



GARLAND

# City of Garland

Soccer Complex Lease



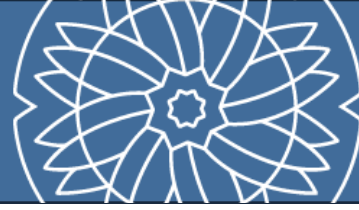


To develop transformational projects that amplify the sense of community and attracts investment in Garland

Attract and retain a Championship Level USL Team that includes:

- Training facility and youth soccer complex
- Youth academy that provides, recreational, competitive and club levels of play
  - Tournaments
  - Leagues
  - Training
  - Hotel stays
- Catalyze redevelopment around opportunity

# Soccer Complex Concept Plan





## Soccer Complex Project Budget

\$25 million – soccer academy fields and associated infrastructure

\$20 million – multipurpose building: team headquarters, physical therapy, training, dining, team store, locker rooms and supplies

\$25.87 million – Holford Rd improvements and Naaman Forest extension construction

**\$70.87 million TOTAL**



## Soccer Fields: up to 8 fields

- 1 “Show Pitch” – artificial turf
  - 2 training fields – hybrid turf
  - 5 academy fields – 2 artificial & 3 natural (TBD)
  - Restroom and concession building
  - 2 futsal courts
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- \$75,000 annual lease payment with 2.5% annual escalation
  - 20-year term
  - Team maintains and manages the facility
  - Must submit annual maintenance, repair, renovation plan to be approved by City



## Multipurpose Building

Approximately 28,000 square feet

- \$350,000 + 10% of net sponsorships or \$50k, whichever is greatest.
- 20-year term
- No rent first 18 months
- Team maintains and manages the facility, covers insurance and utilities
- Must submit annual maintenance, repair, renovation plan to be approved by City





ATLÉTICO DALLAS

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OVERLAY



SPORT COLOR LEGEND

- BOH
- CIRCULATION
- Dining
- ENTRY
- FOOD SERVICE
- Gym
- LOCKERS
- MEDICAL
- OFFICE
- RETAIL / RESTAURANT
- TEAM SPACE



CITY OF GARLAND USL SOCCER STADIUM  
GARLAND, TEXAS

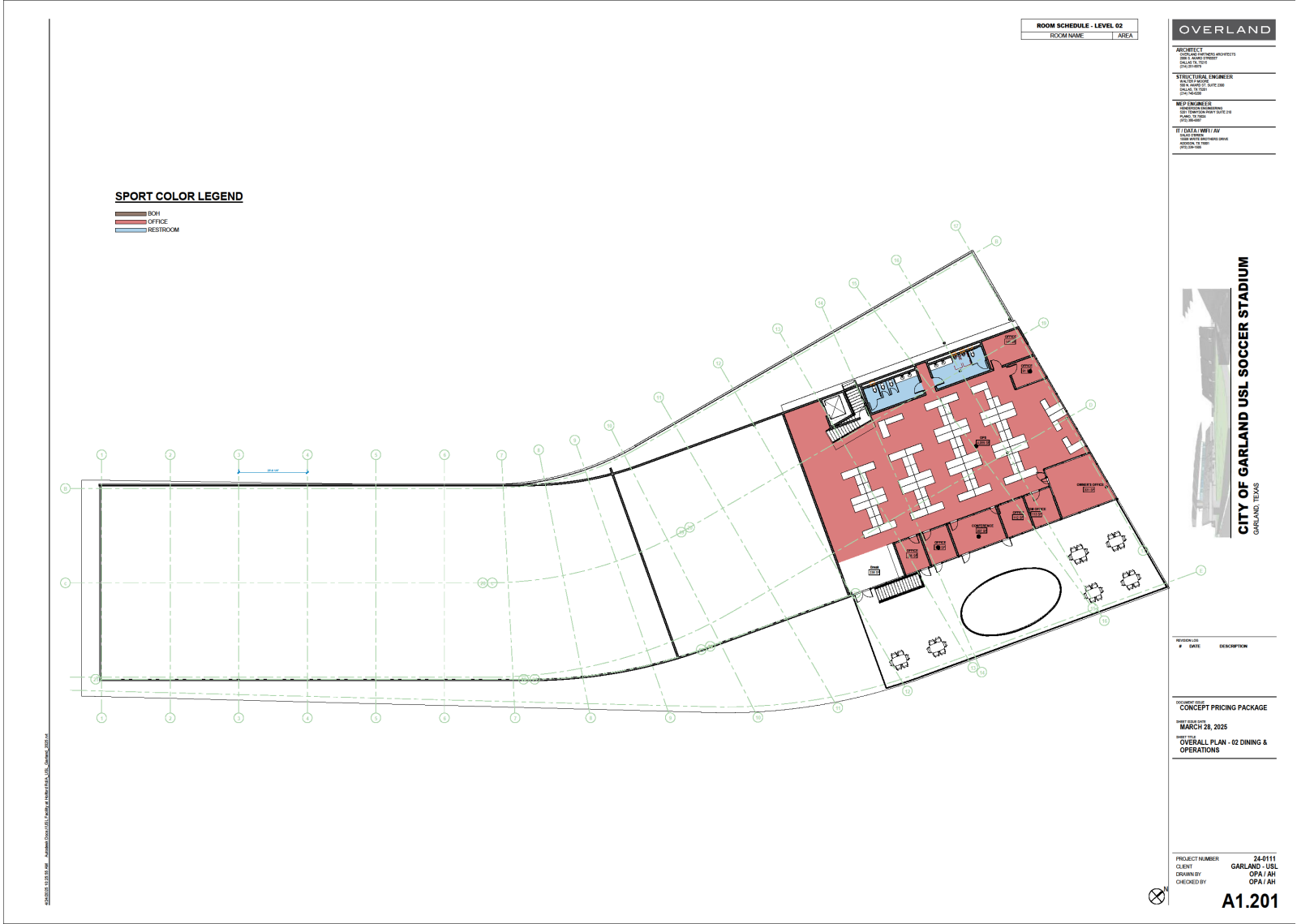
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# Questions?

Soccer Complex Lease

