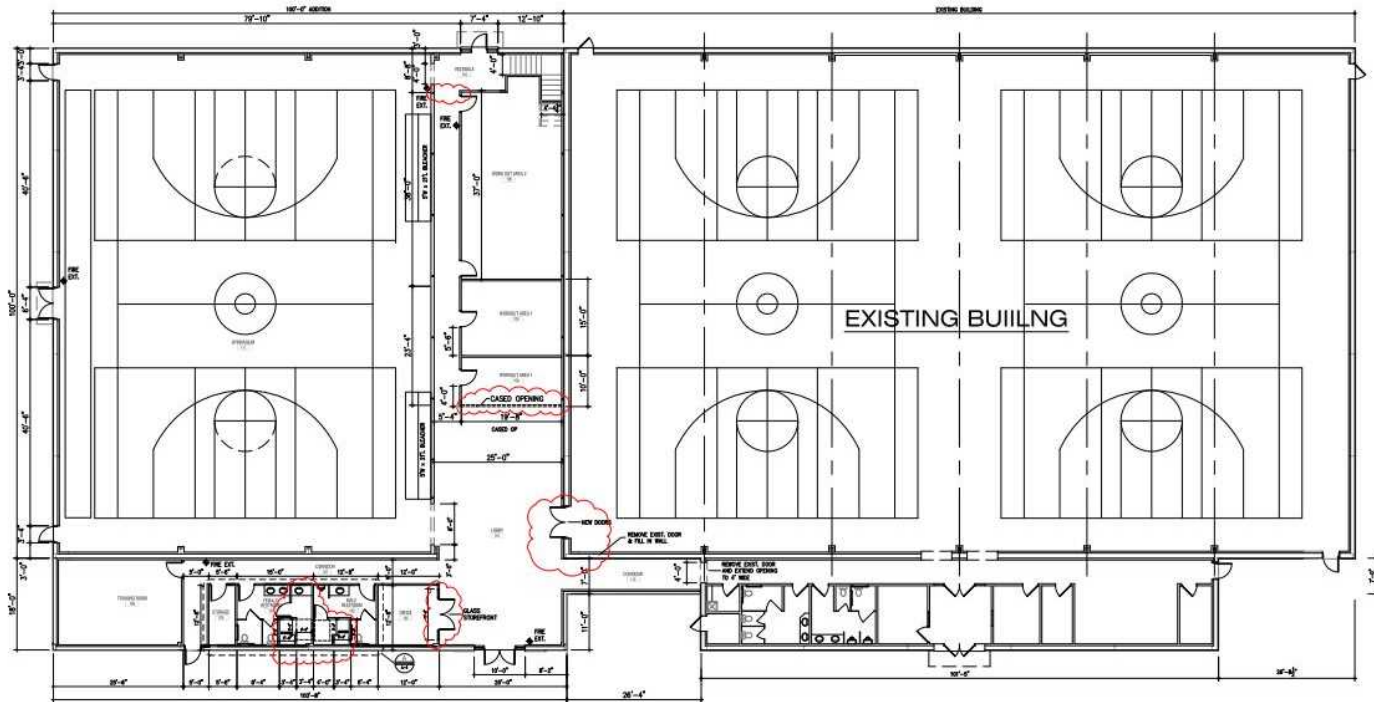
Managing Director
O: (281) 908-3122

C: (281) 908-3122

bfaber@kwcommercial.com

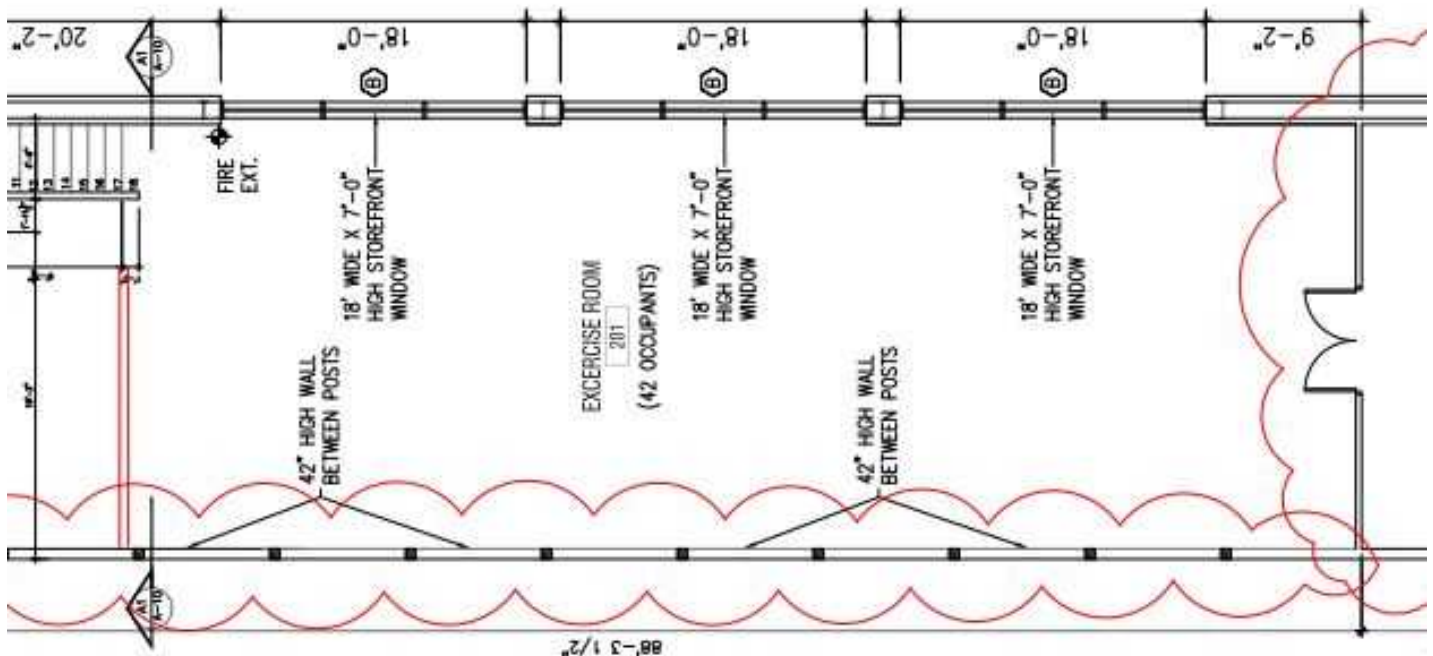
PROPERTY PHOTOS

1156 FOX MEADOW DRIVE



FLOOR PLAN

SCALE: 3/32" = 1'-0"



KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200
Houston, TX 77056



Each Office Independently Owned and Operated

BO FABER

Managing Director

O: (281) 908-3122

C: (281) 908-3122

bfaber@kwcommercial.com

PROPERTY TO BE CONVEYED

1156 FOX MEADOW DRIVE

<u>Asset</u>	<u>id</u>	<u>Property Description</u>
--------------	-----------	-----------------------------

Group: Equipment

1	Consession Equipment
2	Security Equipment
4	Cryotherapy Machine
5	Dr Dish Airborne Athletics
6	Security Equipment
7	Gym Equipment
9	Texas Sports Equipment
12	Ice Maker & Bin
13	Video Equipment
14	Weight Room Equipment
16	VB Judges Stand

KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200
Houston, TX 77056



Each Office Independently Owned and Operated

BO FABER

Managing Director

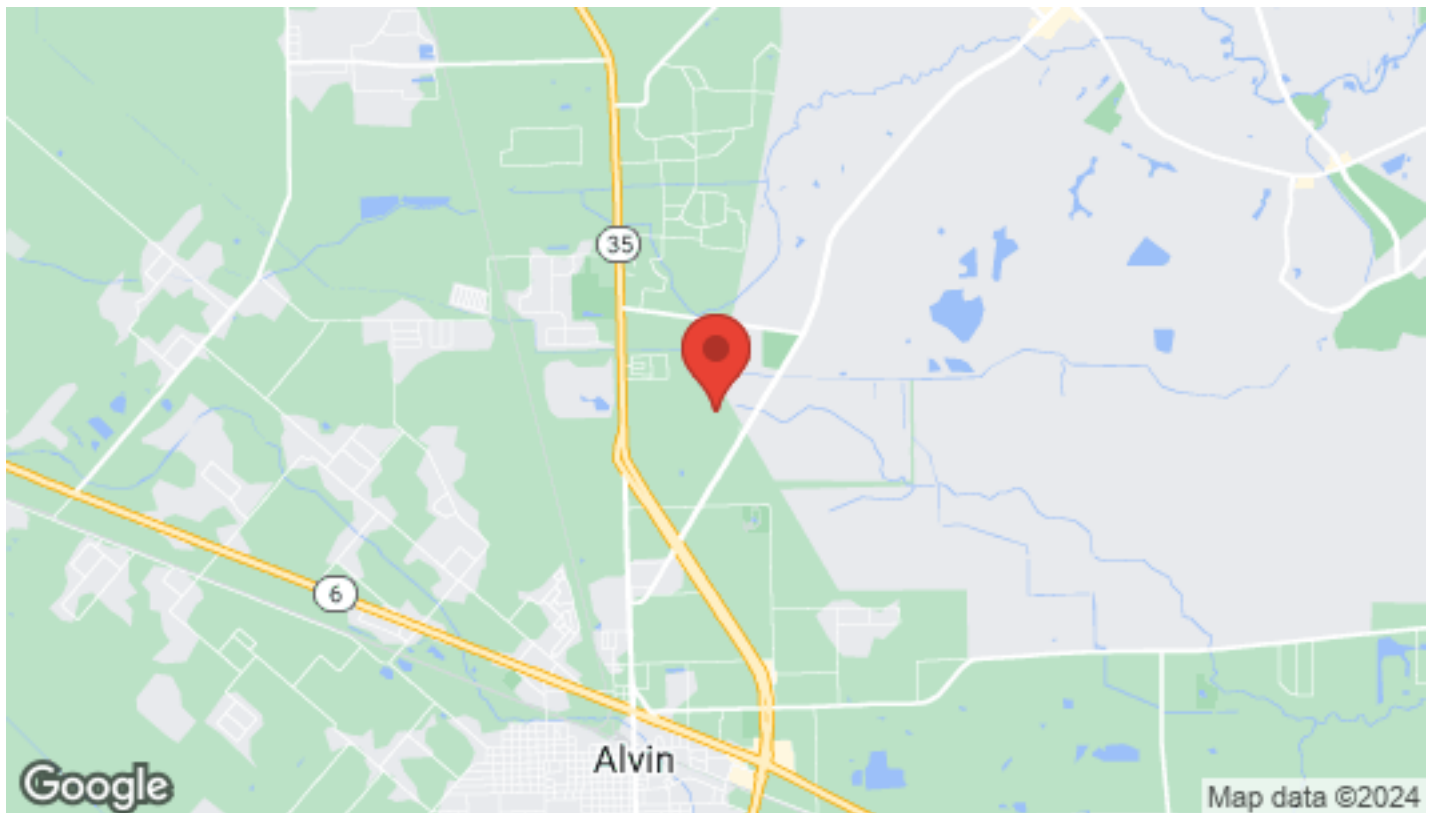
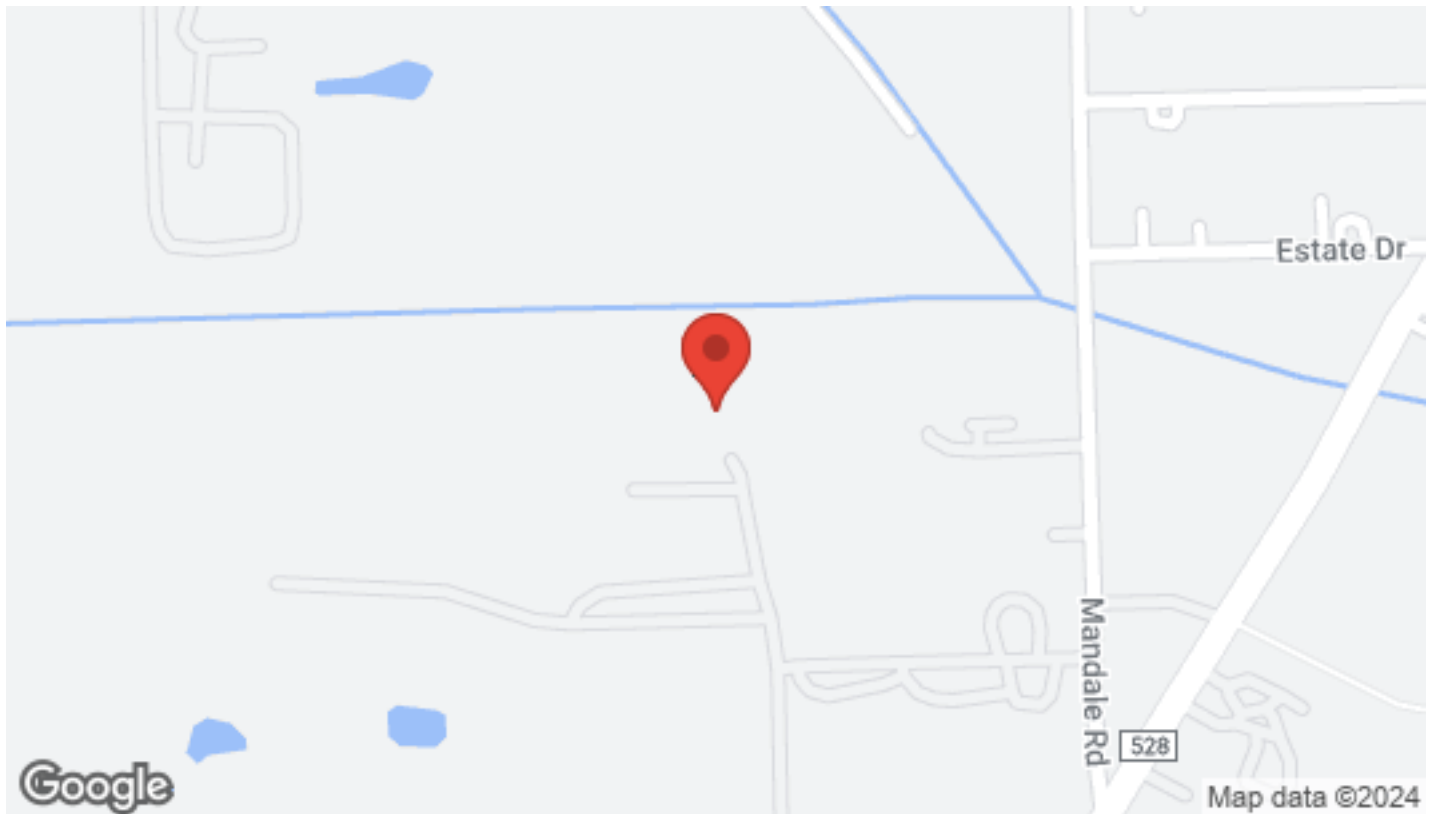
O: (281) 908-3122

C: (281) 908-3122

bfaber@kwcommercial.com

LOCATION MAPS

1156 FOX MEADOW DRIVE



KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200
Houston, TX 77056



Each Office Independently Owned and Operated

BO FABER

Managing Director

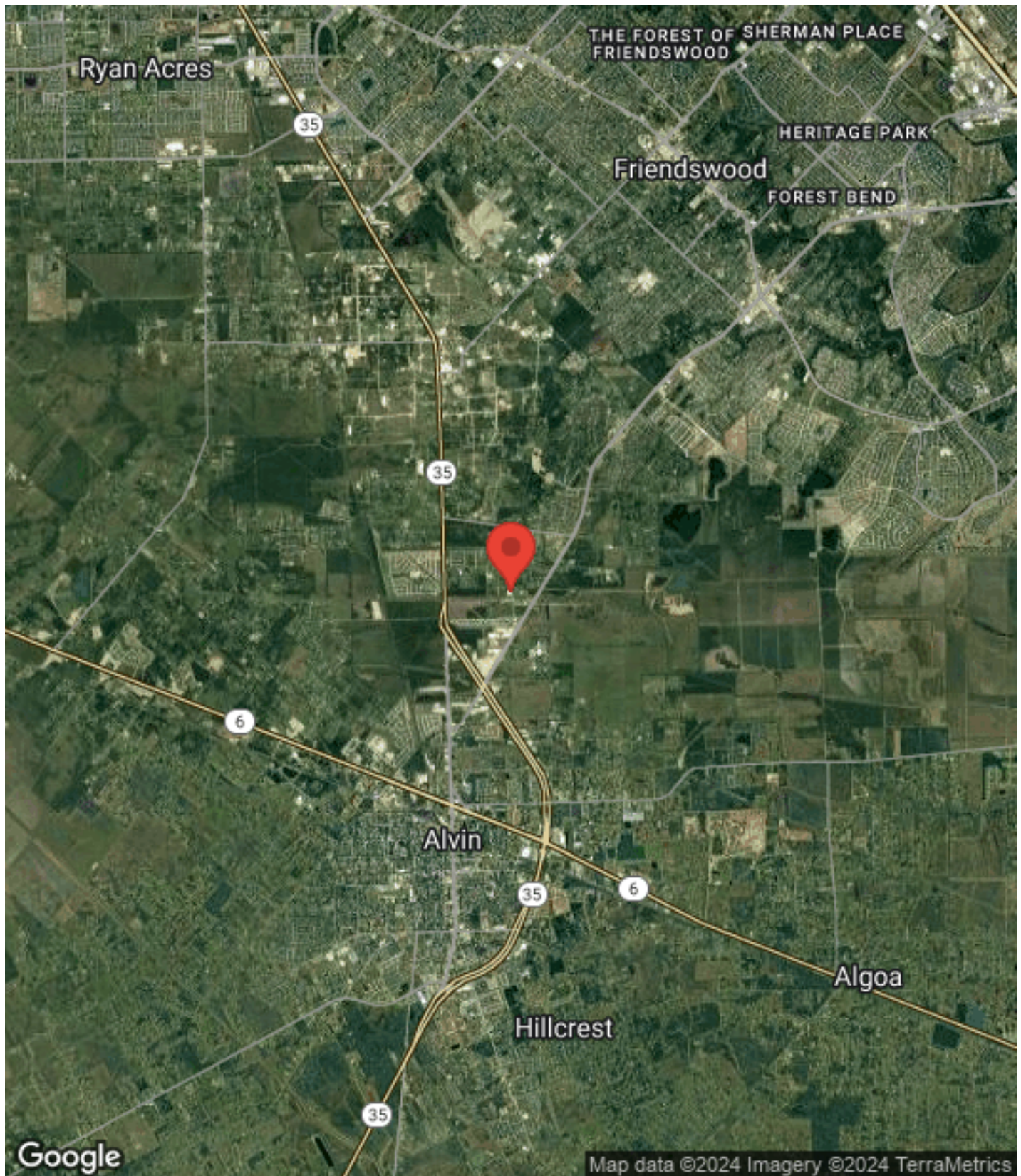
O: (281) 908-3122

C: (281) 908-3122

bfaber@kwcommercial.com

REGIONAL MAP

1156 FOX MEADOW DRIVE



KW COMMERCIAL HOUSTON METRO
5050 Westheimer Rd #200
Houston, TX 77056

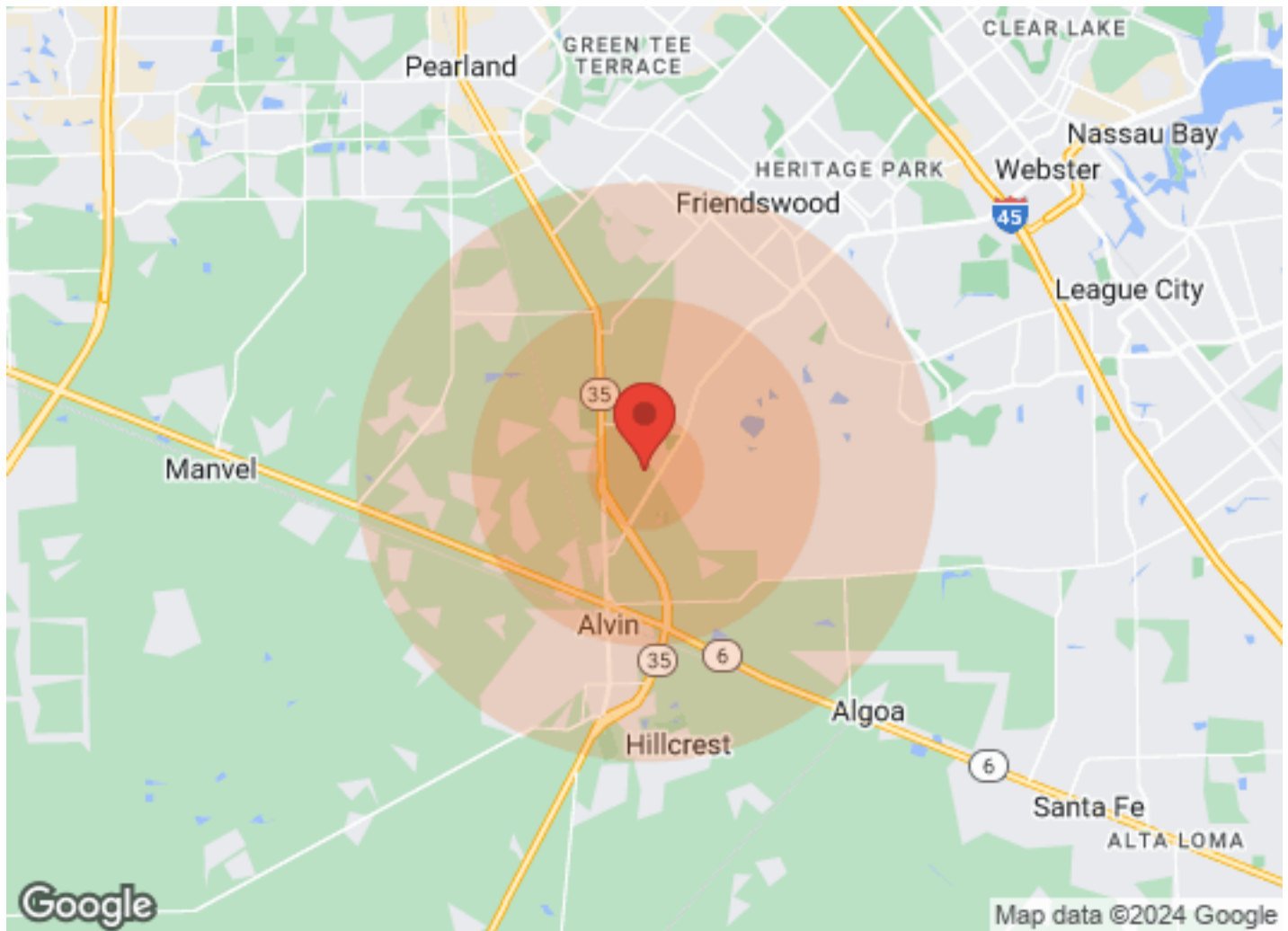


Each Office Independently Owned and Operated

BO FABER
Managing Director
O: (281) 908-3122
C: (281) 908-3122
bfaber@kwcommercial.com

DEMOGRAPHICS

1156 FOX MEADOW DRIVE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	7,626	31,755	Median	N/A	\$45,971	\$68,476
Female	N/A	7,645	31,755	< \$15,000	N/A	666	1,816
Total Population	N/A	15,271	63,510	\$15,000-\$24,999	N/A	562	1,930
				\$25,000-\$34,999	N/A	289	1,624
				\$35,000-\$49,999	N/A	477	2,300
				\$50,000-\$74,999	N/A	833	3,526
				\$75,000-\$99,999	N/A	560	2,711
				\$100,000-\$149,999	N/A	978	4,508
				\$150,000-\$199,999	N/A	468	1,845
				> \$200,000	N/A	254	1,425
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	3,731	14,670	Total Units	N/A	5,178	23,609
Ages 15-24	N/A	2,454	9,905	Occupied	N/A	4,796	22,017
Ages 25-54	N/A	5,869	23,823	Owner Occupied	N/A	3,639	17,003
Ages 55-64	N/A	1,643	7,313	Renter Occupied	N/A	1,157	5,014
Ages 65+	N/A	1,574	7,799	Vacant	N/A	382	1,592
Race	1 Mile	3 Miles	5 Miles				
White	N/A	12,636	53,371				
Black	N/A	205	1,365				
Am In/AK Nat	N/A	21	74				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	5,418	17,668				
Multi-Racial	N/A	4,506	14,950				

KW COMMERCIAL HOUSTON METRO

5050 Westheimer Rd #200
Houston, TX 77056



Each Office Independently Owned and Operated

BO FABER

Managing Director

O: (281) 908-3122

C: (281) 908-3122

bfaber@kwcommercial.com