

PRESENTED BY SURF PARK CENTRAL

SPONSORED BY



SURF PARK SUMMIT

THE FUTURE OF SURFING OUTSIDE THE OCEAN

SURF PARK SHARKS

THE DEVELOPERS PITCH

PITCH. IMPRESS. GAIN EXPOSURE FOR YOUR PROJECT.

September 2, 2026 · Virginia Beach, Virginia
Surf Park Summit 2026 · September 1-3



Four judges covering the full arc of a surf park deal — the capital stack, the design and engineering, the transaction, and the operating reality after opening day.



TOM HUDAK

VICE PRESIDENT, INVESTMENTS



Tom oversees EPR's existing entertainment and retail assets and pursues theatre and retail real estate acquisitions nationwide. Before joining EPR he was Vice President of Real Estate at AMC Theatres, responsible for new theatre site selection across the United States.

EPR Properties (NYSE: EPR) is the diversified experiential REIT, investing in select enduring experiential properties rather than conventional commercial real estate — theatres, eat & play, attractions, ski, experiential lodging, gaming, and fitness & wellness.

Selected work: High-end hospitality and aquatics-anchored destinations across EPR's experiential portfolio

eprkc.com



JOSH MARTIN

PRESIDENT & CREATIVE DIRECTOR



Josh leads the executive management of Martin Aquatic while casting its creative vision and directing the design studio, helping clients envision aquatic projects through renderings and concept models. He holds an MBA from Rollins College and more than a decade of project experience.

Martin Aquatic bridges creative design with industry-leading engineering to bring aquatic projects "from sketch to splash," across resort amenities, water parks, themed entertainment, and surf installations.

Selected work: Icon of the Seas · Celebration Key · Great Life Lagoon · Ritz-Carlton Kapalua · Kings Island Soak City · Mattel Wonder Indoor Waterparks

martinaquatic.com



ANDREW ROSS

CHAIRMAN & CHIEF DEVELOPMENT OFFICER

äventuur

Andrew develops large-scale, integrated recreation and leisure destinations built around a surf park as the central feature of the ecosystem. Before Aventura he was Founder and CEO of URBNSURF Group, leading URBNSURF Melbourne — the first surf park in the Southern Hemisphere — and previously served as Managing Director of two international energy companies.

Aventura is a global creator of integrated surf park developments, working from offices in Los Angeles and Perth, Western Australia.

Selected work: Perth, Western Australia · Auckland, New Zealand · URBNSURF Melbourne

aventuur.com



ORION CORCILIOUS

MANAGING DIRECTOR

VANDEVER

Orion sources and manages client relationships at Vandever Capital and is responsible for the firm's financial modeling, project-level capitalization strategies, and transaction execution. He brings more than 20 years across market intelligence, acquisitions, development, operations, asset management, and capital markets, with notable expertise in hospitality, residential, and mixed-use projects ranging from \$1 million to \$4 billion in value.

Previously a Managing Director at Ankura Real Estate Advisory. Dual MBA with Distinction from Cornell Johnson and Queen's Smith; undergraduate degree from Cornell's School of Hotel Administration.

Selected work: 100+ global transactions · restructuring senior hotel debt for the Bakken · opening team for seven ground-up resorts with 4,000+ beds, including Universal Orlando

vandevercapital.com

WHAT THE JUDGES ARE LOOKING FOR

Commercial feasibility of business plan

Land — location, deal & structure

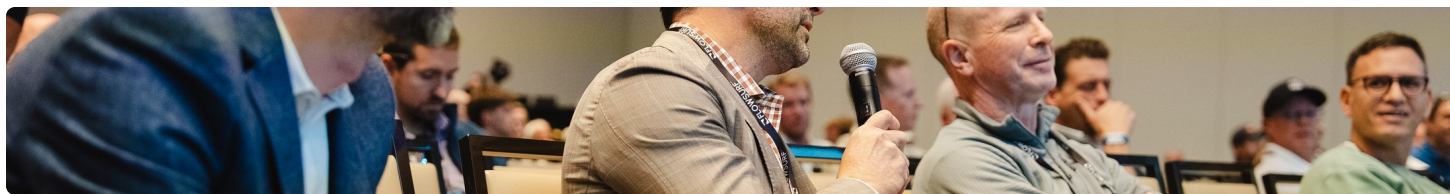
Management team

Management of development risks

Technology selection

Project fundability

The Surf Park Sharks developer pitch competition brings together the innovative minds in surf-anchored real estate development to pitch their groundbreaking projects to a panel of investors and industry leaders. This high-stakes event showcases the future of inland surfing and provides an exclusive platform for developers seeking funding, strategic mentorship, and industry exposure.



■ WHY DEVELOPERS APPLY

- **Investor exposure.** Present your project live on the main stage to the entire Surf Park Summit audience, including a panel of top surf park debt, equity, and REIT investors.
- **Industry recognition.** Build credibility and buzz by putting your project in front of the most influential audience in surf parks.
- **Win prizes.** Prizes worth \$15,000, including a Surf Park Summit 2027 Silver Sponsorship Package for the winning team.

■ HOW IT WORKS

- Teams apply from around the world in the first half of the year. Our screening committee reviews every application, and the **semifinalists are named**.
- Semifinalists are interviewed and confirmed to attend Summit. **Finalists are then chosen to present live on stage** — with fierce competition for those three spots.
- Each finalist gets **10 minutes to pitch and 10 minutes of Q&A** with the judges, in front of the full Summit audience on September 2, 2026.

■ WHO CAN ENTER

Open to surf park projects at the capital-raising stage. Applicants must have:

- A clear vision for the surf park
- An established management team
- An identified geography or region
- Land and entitlements, or a demonstrable process to acquire them
- A business model with detailed pro forma, use of funds, and development costs
- A concept of which wave technology they will use
- No more than **\$10MM** in equity raised to date

■ IS THIS FOR REAL FUNDING?

Yes and no. Sharks is a real set of teams pitching real projects — real blood, sweat, tears, and chlorine committed to the work on that stage.

But Sharks itself is for entertainment and educational purposes only. **No equity will be harmed at Summit.** Teams are welcome to follow up on opportunities with anyone in the room, during and after the event.

Prizes

Prizes worth \$15,000, including a Surf Park Summit 2027 Silver Sponsorship Package for the winning team — alongside the stage time, the room, and the introductions that come with it. All three finalists present live on September 2.

IMPORTANT DISCLAIMER

Surf Park Sharks is presented for entertainment and educational purposes only. Nothing said or shown during the session constitutes investment, legal, tax, or financial advice, or an offer or solicitation to buy or sell any security. Participation in Surf Park Sharks does not guarantee funding, investment, or business partnerships, and there is no promise of investment from Sharks or from any judge. Surf Park Central does not earn fees if these projects proceed. Surf Park Central reserves the right to change or modify the eligibility, criteria, or finalists. Project descriptions are supplied by the teams themselves. Attendees should conduct their own due diligence and consult their own advisors before making any investment decision.

Three teams take the main stage on September 2, pitching live to the judging panel and the full Summit audience.



FINALIST 01



IDA SURF PARK

BOISE, IDAHO · TREASURE VALLEY

WAVEGARDEN COVE

CAPITAL RAISING

1,000 WAVES/HR

Idaho's 1.9 million residents sit more than 700 miles from the nearest ocean surf — a twelve-hour round trip for a session the ocean may or may not deliver. Ida closes that gap with Wavegarden Cove technology, producing up to 1,000 waves an hour across every skill level, every day of the year.

The lagoon anchors a multi-phase recreation and hospitality district in the Treasure Valley, one of the fastest-growing metros in the country and one with no flagship recreation anchor. Later phases add lodging, retail, wellness, and entertainment.

THE THESIS

A surf park built for a rural market, with RV parks as a lower-cost approach to hospitality — density of stay without the capital load of a hotel.



BRANDON WATSON

FOUNDER · IDA SURF PARK

Leading Ida from concept through capital raise, with Sportainment Consulting, Thinking Adrenaline, and Cardiff Capital Collab advising on feasibility, operations, and development.

idasurfpark.com

FINALIST 02

HIDDEN LAKE SURF RESORT

BUCKEYE, ARIZONA · PHOENIX METRO

ENDLESS SURF

12.5-ACRE LAGOON

120 ACRES OWNED

One hundred twenty acres, sixty of them already water. The lake at the center of this site is not proposed — it is private, river-fed, and already there, with established water infrastructure, in the Sonoran Desert. The land is owned, not optioned.

A 12.5-acre Endless Surf lagoon anchors a resort hotel, beach club, marina, villas, and casitas. Approvals are in place, in a federal Opportunity Zone on its own groundwater supply, 37 miles from downtown Phoenix — with the 34,000-acre Teravalis master plan next door.

THE THESIS

Water strategy as the differentiator. Most surf parks begin with a search for water; Hidden Lake begins with water access at its core.



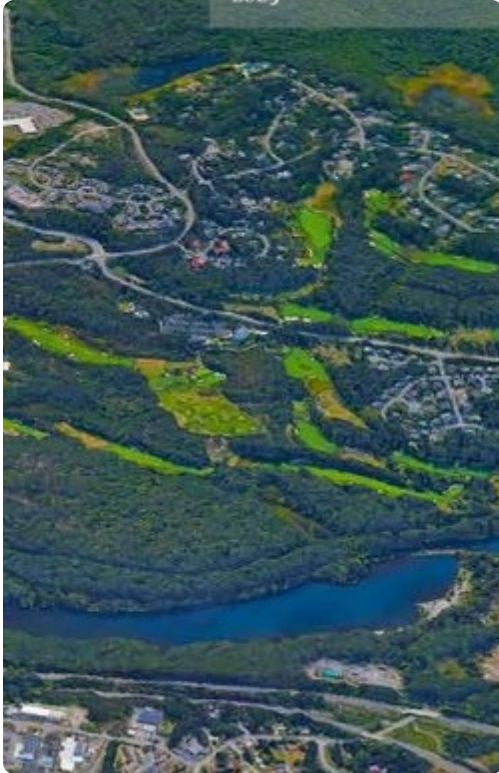
DREW BOYLES

MANAGING PARTNER · HIDDEN LAKE SURF RESORT

Sponsor and Managing Partner of Hidden Lake, an entrepreneur and CEO with 30+ years building and operating businesses — with development experience from both sides of the dais, as a developer and as former Mayor of El Segundo, California.

hiddenlakesurf.com





FINALIST 03

PA NATIONAL SURFING CLUB — MONTAGE MOUNTAIN

MOOSIC / SCRANTON, PENNSYLVANIA

WAVEGARDEN COVE

OPENING 2028

90 SURFERS AT ONCE

"Let my people go surfing." Wavegarden Cove at Montage Mountain brings world-class surf to Northeast Pennsylvania — up to 1,000 waves an hour, up to 90 simultaneous surfers, more than 25 configurable wave types, and rides of 18 seconds and longer.

The site sits in the Scranton/Wilkes-Barre corridor, a four-season tourism region drawing millions of visitors a year — under two hours from New York City and Philadelphia, with 30 million+ people in reach and no competing wave park for hundreds of miles. Phased opening 2028.

THE THESIS

A category-defining attraction bolted onto infrastructure that already exists — and an economic development play, capitalised in part through non-dilutive grant funding, for community health, jobs, and a new identity for NEPA's recreation economy.



DANIEL P. MCDONOUGH

FOUNDER & CEO · PA NATIONAL SURFING CLUB

A Scranton/Moosic native with 23+ years of industry experience and a Notre Dame MBA, Dan leads strategic vision, the equity raise and cap table strategy, and is the primary liaison with Wavegarden.

panationalwavecove.vercel.app

FINALIST 04

CLEORA

SALIDA · CHAFFEE COUNTY, COLORADO

3D-PRINTED COMMUNITY

106 LOTS

STANDING WAVE CENTRAL AMENITY

Where modern living meets mountain spirit. Cleora is a 3D-printed community on the Arkansas River in Chaffee County, developed by True North — and its master plan now carries a full-scale standing wave with amenities at its centre, on a dedicated block off Main Street.

The site is fully entitled and shovel ready: civil work is 100% complete, the Metro District is formed, and vertical construction is already underway across 106 lots and 172 doors. Salida sits on one of the most popular commercial rafting stretches in North America, with an established river-surf culture and the highest density of 14ers in Colorado.

THE THESIS

Surf as the amenity that turns a residential master plan into a year-round destination, shifting a two-day visit into a four-day one.



GREG KENNY

CO-FOUNDER · TRUE NORTH

Co-founding the development and bringing a 3D-printed residential community — and a new vision for how homes get built — to Chaffee County.



CLINT HAYNES

CO-FOUNDER & MANAGING PARTNER · TRUE NORTH

An entrepreneur focused on innovation, additive manufacturing, and community-driven development, leading the 3D printing process and vertical construction workflow.

cleora.co · developed by True North



THE 2026 SEMIFINALISTS

Selected from this year's applicant pool · reviewed by the Surf Park Central judging panel



SEMIFINALIST 01

MOLAYA BAY RESORT & RESIDENCES

LIDICE, PANAMA · PANAMA'S HIGHLANDS

ES36X ENDLESS SURF

2.8-ACRE LAGOON

MARRIOTT TRIBUTE PORTFOLIO

Latin America's first mountain surf lagoon resort and residences — a US\$147M master-planned community. The 22+ acre project pairs a 2.8-acre ES36X Endless Surf lagoon with a 111-key Tribute Portfolio by Marriott hotel, 150 branded condos, and 134 managed units, 34 miles from Tocumen International Airport. A hurricane-free climate supports 365-day operations, and a 15 MWp solar plant powers the site and sells excess power through PPAs.

THE THESIS

Combine best-in-class features in a tropical destination 34 miles from an international airport, with a top-tier hotel operator attached.



ABDRIEL BASTO

COO & MANAGING PARTNER · TRINITYHILLS CAPITAL

Fifteen years in business development across the Americas and fifteen years in real estate, and founder of the Trinityhills platform.

molayabay.com

Marriott franchise agreement signed · 55% of land sponsor-owned · 26 pre-reservations, 100+ waitlisted

SEMIFINALIST 02



SMOKY MOUNTAIN SURF CO.

KNOXVILLE, TENNESSEE · PROSPERITY CROSSING

CITYWAVE®

40-50 FT STATIONARY WAVE

FIRST IN EASTERN U.S.

Endless waves, zero coastline. An indoor, stand-alone surf park built around a 40-50 ft Citywave® stationary wave — the first of its kind in the Eastern United States — delivering a customizable constant wave from four to six feet, with a surf shop, restaurant, and bar alongside it.

The park is planned inside Prosperity Crossing, a 250-acre mixed-use development under construction in West Knoxville, anchored by eight turf soccer fields hosting regional and national tournaments and surrounded by hotels, retail, dining, and apartments — projecting 10,000 visitors per tournament weekend across 42 weekends a year plus 5,000 local weekday visits.

Knoxville's Tennessee River wake surf community supplies a core audience already primed for the wave.

THE THESIS

Build a surf, play, and eat destination around a smaller-footprint pool — the whole day out, on a fraction of the land.



MICHAEL LARSON, MD

FOUNDER · SMOKY MOUNTAIN SURF CO.

A Knoxville ENT surgeon and lifelong surf enthusiast, bringing local market insight and operational discipline to building a world-class surf destination in his own city.

smokymountainsurf.com

Early design with Aquatic Development Group · graded pad with utilities and road in place, grade B zoning, directly off Interstate 40



SEMIFINALIST 03

BOSTON SURF SUPPLY

GREATER BOSTON, MASSACHUSETTS · SMALL-FOOTPRINT RETROFIT

INDOOR STANDING WAVE

RETROFIT

350 OPERATING DAYS

The wildcard of this year's field, and proof that surf-anchored development does not have to mean acreage or greenfield. Boston Surf Supply is an indoor, year-round surf venue retrofitted into a compact urban building — surf, food, community, 365 days a year — in a dense, high-income market of more than four million residents with no comparable indoor surf destination.

The operating model runs 26 sessions a day across 350 days, blending surf with memberships and programming, food and beverage, rentals, retail, and events. Most modeled revenue comes from memberships and ancillary spend rather than session sales.

THE THESIS

Retrofit a surf park into an existing commercial property. Indoor surf is far less exposed to seasonality, which drives a higher return on invested capital.



BENJAMIN VOELCKER

FOUNDER · BOSTON SURF SUPPLY

Leading Boston Surf Supply from concept through capital raise, making the case for compact, retrofitted indoor surf in a dense metropolitan market.



SEMIFINALIST 04

THE KNOT — ROCK N ROLL DISTRICT

GAINESVILLE, FLORIDA · UNIVERSITY OF FLORIDA

~40 FT STANDING WAVE

5.2 ACRES

ADAPTIVE REUSE

A multi-disciplinary action sports training and community center minutes from the University of Florida, built as a hub for the three newest Olympic sports: climbing, skating, and surfing. The team is under contract to purchase a 5.2-acre parcel from the City of Gainesville, has completed due diligence, and is working through designs for site plan submission, making use of multiple existing buildings through adaptive reuse.

The program includes a climbing gym, skate park, roughly 40-foot standing wave, fast-casual restaurant, and a skating rink and event space, with room for 37 townhome units and substantial hotel and housing opportunity on neighbouring parcels.

THE THESIS

A first-of-its-kind mixed-use action sports district — pioneering emerging Olympic sports beside a major university in a secondary market, run by operators who already know the business.

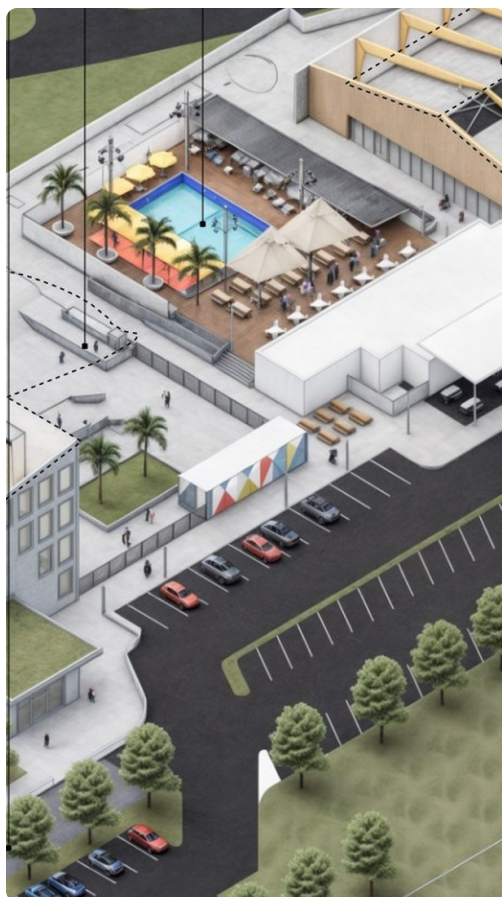


MIKE PALMER

FOUNDER · THE KNOT CLIMBING GYM, LLC

An experienced operator of high-risk facilities who redeveloped a condemned warehouse into The Knot's current gym, with strong ties to Gainesville city officials and the University of Florida.

climbtheknot.com



Two years of Surf Park Sharks winners, and where their projects stand today.



2025 CHAMPION

CREST SURF CLUBS

SHIRLEY, LONG ISLAND, NEW YORK

Crest Surf Clubs earned top honors in 2025 with its vision for a private, membership-based surf club, blending customizable, high-performance waves with an exclusive, community-driven experience designed to redefine modern surf culture.

Crest New York sits seconds off the Long Island Expressway in Mastic-Shirley, the gateway to the Hamptons. Members get exclusive access to the Clubhouse — lounge and dining, active space, and a balcony. The interiors, by Curious Yellow Design, are a homage to New York surf culture.



BRETT PORTERA

FOUNDER & CEO · CREST SURF CLUBS

Brett took the 2025 Sharks title on the Summit main stage and returns to Surf Park Summit 2026 as a speaker. Crest New York is at Precision Drive, Shirley, New York.

crestsurfclubs.com

2024 CHAMPION

PALM VALLEY

GOLD COAST, AUSTRALIA

Palm Valley took the 2024 title as one of Australia's most innovative surf, golf, and lifestyle destinations — integrating world-class surf technology with sustainable golf design, eco-tourism, and vibrant community hubs on the Gold Coast.

The project is a study in what a surf lagoon can anchor when planned alongside, rather than instead of, an existing recreation asset: surf and golf sharing one masterplan and one visitor.

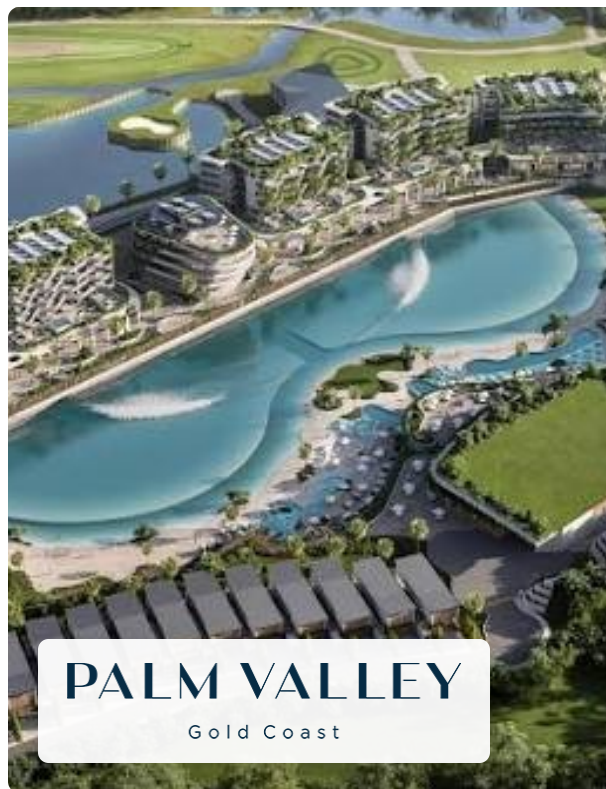


LUKE ALTSCHWAGER

FOUNDER · PALM VALLEY

A former PGA professional with two decades in golf and hospitality management, Luke has redefined recreational spaces by combining surf technology with sustainable design — bringing together adventure, wellness, and environmental stewardship.

palmvalleygc.com



WHAT THIS YEAR'S FIELD SAYS — THE STATE OF SURF-ANCHORED DEVELOPMENT, 2026

- **The wave is the anchor, not the business.** Molaya Bay layers a Marriott flag, branded residences, and a 15 MWp solar plant on top of the lagoon. Ida treats the basin as the front door to a hospitality district. PA National bolts a Cove onto a mountain that already sells four seasons of recreation. Not one of these teams is underwriting a wave on its own.
- **Footprint is now a strategy, not a constraint.** Boston Surf Supply retrofits an existing commercial building; Smoky Mountain builds around a 40–50 ft stationary wave inside a sports complex. Both reach the same year-round rider at a fraction of the land, capital, and seasonality exposure of a destination lagoon.
- **Water and energy have become underwriting questions.** Hidden Lake's existing lake and separate groundwater supply, and Molaya Bay's solar plant, are direct answers to the two operating costs that make lenders nervous — not sustainability decoration.
- **Secondary markets are the growth story.** Boise, Buckeye, Scranton, Knoxville, Greater Boston, the Panamanian highlands. Land is available, populations are growing, and no flagship recreation anchor exists yet — so the surf park becomes the region's attraction rather than one of many.
- **Entitlements and existing assets de-risk the pitch.** A signed Marriott franchise agreement. Approvals already granted. A graded pad with utilities and interstate access. Sixty acres of water that is already there. Land owned rather than optioned. The teams that advance can show progress, not intent.
- **Capital discipline is the through-line.** Phased builds, non-refundable pre-sales, LOIs before raises, non-dilutive grant funding. Sharks caps entrants at \$10MM raised for a reason: this is the stage where a project either gets structured well or never gets built.

ABOUT US



Surf Park Central is the global trade association for the surf-anchored real estate industry and the parent company of the Surf Park Summit. We host industry-leading events, publish original research and data, and connect the developers, investors, operators, and suppliers building the world's leading surf destinations.

CONFERENCES & EVENTS

Regional events, developer tours, the pitch competition, industry awards, and the Surf Park Summit.

MEMBERS-ONLY COMMUNITY

Event discounts, access to data and reports, industry committees, and the member community.

PREMIUM REPORTS

Original research, data, and insights vital to developers, operators, investors, and suppliers.

APPLY TO SURF PARK SHARKS 2027

Open to surf park projects at the capital-raising stage with no more than \$10MM in equity raised to date. Bring a vision, a team, a site strategy, a pro forma, and a wave technology — and pitch it to the room.

APPLY NOW

Reach out to **Chris Kluesener**, Managing Partner, Surf Park Central
chris@surfparkcentral.com

BECOME A MEMBER

\$299/year

Surf Park Industry Membership — designed for the surf park industry professional.

% OFF SUMMIT ACCESS

ACCESS TO RESEARCH & DATA

COMMITTEE LEADERSHIP

MEMBER-ONLY SLACK

SPEAKING OPPORTUNITIES

10+ YEARS ARCHIVAL CONTENT

BECOME A MEMBER

surfparkcentral.com

JOIN THE INDUSTRY

BECOME A SURF PARK CENTRAL MEMBER

Scan to join the industry membership at thesurfparksummit.com/insiders — \$299/year for event discounts including % off Summit access, access to research and data, committee leadership, the member-only Slack, speaking opportunities, and 10+ years of archival content.

BECOME A MEMBER

thesurfparksummit.com/insiders



SCAN TO JOIN