

BASEBALL FACILITY FOR SALE

Serving Central Texas

PRICE SLASHED



State of the art, top of the line Baseball facility providing professional, affordable game fields

Location	605 Old Zorn Rd., San Marcos, Texas
Land Area	82.666 acres
Improvements	Six beautifully manicured MLB Replica Stadium Fields. Five practice fields, training school, welcome center, ticket booth, large cafe with ADA restrooms and workshop with storage. Total of 21,260 square feet of improvements in 11 buildings, heated and cooled concession and restroom facility.
Price	\$5,699,000
Lease	Some of the land is leased to the Bowie Baseball Academy, LLC, which pays rent of \$210.00 per month for 4 more years. At the end of the lease Landlord will buy the 6,000-square foot building used as a training facility. Ask Broker for details.

Built on farm land in Zorn, Texas that is centrally located and just ten minutes from Seguin, New Braunfels and San Marcos.

Five practice infields including a covered batting cage with a soft toss workstation and sitting area. Two practice infields set up for baseball paths of 60' and 70'. One skinned infield set up for softball/baseball paths of 60', 65' and 70'. Two practice baseball infields with 90' base paths, eight bullpens.

Professionally and methodically designed including dug-outs and stands with mist cooling fans to help everyone battle the heat of the Texas summer.

Included in sale is a State of the Art computer software package "Focus" for the food, beverage and accounting functions.

[[CLICK FOR MORE INFORMATION](#)]

Eddie Karam 915-630-5255
eddie@wfkaram.com

 **KARAM COMPANY**
www.karamcompany.com



AREA HIGHLIGHTS

The San Marcos area offers many tourist attractions including one of the largest outlet malls in the country serving over 10 million visitors per year. Affordable restaurants and hotels lure teams from outside the community to come and play in tournaments throughout the year.

MARKET INFORMATION

The NCFD Farm Club market includes New Braunfels, Seguin and San Marcos as well as the Austin and San Antonio areas. Teams from Austin and San Antonio are our regular customers and enjoy playing at our new facility. Several large select baseball groups have asked to use our complex as their host field for workouts and home games.

The San Marcos, Seguin and New Braunfels area combined have over 180 youth baseball teams active in league play. When you include the Austin/San Antonio areas there are over 1,200 teams active. Area high schools, colleges and select baseball teams have over 100 teams, who are active year round. As more families move to our communities the demand for baseball fields will far exceed the capacities of the local leagues with plenty of expansion capability, NCFD is prepared to accommodate them.

Eddie Karam 915-630-5255
eddie@wfkaram.com

 KARAM COMPANY
www.karamcompany.com