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# 109 Raytheon Road, Bristol, TN 37620

**$5,995,000** · MLS #9996400 · brphomes.com/mls/9996400




| 54,250 | 1975 | 10 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 1975
**Lot Acreage:** 10
**City Taxes:** $8,173.35
**County Taxes:** $7,145.15

## Description

Bristol Sportsplex is a 54,250 SF indoor sports and hospitality campus on 10+ contiguous acres in Bristol, TN, anchored by tennis, pickleball, indoor soccer, fitness, and a full-service restaurant and bar.
Built through a six-year arc the founders describe as Plex 1.0 and Plex 2.0, the facility now operates with a complete leadership team in place, more than 2,000 active players, and consolidated revenue that has grown 4.5× since 2021.
The next chapter -- Plex 3.0 -- is the opportunity to operate a platform that no longer needs to be built.
The infrastructure is in place. The brand is established regionally. The City of Bristol partners on the outdoor pickleball facility. National tournament hosting is established. Multiple revenue centers are operating. Approximately five acres of contiguous development land are included. A featured growth lane -- a structured birthday parties and corporate events program -- is built and ready to run.
Offered as an all-in sale: real estate, building, operating business, brand, and team.
Few opportunities in this category offer this combination of established operations, diversified revenue, real estate holdings, expansion land, and regional category leadership.

Bristol Sportsplex is not a startup. It is a platform. Plex 3.0 belongs to whoever is prepared to operate it. All information contained herein is gathered from third-party sources, tax records, and property owner reports, and is subject to buyer and buyer's agent verification.

## Features & Amenities

**INTERIOR**

Additional Building(s) • Dumpster • Fire Alarm • Handicap Access • Heat Pump

**EXTERIOR**

City Street • Infrastructure In • Metal Roof • Metal Siding Exterior • Rubber Roof

**OTHER**

Above Average Condition • Aerial • Appraisal • Fee Simple • Phase 3 • Plat • Profit/Loss Statement • Public Sewer • Public Water • Recreation • Restaurant • Retail • Surface Lease Restrictions • Updated/Remodeled Condition

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
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