

LEGENDS SPORTS COMPLEX

to D-BAT SportsPlex

Oklahoma City, Oklahoma | USSSA Baseball & Softball | 2001-2026

~1,500	~\$320K	~\$450K	~\$225K
TEAM ENTRIES	TEAM ENTRY FEES	GATE ACTIVITY	CONCESSIONS
~\$405K	~\$1.0M	~\$560K	~\$850K
UMPIRE ACTIVITY	EVENT INCOME	EVENT NET	ECONOMIC IMPACT

Approximate values are visual readings from the supplied Hidden Valley graphics. They are research-model outputs, not audited financial statements, and should be reconciled to the underlying dataset before exact citation.

Executive Finding

The Legends Sports Complex to D-BAT SportsPlex case study is materially different from a conventional municipal sports-facility analysis. The facility was developed and operated as a private sports enterprise, while the land is identified in the research framework as Commissioners of the Land Office / Oklahoma school-trust land. That structure creates two parallel research questions: what tournament and economic activity occurred at the facility, and what value or return flowed to the school-land trust under the applicable lease or land-use arrangement.

The supplied Hidden Valley graphics indicate approximately 1,500 team entries, roughly \$320,000 in modeled team-entry-fee activity, approximately \$450,000 in gate activity, about \$225,000 in concession activity, approximately \$405,000 in umpire-fee activity, about \$1.0 million in modeled Event Income, approximately \$560,000 in modeled Event Net, and roughly \$850,000 in modeled broader Economic Impact.

The annual series shows a clearly rising fitted trend, with the strongest visible tournament activity occurring in the mid-to-late 2010s. The facility therefore provides a useful case study for comparing the original private-development and tourism vision with the later tournament activity captured in the Hidden Valley dataset.

The central public-interest issue is not evidence of wrongdoing. It is the stewardship question created when a private sports complex operates on school-trust land: the leasehold structure, rent and escalation terms, ownership of improvements, assignment rights, public or trust return, and long-term disposition of the asset all warrant documentary examination.

Facility Identity and Development Continuity

For research purposes, the facility should be presented as a continuous historical site with two principal identities: Legends Sports Complex and, later, D-BAT SportsPlex. The name change should not divide the economic history into unrelated facilities unless the underlying records demonstrate a physical or legal separation.

The supplied facility imagery shows a substantial outdoor multi-field sports complex and a large indoor structure. A second ground-level image documents visible deterioration in part of the outdoor complex. Together, the images support treating the property not merely as a tournament listing but as a significant developed sports asset whose physical condition, improvements, and long-term stewardship are relevant to the school-land analysis.

School-Trust Land Framework

The distinctive governance feature of this case is the reported location of privately developed sports improvements on Commissioners of the Land Office / school-trust land. The land-tenure issue should be kept analytically separate from ownership of buildings, fields, equipment, business entities, and operating rights.

A complete public-interest analysis therefore requires the operative CLO lease and any assignments, amendments, renewals, rent schedules, escalation provisions, acreage descriptions, improvement clauses, reversion provisions, financing permissions, and current lessee records.

Until those documents are obtained, the research should avoid stating that the private operator owned the underlying land. The more precise framing is: a privately developed/operated sports complex located on school-trust land, subject to the terms of the applicable land lease or land-use instrument.

Participation and Sport Mix

The Team Count graphic indicates approximately 1,500 team entries associated with Legends / D-BAT. Team entries are not necessarily unique teams because the same team may participate in multiple tournaments, seasons, or divisions.

The sport-specific graphic indicates a pronounced softball orientation in modeled team-entry-fee activity. Softball appears near \$270,000 while baseball appears near \$50,000. On those approximate visual readings, softball accounts for roughly 84% of modeled team-entry-fee activity and baseball roughly 16%.

That distribution is important because the facility's historical identity may have included multiple sports, but the Hidden Valley USSSA tournament record shown here is overwhelmingly softball-driven.

Annual Tournament Pattern: Strong Growth Into the Late 2010s

The annual team-entry-fee graph shows a positive fitted trend across the displayed period. Visible activity begins at lower levels in the early 2000s, including approximately \$18,000 in 2002 and \$11,000 in 2005, with smaller amounts in 2008, 2011, and 2013.

Activity accelerates sharply beginning around 2014. The graph shows approximately \$35,000 in 2014, about \$49,000 in 2015, roughly \$53,000 in 2016, around \$21,000 in 2017, and the largest visible year in 2018 at approximately \$67,000, followed by roughly \$37,000 in 2019.

The result is a facility profile characterized by substantial late-period expansion rather than the declining fitted trend observed at some other Hidden Valley facilities.

The historical trend is especially relevant because the facility was originally conceived as a tournament-oriented private sports development. The later increase in USSSA activity provides a measurable research layer that can be compared with the original development, tourism, and economic-impact representations preserved in the historical source packet.

Tournament Financial Ecosystem

Team Entry Fees

Approximately \$320,000 in cumulative modeled team-entry-fee activity. This is a participation-fee measure and should not be represented as audited revenue or profit.

Gate Activity

Approximately \$450,000 in modeled gate activity. The gate model is larger than the team-entry-fee model, making admission policy, collection rights, and revenue allocation important facility-level research questions.

Concession Activity

Approximately \$225,000 in modeled concession activity. The graphic does not establish who operated concessions or retained proceeds during the Legends and D-BAT periods.

Umpire Activity

Approximately \$405,000 in modeled umpire-fee activity. Officiating is a substantial operating component and should not be characterized as revenue to the facility, USSSA, a tournament director, or another party without supporting records.

Event Income, Event Net and Economic Impact

The Event Income graphic indicates approximately \$1.0 million in modeled cumulative event income associated with the Legends / D-BAT dataset. The Event Net graphic indicates approximately \$560,000 in modeled net event activity.

The Economic Impact graphic separately indicates approximately \$850,000 in modeled broader community economic impact. These measures answer different analytical questions and should not be combined into a single purported revenue or profit figure.

Event Income is not the same as Event Net, and neither is the same as community Economic Impact. Some measures may also overlap with other tournament-economy categories. They should remain separately labeled in all public-facing materials.

Event Host / Tournament Director Concentration

The Event Host visualization shows substantial concentration. BIG Show Productions is visually associated with approximately \$210,000 in modeled team-entry-fee activity, far exceeding any other listed host/director.

Midwest Sports Productions appears next at approximately \$35,000. Brad Troutman and Missy Jennings appear in the mid-to-high teens, with smaller amounts associated with Rick Glasser, Wes Williams, Wally Fortuna, Ted Cox, Rebecca Clemons, Steve Steelman, Matt Barnard, and others.

The concentration is analytically important because it can be matched against the annual growth period. A host-by-year-by-tournament analysis would help identify which operators and tournament programs account for the 2014-2019 expansion.

Amounts associated with an event host or tournament director represent tournament activity attributed through that dataset field. They do not establish personal income, compensation, profit, ownership of funds, or tax liability.

Private Development on School Land: The Core Stewardship Question

This case study should distinguish four different property interests: ownership of the underlying school-trust land; the leasehold or land-use interest; ownership of privately financed improvements; and operation of the sports business.

Those interests may be held by different parties and may have changed over time. The research should therefore avoid collapsing 'owner,' 'operator,' 'lessee,' 'developer,' and 'facility name' into a single legal identity.

The most important next document is the Commissioners of the Land Office lease chain. That record can establish the original lessee, lease term, rent, acreage, permitted use, renewal rights, assignments, improvement ownership, reversion provisions, and the current legal relationship between the land trust and the sports property.

Public Return to the School-Land Trust

Because the underlying land is identified as school-trust property, the relevant public-return question is different from a city-owned ballpark. The key inquiry is what consideration the trust received for private use of the land and whether the lease terms, rent structure, and disposition of improvements can be documented over time.

Tournament economic activity does not itself establish whether the trust received adequate or inadequate value. That requires comparison of the lease terms with acreage, valuation history, market conditions, permitted improvements, renewal terms, and any applicable CLO policies.

Accordingly, the Hidden Valley economic data should be used to establish the scale and timing of private sports activity, while CLO records should be used to establish the trust's contractual return.

Economic Development Claims vs. Measured Activity

The historical research packet describes Legends Sports Complex as a privately financed sports-development project intended to attract tournament teams and generate visitor spending in Oklahoma City. That historical development vision provides a benchmark against which the later Hidden Valley activity can be evaluated.

The current graphics demonstrate meaningful USSSA tournament participation and a strong late-period growth trend, but they do not by themselves prove or disprove broader economic-development claims. A rigorous comparison would require original projections, actual tournament schedules, visitor counts, hotel-room data, sales-tax or tourism records where available, and the methodology used for any public economic-impact representations.

Physical Asset and Condition

The supplied aerial photograph documents a large sports campus with multiple outdoor diamonds, parking, internal circulation, and a prominent indoor building. The ground-level photograph documents visible deterioration in at least one portion of the outdoor complex.

These images establish visible physical condition at the time photographed, but they do not by themselves establish the cause, duration, responsibility for maintenance, or current condition of the entire property.

For the school-land stewardship analysis, useful follow-up records include inspection reports, maintenance obligations in the lease, code-enforcement records if any, improvement inventories, insurance requirements, and provisions governing abandonment or reversion of improvements.

Why Legends / D-BAT Matters

School-Trust Land: The underlying land introduces a fiduciary/public-benefit dimension distinct from municipal ownership.

Private Sports Development: The facility was conceived and operated as a private tournament and training enterprise.

USSSA Tournament Economics: The Hidden Valley dataset documents approximately 1,500 team entries and substantial modeled event activity.

Softball Concentration: The USSSA economic profile is heavily weighted toward softball.

Late-Period Growth: The annual trend rises substantially into the 2014-2019 period.

Event-Host Concentration: A large share of modeled entry-fee activity is associated with BIG Show Productions.

Asset Stewardship: The land lease, private improvements, operating rights, maintenance obligations, and ultimate disposition of the property require separate documentary analysis.

Public-Interest Research Questions

- What Commissioners of the Land Office lease or land-use instrument originally authorized development of Legends Sports Complex?
- Who was the original lessee, and what entities later received assignments, amendments, renewals, or operating rights?
- How many acres of school-trust land were included in the sports-complex lease?
- What rent, escalation schedule, percentage rent, fees, or other consideration did the school-land trust receive?
- Who owns the outdoor fields, indoor building, lighting, parking, and other improvements?
- What happens to private improvements when the lease expires, terminates, or is abandoned?
- Were assignments or changes from Legends to later operators approved by the Commissioners of the Land Office?
- What entity operated the facility during each major period of USSSA activity?
- Who controlled gate collections, concessions, scheduling, tournament access, and facility rental revenue?
- Which event hosts/directors account for the 2014-2019 growth period?
- What explains the unusually large concentration of modeled activity associated with BIG Show Productions?
- What original economic-development projections were made for Legends, and how do they compare with documented tournament activity?
- What maintenance, insurance, and condition requirements were imposed by the land lease?
- What is the current lessee, current rent, current land valuation, and current legal status of the sports complex?
- What measurable financial return has the school-land trust received from the property over the life of the sports-complex use?

What the Research Does - and Does Not - Establish

The current evidence establishes a facility-level USSSA activity record, a strong late-period growth trend, a softball-heavy sport mix, substantial modeled tournament economics, and a research basis for examining the relationship between private sports development and school-trust land.

The current evidence does not, by itself, establish that the school-land trust received inadequate value, that any lease was improper, that any private party violated fiduciary duties, or that any individual or organization engaged in fraud, misappropriation, tax violations, or other unlawful conduct. Those questions require primary CLO, lease, title, financial, and legal records.

Public-Interest Finding

Materiality, land tenure, and stewardship are the central findings. Legends Sports Complex / D-BAT SportsPlex represents a private youth-sports enterprise operating on land identified in the research framework as Oklahoma school-trust property. The Hidden Valley dataset documents meaningful USSSA participation, a strongly rising historical trend, and substantial modeled tournament activity.

The evidence does not, standing alone, establish wrongdoing or an inadequate return to the school-land trust. It establishes a legitimate public-interest basis for obtaining the CLO lease chain, identifying the current lessee and ownership of improvements, reconstructing rent and assignment history, and comparing the private economic use of the property with the trust's documented contractual return.

Methodology and Source Standard

This executive summary is based on the supplied Legends / D-BAT Hidden Valley graphics, facility photographs, and the historical research packet provided for the project. Approximate financial values are visually derived from the supplied graphics and should be reconciled to the underlying dataset before exact citation.

Historical development and land-tenure statements should be attributed to the supplied source material unless and until confirmed through primary records. Hidden Valley Oklahoma Research distinguishes documented records, dataset observations, modeled estimates, secondary-source reporting, analytical interpretation, unresolved questions, and findings by competent authorities.

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