



News Release

For Immediate Release

Tratt Properties Affiliate Sells Academy Sports + Outdoors Headquarters Building In Texas

Katy, Texas – April 14, 2022 – JAZZ TEXAS, LLC, an affiliate of Phoenix-based Tratt Properties, LLC, has completed a \$190 million sale to Mirae Asset Global Investments. The 1.5 million square foot building serves as the primary headquarters and distribution center for Academy Sports + Outdoors, one of the largest full-line sporting goods and outdoor recreation product retailers in the United States. The property located at 1800 N. Mason Road consists of 1.2 million square feet of warehouse space, 274,000 square feet of office space on 93 acres with over 30 acres of additional land being used for product and trailer storage.

The Katy, Texas market is home to some of the largest distribution companies serving Texas. Proximity to the Port of Houston and access to I-10 make Katy ideal for serving not only Houston, but a choice for distributors serving San Antonio, Austin, South Texas, and Louisiana.

Ken Hedrick and Phillip Butts of Newmark represented both the Buyer and Seller.

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About Tratt Properties LLC

Tratt Properties, LLC, headquartered in Phoenix, Arizona is a dedicated and experienced real estate and financial team engaged in the acquisition and development of institutional grade logistics and E-commerce properties in key markets throughout the United States. We are focused on delivering flexible and scalable supply chain real estate solutions that are at the forefront of best practices in global logistics design and development. We seek to develop and acquire state-of-the-art assets through speculative developments and acquisitions.