



TURNKEY RACQUET & FITNESS CLUB

OFFERING SUMMARY

600 South 5th Avenue

MAYODAN, NC 27027 • INDOOR TENNIS & PICKLEBALL + FITNESS



An Irreplaceable Specialty Asset



600 South 5th Avenue | Mayodan, NC

PROPERTY TYPE

Specialty Recreation / Indoor Athletic

BUILDING SIZE

17,760 SF (13,200 court + 4,560 support)

LOT SIZE

2.80 acres (121,968 SF)

CLEAR HEIGHT

36 feet (court structure)

YEAR BUILT

1974 • Steel-frame + masonry

PARKING

±18 surface spaces with gravel lot

ZONING

R12 - Town of Mayodan

OPPORTUNITY ZONE

Yes - federal tax incentives

17,760

TOTAL SF

36 FT

CLEAR HEIGHT

2.80 AC

LOT SIZE

OZ

OPPORTUNITY ZONE

Why This Offering Stands Apart



IRREPLACEABLE COURT STRUCTURE

36-ft clear-height indoor court building - cost-prohibitive to replicate at today's construction costs.



THREE YEARS OF GROWTH

Revenue up 37% from 2023–2025 as a growing operating business, not a static real-estate asset.



NO REGIONAL COMPETITION

No comparable indoor tennis or pickleball facility within a 30-minute drive of Mayodan.



PICKLEBALL DEMAND ENGINE

Courts reconfigure to 8–10 pickleball courts; pickleball revenue up 137% over three years.



OPPORTUNITY ZONE BENEFITS

Federal Opportunity Zone designation delivers material tax incentives to investor-buyers.



TURNKEY CONVEYANCE

Real estate, operating business, equipment, and member base convey together for a seamless transition.

A Growing Business — Not Static Real Estate

This offering is a complete transaction - real estate, operating business, equipment, and member base.

1 UNIQUE MARKET POSITION

The only indoor racquet facility in its trade area. A 36-ft clear-height structure forms a durable barrier to new competition.

2 PROVEN, GROWING DEMAND

Three consecutive years of revenue growth, led by pickleball- the fastest-growing sport in the U.S., substantiate the demand thesis with real operating data.

3 MULTIPLE BUYER PATHS

Owner-operators, fitness/racquet chains, and recreation groups can all underwrite the asset, supported by Opportunity Zone tax incentives.

4 TURNKEY UPSIDE

Reconfiguring courts to 8–10 pickleball courts offers a clear, executable path to higher court-fee and tournament revenue per square foot.

Two Connected Buildings, One Destination



GYM / INDOOR COURT STRUCTURE

±13,200 SF

Steel-frame, metal-clad pre-engineered building with 36' clear height. Two indoor tennis courts (convertible to multiple pickleball courts), strength training, and cardio. Concrete slab-on-grade.

OFFICE / SUPPORT BUILDING

4,560 SF

Brick-clad masonry. Reception, office, men's and women's locker rooms with showers, restrooms, and additional indoor fitness / spin space. Flat built-up roof.

SITE IMPROVEMENTS

±6,000 SF of asphalt paving for parking and access (±18 vehicles). Public water, public sewer, and electric heat.

Indoor Racquet Demand Meets Scarcity



FASTEST-GROWING U.S. SPORT

Pickleball has led national sport-participation growth for several consecutive years - and this facility is already capturing it.

A 30-MINUTE COMPETITIVE GAP

The nearest indoor courts are in Greensboro and Winston-Salem. Mayodan players have no closer indoor option.

HARD TO REPLICATE

New pre-engineered construction at this 36-ft clear height runs an estimated \$150–\$200/SF - a real barrier to new entrants.

REVENUE PSF UPSIDE

Court reconfiguration and tournament programming create a clear path to higher revenue per square foot.

Facility Photos



CARDIO ROOM



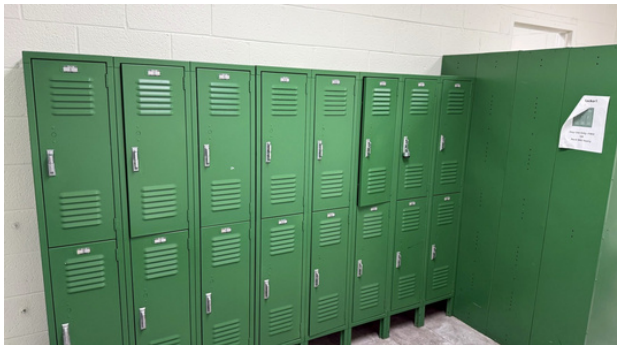
STRENGTH MACHINES



FREE-WEIGHT FLOOR



SPIN / GROUP FITNESS STUDIO



MEMBER LOCKER ROOMS



TRAINING AREA



FRONT VIEW



DRIVE UP VIEW



ADDITIONAL PARKING AREA

Mayodan & the Greensboro–Winston-Salem Market

Mayodan anchors northern Rockingham County, roughly 26 miles north of Greensboro and a 37-minute drive from Piedmont Triad International Airport.

The property sits within a designated **federal Opportunity Zone**, delivering meaningful tax advantages to investor-buyers, a rare overlay for an income-producing specialty asset.

With no comparable indoor racquet facility in the trade area, the club draws from a wider regional catchment than its immediate population suggests.

±2,500

TOWN POPULATION

Mayodan

26 MI

TO GREENSBORO

regional draw

OZ

OPPORTUNITY ZONE

federal tax benefit

0

**INDOOR COURT
COMPETITORS**

within 30-min drive

REGIONAL CONTEXT - GREENSBORO / WINSTON-SALEM MSA

The Piedmont Triad is North Carolina's third-largest metro, with a population approaching 1.7M. Major regional employers include Honda Aircraft, Volvo Trucks, FedEx Mid-Atlantic Hub, Atrium Health, Novant Health, and Krispy Kreme. The region's growth and the absence of nearby indoor racquet venues position this facility to capture demand well beyond Mayodan's town limits.

Site Lines



SITE INFORMATION

2.8 Acres

18 Parking
Spots & Gravel
Lot

Lot Lines are for visual purposes only and make no representation on accuracy.

EXCLUSIVELY LISTED BY

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