



For Immediate Release

Tratt Properties Affiliate Acquires \$140M Academy Sports + Outdoors Distribution Center in Tennessee



Cookeville, TN – April 24, 2026 – PBV Logistics Center, LLC, an affiliate of Phoenix-based Tratt Properties, LLC, principal Jonathan Tratt, has completed the \$140 million acquisition of a 1.6 million square foot, Class A, build-to-suit distribution center leased to Academy Sports + Outdoors. The facility is located at 4500 Academy Road, Cookeville, Tennessee. The 186-acre site is strategically located off I-40.

The distribution center features a high-tech conveyor system and modern building infrastructure. It represents the newest of Academy Sports + Outdoors' three U.S. distribution centers and supports fulfillment for 84 stores across 14 states, in addition to the company's e-commerce operations.

Purpose-built for high-volume packaging, merchandising, and distribution, the state-of-the art facility is designed to support Academy Sports + Outdoors' long-term growth and evolving logistics needs.

Ken Hedrick, Vice Chairman of Net Lease Capital Markets at Colliers, represented Tratt Properties in the transaction.

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About Tratt Properties, LLC

Tratt Properties, LLC, headquartered in Phoenix, Arizona, is a real estate investment and development firm specializing in institutional-grade logistics and e-commerce facilities across key U.S. markets. Founded in 1992, the firm develops and acquires state-of-the-art assets through build-to-suit projects, speculative development, and strategic acquisitions. Tratt Properties has developed and acquired more than 14 million square feet, and its portfolio is 6.7 million square feet with 1.35 million square feet under construction.

For more information visit www.trattproperties.com.

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