



FRISCO FLYERS VOLLEYBALL CLUB

6300 FLYERS WAY, FRISCO, TX 75034

SINGLE-TENANT INDUSTRIAL PROPERTY
IN FRISCO, TEXAS

Marcus & Millichap
TAG INDUSTRIAL GROUP

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SECTION 1

EXECUTIVE SUMMARY



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OFFERING SUMMARY

Address	6300 Flyers Way, Frisco, Texas 75034
Number of Suites	1
Number of Buildings	1
Total Square Feet	50,000
Year Built	2018
Lot Size	4.79 Acres
Type of Ownership	Fee Simple

6300 FLYERS WAY



SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in Frisco Flyers Volleyball Club, an industrial property located at 6300 Flyers Way, Frisco, Texas.

TERMS OF SALE

Frisco Flyers Volleyball Club is being offered at a price of \$15,250,000.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

FRISCO FLYERS VOLLEYBALL CLUB

50,000 SF INDUSTRIAL
PROPERTY IN FRISCO, TEXAS

Marcus & Millichap is pleased to present the opportunity to acquire the Frisco Flyers Volleyball Club located at 6300 Flyers Way in Frisco, Texas. The subject property contains a 50,000 square foot industrial asset situated on 4.79 acres of land. Delivered in 2018, the class A built-to-suit single-asset features tilt wall construction, a clear height of 28', three-phase heavy power with 800 amps and 480 volts, and 194 parking spaces. Situated along the Dallas North Tollway in the Frisco/Colony industrial submarket, the asset can easily be converted into warehouse space. Over the last decade, Frisco emerged as the fastest-growing big city in the nation and quickly gained the reputation as "Sports City USA." Frisco serves as the headquarters for professional franchises and leagues, including the Dallas Cowboys, Dallas Stars, FC Dallas, and the Professional Golf Association (PGA) of America. A variety of sports clubs and multiple major sporting venues are located within proximity of the subject property, highlighted by Toyota Stadium and Ford Center.

The subject property is leased by the Frisco Flyers Volleyball Club which runs through August 2032. The triple-net lease has a base rent of \$18.24 per square foot with 3.0 percent annual rent escalations and can be renewed twice at fair market value for five years each term. Given that the property was designed and built specifically for the Frisco Flyers, the tenant has a high probability of renewing the lease. Established in 2008, the Frisco Flyers offers volleyball teams to boys and girls ranging from 10 to 18 years of age. Collectively, the Frisco Flyers Volleyball Club has brought home three national championships. Success on the court has helped the club experience a significant amount of growth in recent years, nearly doubling the number of teams from 30 in 2016 to 58. The club's growth is due not only to successful management and Frisco's increased population but also to the overall boom in the sport's popularity. Volleyball is one of the fastest-growing sports in America with membership in USA Volleyball rising by nearly 10 percent in 2023 (Dail Bruin). During the volleyball offseason (June to October), the subject property continues to generate cash flow by utilizing the space as an events center and for pickleball play, accounting for approximately 10 percent of annual revenue.

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 919 thousand residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries. Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro. The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents. The area's extensive network of rail and highways, along with the International Inland Port of Dallas, ensures its status as a distribution hub.



INVESTMENT HIGHLIGHTS



CLASS A 50,000-SQUARE-FOOT INDUSTRIAL ASSET ON 4.79 ACRES BUILT-TO-SUIT IN 2018



FEATURES TILT-WALL CONSTRUCTION, 28' CLEAR HEIGHT, AND 194 PARKING SPACES



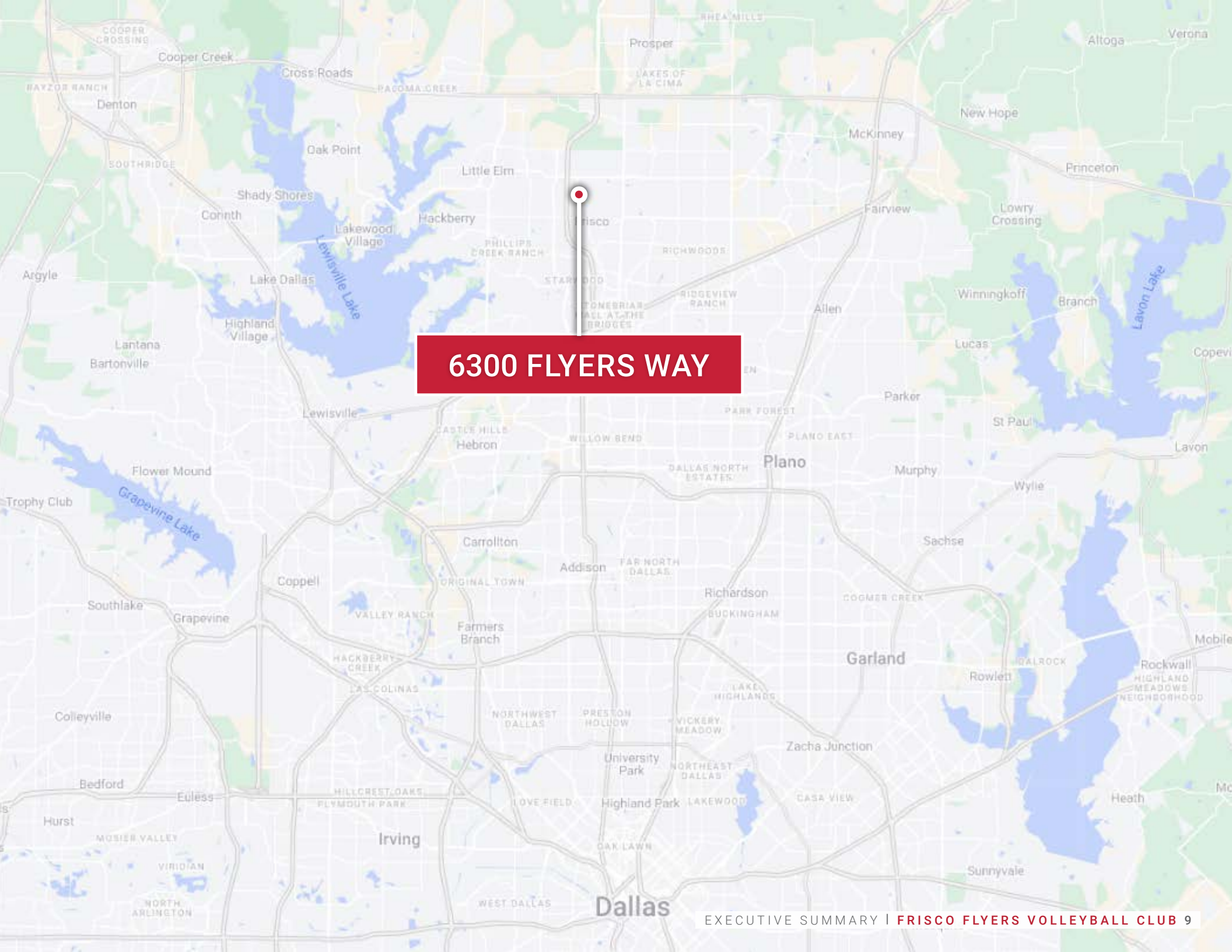
LOCATED IN FASTEST-GROWING CITY IN AMERICA WITH PROXIMITY TO NORTH DALLAS TOLLWAY



OCCUPIED BY 3X NATIONAL CHAMPION FRISCO FLYERS VOLLEYBALL CLUB WITH STRONG TENANT FINANCIALS



10% ANNUAL GROWTH IN VOLLEYBALL MEMBERSHIP. LEADING HIGH SCHOOL SPORT



6300 FLYERS WAY

CITY AMENITIES MAP: SPORTS CITY USA

FRISCO

- 1 Frisco Square
- 2 PGA of America Frisco Headquarters
- 3 Toyota Stadium/National Soccer Hall of Fame
- 4 Universal Studios

SPORTS CLUB PARK

- 5 Frisco Flyers Volleyball Club
- 6 Frisco Badminton
- 7 Dude Perfect
- 8 Performance Indoor Training – Frisco
- 9 FieldhouseUSA Frisco
- 10 Canyons Rock Climbing
- 11 Frisco ISD Bruce Eubanks Natatorium
- 12 UMB Bank Performance Center
- 13 North Texas Racquet Club
- 14 All 4 Frisco Gymnastics, Cheer, Tumbling, & Ninja
- 15 Urban Air Trampoline and Adventure Park
- 16 Ninja Nation – Frisco

6300 FLYERS WAY



6300 FLYERS WAY

DALLAS NORTH
TOLLWAY

TOYOTA STADIUM

SECTION 2

PROPERTY DESCRIPTION



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Number of Suites	1
Number of Buildings	1
Total Square Feet	50,000
Year Built	2018
Lot Size	4.79 Acres
Type of Ownership	Fee Simple
Clear Height	30'
Number of Parking Spaces	206
Parking Surface	Concrete
Building Class	A
Tenancy	Single Tenant
Construction	Tilt Wall
Power	800A/480V 3-Phase
Type of Lighting	LED
Zoning	MU
Roof Type	TPO
Age/Condition of Roofs	2018
HVAC Units	11
Age/Condition of HVAC	2018
Market	TX-Dallas/Fort Worth
Submarket	Plano
Submarket Vacancy	6.20%





30 MILES FROM
DOWNTOWN DALLAS

This aerial photograph shows the Frisco Flyers Volleyball Club facility, a large white building with a red brick base, surrounded by parking lots and green spaces. The facility is located in a suburban area with other commercial buildings and parking lots visible in the background. A line points from the text box to a location in the distance, indicating its proximity to downtown Dallas.

1 MILE FROM
FRISCO SQUARE

This aerial photograph shows the Frisco Flyers Volleyball Club facility, a large white building with a red brick base, surrounded by parking lots and green spaces. A line points from the text box to a location nearby, indicating its proximity to Frisco Square.

FRISCO FLYERS VOLLEYBALL CLUB

BRINGING AFFORDABLE VOLLEYBALL PLAY TO NORTH TEXAS YOUTHS

Frisco Flyers Volleyball Club offers volleyball teams to boys and girls from ages 10 to 18. Going into the 2024 season that runs from November to May, Frisco Flyers maintains a total membership of 580 boys and girls. Among the 58 teams within the club (up from 30 teams in 2016), Frisco Flyers offers three levels of competition play: Elite teams, National teams, and Regional teams. Elite teams compete nationwide and travel out-of-state twice each season for National Qualifiers. National teams travel to a National Qualifier out-of-state once and Regional teams only compete in-state. Since the club's inception in 2008, the Frisco Flyers have brought home three national championships between its Elite and National teams. In addition to the volleyball hard courts within the subject property, Frisco Flyers leases approximately 1 acre from the adjacent property, 6435 Flyers Way, where the club has installed four sand courts.



EMPLOYEES

75 INDEPENDENT CONTRACTORS



**NATIONAL
CHAMPIONSHIPS**

3



DATE FOUNDED

2008



WEBSITE

WWW.FFVBC.COM

Team Levels	Age(s)	Team Size
USA (Elite Level)	11s-18s	10-12 Players
National (NAT)	10s-16s	10-12 Players
Regional (REG)	10s-15s	10-12 Players





VOLLEYBALL INDUSTRY AT A GLANCE

Over the last decade, volleyball has gained a reputation as one of the fastest-growing sports in the U.S. The sport is governed by USA Volleyball which is recognized by the International Volleyball Federation (FIVB) and the United States Olympic and Paralympic Committee (USOPC). In the 2022 to 2023 season, USA Volleyball experienced perhaps its best year, expanding membership by 9.6 percent to 408,000 athletes. This represented the largest percentage increase since 1998 when the sport was just beginning to gain national appeal. The increase in participation has been widespread with junior women's membership expanding by 9.2 percent, junior men's by 9.7 percent, and adult memberships topping 11.6 percent in the 2022-2023 season.

Volleyball has established itself as one of the top team sports in high school. Since 2017, participation in boys' high school volleyball has soared by 40 percent, making it the fastest-growing high school sport in the nation. Growth at the high school level has quickly transcended to the collegiate level. For example, the Southern Intercollegiate Athletic Conference recently welcomed six new men's volleyball programs. Women's volleyball continues to grow in popularity among college sports. Nothing exemplifies this more than when the University of Nebraska hosted Omaha at Memorial Stadium (home to the Cornhuskers football team) on August 30, 2023. The nationally televised matchup set a new world record for a women's sporting event at 92,003 attendees.

Volleyball's success at the junior, high school, and collegiate levels has finally transcended into the professional world. In 2021, Athletes Unlimited launched professional volleyball in the U.S. and it is now in the midst of its third season, receiving national coverage on ESPN platforms. The newly established Professional Volleyball Federation is introducing new leagues with franchises in seven cities. In 2025, League One Volleyball (known as LOVB) will launch six professional volleyball teams nationwide, including in Austin and Houston, Texas (Dail Bruin).

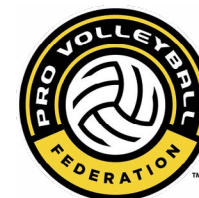


USAVolleyball®



**ATHLETES
UNLIMITED**

LOVB



FRISCO, TEXAS

Seemingly overnight, Frisco, Texas has gained the reputation as “Sports City USA.” Local professional teams including the Dallas Stars, FC Dallas, and the Dallas Cowboys and Cheerleaders are all headquartered in Frisco. However, Frisco is also home to national professional organizations such as the PGA of America and serves as the site of the National Soccer Hall of Fame (NSHF). To accommodate these organizations, Frisco is home to major sporting venues, highlighted by Toyota Stadium. The 20,500-seat facility is home to FC Dallas, the NSHF, and has hosted the Football Championship Subdivision (FCS) National Championship Game, known as the Frisco Bowl, for 14 consecutive years through 2023. **In September 2024, FC Dallas, in partnership with the City of Frisco, announced that Toyota Stadium will undergo a \$182-million-dollar upgrade that will primarily add three new clubs and a roof structure to provide shade (Texas Real Estate Business).**

In addition to serving as the Dallas Cowboys practice facility, the 12,000-seat Ford Center is the site of regular season and playoff high school football games. The 10,316-seat Riders Field is the home site of the Frisco RoughRiders and is widely recognized as one of the best minor league baseball venues in the U.S. With 6,000 seats, the Comerica Center plays host to practices for the Dallas Stars and high school hockey games. When the PGA moved its headquarters from Palm Beach Gardens, Florida to Frisco, Texas, it built the 18-hole Fields Ranch Golf Course that will serve as the site of the 2027 PGA Championship (Visit Frisco).

In becoming Sports City USA, Frisco also climbed the ranks as the fastest-growing big city in the U.S. in the last decade, expanding by 71 percent from 2010 to 2019 (KERA). With a population of more than 235,000 (City of Frisco), the residents of Frisco have plenty of sporting venues to enjoy and places to live, eat, shop, and relax. Known as Frisco Square, this multi-generational, master-planned development will encompass as much as 4.4 million square feet of office, retail, multi-family, and municipal facilities in an area of 147 acres. Frisco Square offers a variety of restaurants, specialty shops, and access to entertainment at Cinemark Next Gen-XD Theater, with the latest movies and special events (Frisco Square). The subject property is conveniently located just north of Frisco Square in arguably the best sports club park in America.







SECTION 3

FINANCIAL ANALYSIS



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OFFERING HIGHLIGHTS

Summary	
Offering Price	\$15,250,000
Cap Rate	6.00%
Pro Forma Cap Rate	6.18%
Price/SF	\$305
Total Square Feet	50,000
Rental Rate	\$18.30
Lease Type	Triple-Net (NNN)
Lease Term	8
Rental Increases	3% Yearly Increase
Tenancy	Single-Tenant
Occupancy	100.00%

LEASE SUMMARY REPORT

	SF	Lease Expiration	Address	City	State	Year Built	Lease Type	Renewal Options
Frisco Flyers	50,000	8/31/2032	6300 Flyers Way	Frisco	TX	2018	NNN	Two Five-Year Renewal Options at FMV

6300 Flyers Way, Frisco, TX

Rent Schedule

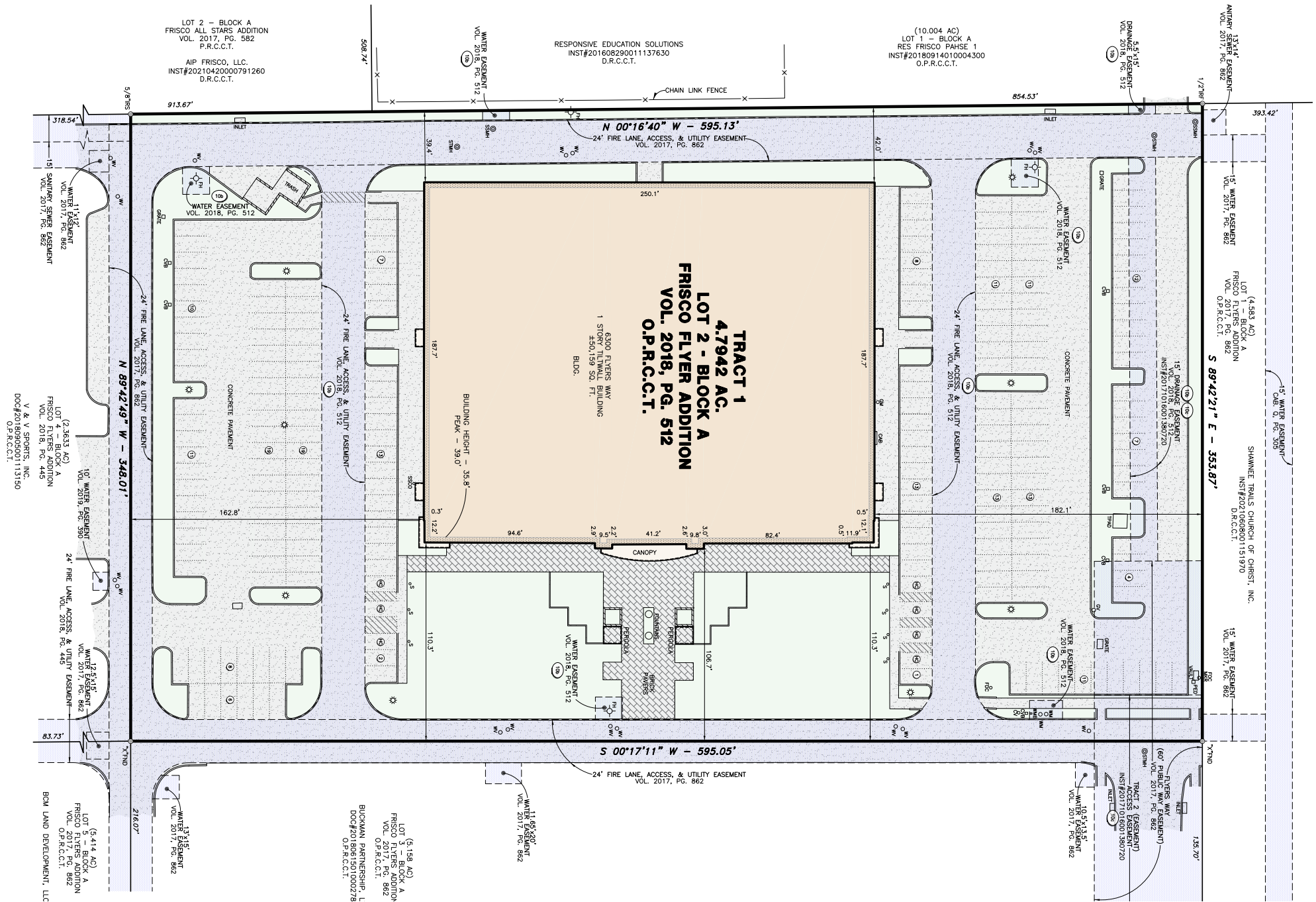
8/1/2022	\$/SF	Rent/Year
9/1/22 - 8/31/23	\$17.25	\$862,500
9/1/23 - 8/31/24	\$17.77	\$888,375
9/1/24 - 8/31/25	\$18.30	\$915,026
9/1/25 - 8/31/26	\$18.85	\$942,477
9/1/26 - 8/31/27	\$19.42	\$970,751
9/1/27 - 8/31/28	\$20.00	\$999,874
9/1/28 - 8/31/29	\$20.60	\$1,029,870
9/1/29 - 8/31/30	\$21.22	\$1,060,766
9/1/30 - 8/31/31	\$21.85	\$1,092,589

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SITE PLAN



SECTION 4

MARKET OVERVIEW



FRISCO'S FUNDAMENTALS

FRISCO FLYERS VOLLEYBALL CLUB

580
TOTAL MEMBERS

93%
INCREASE
IN TEAMS

3
NATIONAL
CHAMPIONSHIPS

10%
GROWTH IN MEMBERSHIP

408,000
ATHLETES NATIONWIDE

FASTEST-GROWING
HIGH SCHOOL
SPORT

VOLLEYBALL
INDUSTRY

FASTEST GROWING
BIG CITY IN AMERICA

71%
POPULATION GROWTH

257,000+
RESIDENTS

FRISCO
POPULATION

HOME TO:
▪ DALLAS COWBOYS
▪ DALLAS STARS,
▪ FC DALLAS
▪ SOCCER HALL OF FAME
▪ PGA OF AMERICA

20,500-SEAT **12,000-SEAT**
TOYOTA STADIUM FORD CENTER

SITE OF **2027** PGA CHAMPIONSHIP

FRISCO: SPORTS
CITY USA

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2028 Projection			
Total Population	7,135	96,245	281,838
2023 Estimate			
Total Population	6,726	88,966	257,444
2020 Census			
Total Population	5,563	79,707	242,131
2010 Census			
Total Population	3,652	54,934	133,917
Daytime Population			
2023 Estimate	11,340	80,494	230,746
HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2028 Projection			
Total Population	2,849	31,770	95,443
2023 Estimate			
Total Population	2,616	29,187	86,650
Average (Mean) Household Size	2.8	3.0	3.0
2020 Census			
Total Population	2,477	27,588	81,143
2010 Census			
Total Population	1,270	18,176	44,965

HOUSEHOLDS BY INCOME	1 MILES	3 MILES	5 MILES
2023 Estimate			
\$200,000 or More	22.6%	26.4%	22.9%
\$150,000-\$199,999	16.8%	16.2%	16.2%
\$100,000-\$149,999	24.7%	22.9%	25.1%
\$75,000-\$99,999	11.2%	9.8%	11.2%
\$50,000-\$74,999	12.8%	11.1%	11.6%
\$35,000-\$49,999	5.0%	5.9%	5.8%
\$25,000-\$34,999	2.2%	3.0%	2.5%
\$15,000-\$24,999	2.3%	2.1%	2.0%
Under \$15,000	2.4%	2.6%	2.8%
Average Household Income	\$171,707	\$187,418	\$176,374
Median Household Income	\$127,685	\$132,754	\$126,709
Per Capita Income	\$66,783	\$61,542	\$59,392

POPULATION PROFILE	1 MILES	3 MILES	5 MILES
Population By Age			
2023 Estimate Total Population	6,726	88,966	257,444
Under 20	30.3%	33.2%	32.5%
20 to 34 Years	18.3%	14.6%	16.1%
35 to 39 Years	10.2%	10.0%	10.2%
40 to 49 Years	21.3%	20.5%	19.4%
50 to 64 Years	15.4%	15.3%	14.8%
Age 65+	4.6%	6.3%	7.0%
Median Age	35.8	36.2	35.8
Population 25+ by Education Level			
2023 Estimate Population Age 25+	4,357	55,920	163,124
Elementary (0-8)	1.8%	2.6%	2.0%
Some High School (9-11)	1.9%	2.9%	2.7%
High School Graduate (12)	9.9%	10.6%	11.5%
Some College (13-15)	16.5%	15.9%	16.8%
Associate Degree Only	7.2%	6.6%	7.0%
Bachelor's Degree Only	41.2%	38.9%	37.5%
Graduate Degree	21.4%	22.4%	22.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	31.0	32.0

Source: Marcus & Millichap Research Services

FRISCO FLYERS VOLLEYBALL CLUB

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