



FLATROCK
COMMERCIAL REAL ESTATE GROUP

22717 Kuykendahl Rd, Spring, Texas 77389

Aerial



Caleb Lawson, CCIM, SIOR | Direct: 713-568-1750 | Mobile: 713-204-2110 | caleb@flatrockcompanies.com

Flatrock Companies | 713-574-6433 | www.flatrockcompanies.com



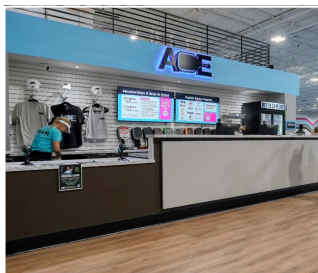
22717 Kuykendahl Rd, Spring, Texas 77389

Property Details

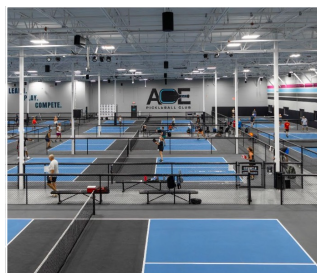
SINGLE TENANT - NNN LEASE PROPERTY

PROPERTY DETAILS

- Use - Indoor Pickleball Facility
- Building Size - 33,202 Sq Ft
- Land Site - 2 Acres
- Year Built - 2026
- Construction Type - Tilt-wall Construction
- Eave Height - 24' Eave with 22' Clear Height
- Roof - 60 Mill TPO
- Insulation - R-30 Rating Throughout
- 100% Climate Controlled



Pro-Shop & Refreshments



8-16 regulation courts equipped with Playsight instant-replay and live streaming.

The property is located just 1/4 mile north of Grand Parkway on the west side of Kuykendahl Road with two direct access points to Kuykendahl Road, which is a main north/south artery to the heart of The Woodlands.

New developments directly adjacent to the property include Tractor Supply, School of Science and Technology (elementary and secondary campuses), Jackson Supply corporate headquarters, and other retail developments. Directly across from the property on the east side of Kuykendahl is a new Meritage Homes development which includes 264 single family homes in a gated community.

Caleb Lawson, CCIM, SIOR | Direct: 713-568-1750 | Mobile: 713-204-2110 | caleb@flatrockcompanies.com

Flatrock Companies | 713-574-6433 | www.flatrockcompanies.com



22717 Kuykendahl Rd, Spring, Texas 77389

Investment Summary

INVESTMENT SUMMARY

- Tenant - Spring Pickleball Club 1 LLC d/b/a ACE Pickleball Club
- Lease Term - 124 Months
- Lease Commencement - Upon Substantial Completion July/August 2026
- Lease Expiration - November 30, 2036
- Tenant Guarantee - Yes
- Option Periods - Two (2) Five (5) Year Options
- Year One NOI - \$505,998.48
- Annual Rent Increases - Yes at 2%
- Lease Type - Triple Net
- Taxes - \$4,980.30
- Insurance - \$1,162.07
- CAM - \$996.00



PROJECTED APC CLUB OPENINGS OVER THE NEXT 5 YEARS

- By 2027 we expect to have
- 150 clubs open
 - 500 franchises sold
 - 120,000 members
 - 750,000 Audience size

THE FASTEST GROWING SPORT IN THE US

- EQUALLY SPLIT BETWEEN MEN AND WOMEN
- CULT-LIKE FOLLOWING THAT EXPLODED DURING COVID-19
- GREAT EXERCISE AND LOW IMPACT
- BURNS BETWEEN 500-700 CALORIES AN HOUR
- ALL AGES AND SKILL LEVELS CAN PLAY
- INCREDIBLY FUN AND ADDICTIVE
- EASY TO LEARN AND PICK UP

36.5M Americans have tried pickleball

85% of people continue playing

Pickleball has grown 467% over the past 5 years

\$153 million dollar market with paddles alone

18-34 largest age bracket of Players (29%)

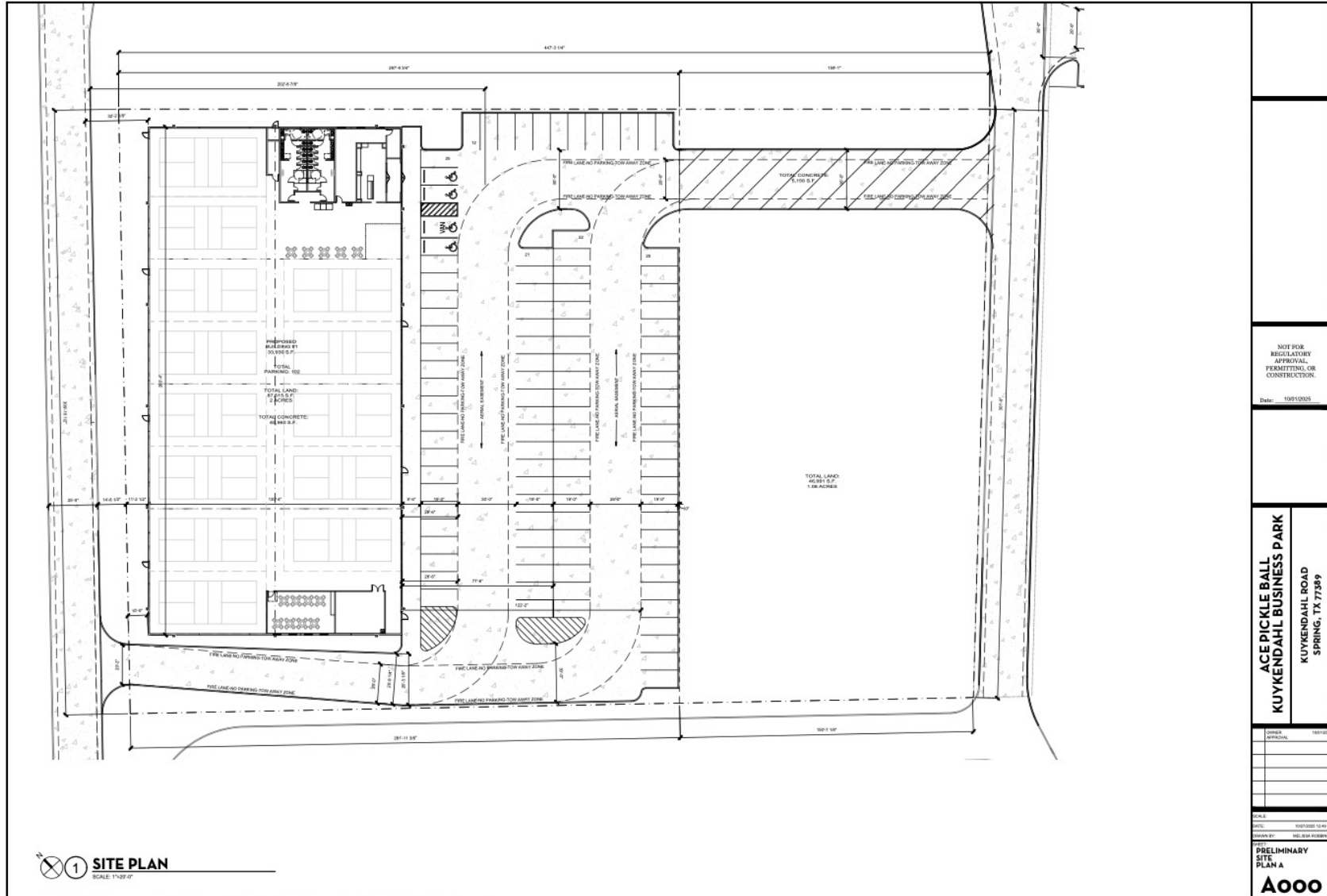
Caleb Lawson, CCIM, SIOR | Direct: 713-568-1750 | Mobile: 713-204-2110 | caleb@flatrockcompanies.com

Flatrock Companies | 713-574-6433 | www.flatrockcompanies.com



22717 Kuykendahl Rd, Spring, Texas 77389

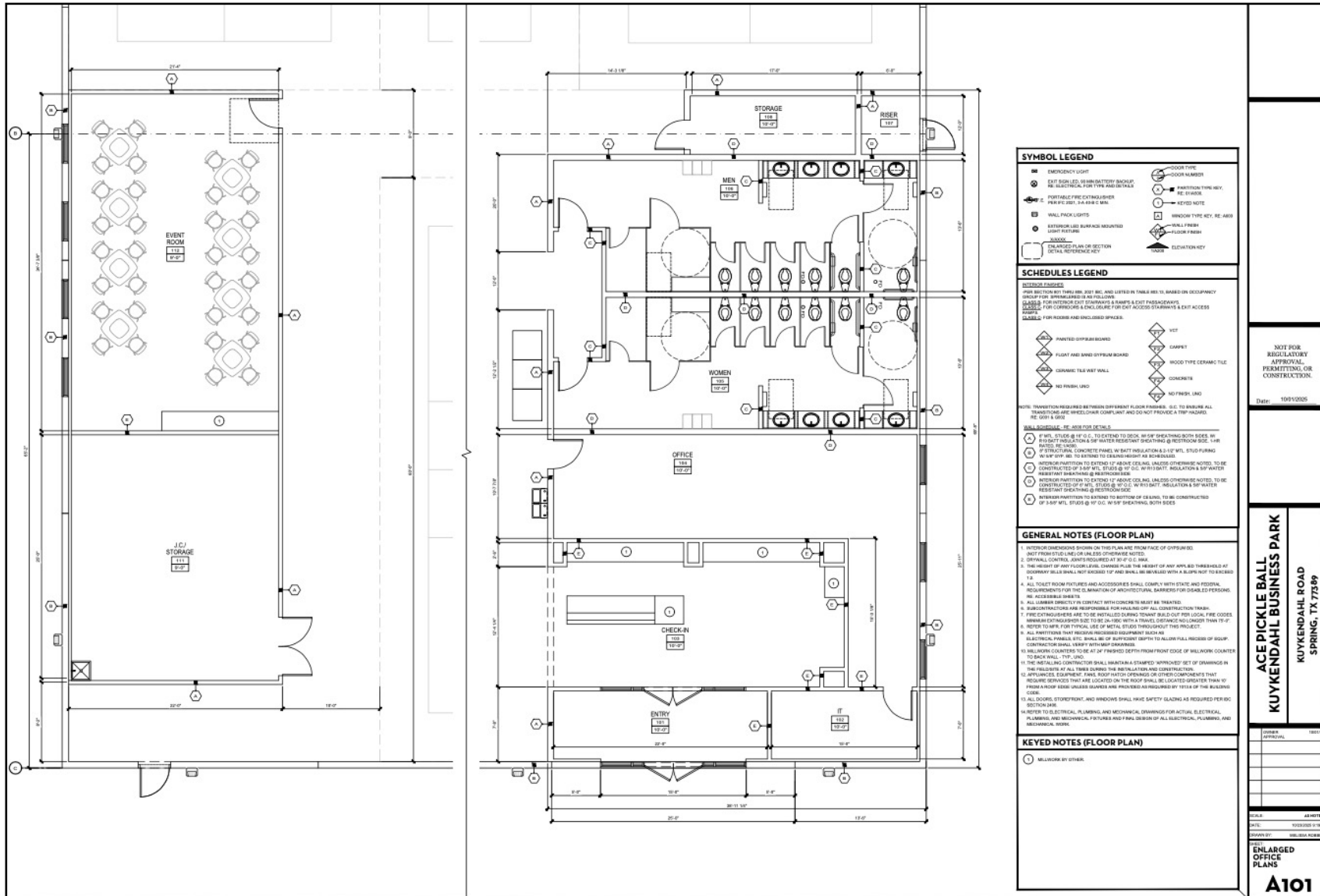
Site Plan





22717 Kuykendahl Rd, Spring, Texas 77389

Enlarged Floor Plan



SYMBOL LEGEND

EMERGENCY LIGHT	DOOR TYPE
PORTABLE FREIGHT LIFTER	PARTITION TYPE KEY
MALL PACK LIGHTS	KEYED NOTE
EXTERIOR LED SURFACE MOUNTED LIGHT FIXTURE	WINDOW TYPE KEY, RE. AREA
WALL FINISH	FLOOR FINISH
FLOOR	ELEVATION KEY
ENLARGED PLAN OR SECTION	
DETAIL REFERENCE KEY	

SCHEDULES LEGEND

EXTERIOR FINISHES

PAINTED CONCRETE	NET
FLIGHT AND BAND SYSTEM BOARD	CLAYKIT
CERAMIC TILE WET WALL	WOOD TYPE CERAMIC TILE
NO FINISH LINK	CONCRETE
	NO FINISH LINK

GENERAL NOTES (FLOOR PLAN)

- INTERIOR DIMENSIONS SHOWN ON THIS PLAN ARE FROM FACE OF GYPSUM BOARD.
- NOT FROM THIS LINE OR LINE OTHERWISE NOTED.
- DRYWALL CONTROL JOINTS REQUIRED AT 30" O.C. MAX.
- THE HEIGHT OF ANY DOOR OR WINDOW SHALL BE MEASURED FROM THE FINISH OF ANY APPLIED THRESHOLD OR SILL. ACCESSIBLE HEIGHTS SHALL NOT EXCEED 10" AND SHALL BE MEASURED WITH A SLOPE NOT TO EXCEED 1:8.
- ALL TOILET ROOM FIXTURES AND ACCESSORIES SHALL COMPLY WITH STATE AND FEDERAL REQUIREMENTS FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS FOR DISABLED PERSONS. RE: ACCESSIBLE DESIGN.
- ALL CURB CUTS MUST BE CONTACT WITH CONCRETE TO BE TREATED.
- SUBCONTRACTORS ARE RESPONSIBLE FOR WALKING OFF ALL CONSTRUCTION TRASH.
- FIRE EXTINGUISHERS ARE TO BE INSTALLED DURING TYPICAL BUILD-OUT PER LOCAL FIRE CODES. MINIMUM EXTINGUISHER SIZE TO BE 2A:10BC WITH A TRAVEL DISTANCE NO LONGER THAN 75'-0". REFER TO MAP FOR TYPICAL USE OF METAL STUCCO THROUGHOUT THIS PROJECT.
- ALL PARTITIONS THAT REQUIRE RECESSED EQUIPMENT TRAYS OR ELECTRICAL PANELS, ETC. SHALL BE OF FINISHED DEPTH FROM FRONT EDGE OF MILLWORK COUNTER TO BACK WALL, TYP. AND.
- MILLWORK COUNTERS TO BE AT 4" FINISHED DEPTH FROM FRONT EDGE OF MILLWORK COUNTER TO BACK WALL, TYP. AND.
- THE MECHANICAL CONTRACTOR SHALL MAINTAIN A STAMPED "APPROVED" SET OF DIMENSIONS IN THE HALLWAYS AT ALL TIMES DURING THE INSTALLATION AND CONSTRUCTION.
- APPLY ALL EQUIPMENT, PANEL, ROOF AND/OR OPENING OR OTHER COMPONENTS THAT REQUIRE STRUCTURE THAT ARE LOCATED ON THE ROOF SHALL BE LOCATED SHORTER THAN 1" FROM A ROOF EDGE UNLESS SHOWN AND PROVIDED AS REQUIRED BY 1914A OF THE BUILDING CODE.
- ALL DOORS, STOREFRONT, AND WINDOWS SHALL HAVE SAFETY GLAZING AS REQUIRED PER EACH SECTION ONE.
- REFER TO ELECTRICAL, PLUMBING, AND MECHANICAL DRAWINGS FOR ACTUAL ELECTRICAL, PLUMBING, AND MECHANICAL FIXTURES AND PANEL DESIGN OF ALL ELECTRICAL, PLUMBING, AND MECHANICAL ROOMS.

KEYED NOTES (FLOOR PLAN)

1 MILLWORK BY OTHER.

NOTE FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Date: 10/9/2025

ACE PICKLE BALL
KUYKENDAH BUSINESS PARK
KUYKENDAH ROAD
SPRING, TX 77389

DESIGNED: TRECDA
DRAWN: [blank]
DATE: 10/09/2025 @ 1:16 AM
DRAWN BY: MELISSA ROBERTS
PROJECT: ENLARGED OFFICE PLANS
A101



FLATROCK
COMMERCIAL REAL ESTATE GROUP

22717 Kuykendahl Rd, Spring, Texas 77389

IABS



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.

<u>Flatrock Commercial Real Estate Group, LLC</u>	License No. 9007453	Email	713-574-6433
Name of Sponsoring Broker (Licensed Individual or Business Entity)			Phone
<u>Caleb Lawson</u>	License No. 468312	Caleb@flatrockcompanies.com	713-574-6433
Name of Designated Broker of Licensed Business Entity, if applicable			Phone
<u>Caleb Lawson</u>	License No. 468312	Caleb@flatrockcompanies.com	713-204-2110
Name of Licensed Supervisor of Sales Agent/Associate, if applicable			Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Regulated by the Texas Real Estate Commission
 Buyer/Tenant/Seller/Landlord Initials _____ Date _____
 Information available at www.trec.texas.gov IABS 1-2 TXR 2501