

OFFERING MEMORANDUM

7402 New Laredo Hwy

San Antonio, Texas 78211



TURNKEY EVENT CENTER | COMMERCIAL / ADAPTIVE REUSE OPPORTUNITY

\$599,000

ASKING PRICE

3,645 SF

GROSS BUILDING AREA

0.396 AC

SITE AREA

30-35

ON-SITE PARKING*

Presented by



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Executive Summary

7402 New Laredo Hwy is a highly visible commercial property currently operating as a turnkey event center in southwest San Antonio. The property combines an established ballroom/event venue with additional commercial and storage improvements, creating an opportunity for an owner-user, investor, or adaptive-reuse buyer. The site benefits from direct frontage on New Laredo Hwy, a fenced/gated layout, dedicated parking, and substantial recent mechanical and interior improvements.

3,033 SF	420 SF	192 SF	3,645 SF
MAIN COMMERCIAL BUILDING	SECOND COMMERCIAL BUILDING	STORAGE GARAGE	TOTAL GROSS AREA

Investment Highlights

- Currently operating as a turnkey event center / ballroom
- Approx. 0.396-acre site with prominent New Laredo Hwy frontage
- 3,645 SF combined gross building area across three improvements
- Renovated guest house / ancillary commercial building
- Fenced and gated site with two access points
- Seller reports approximately 35 on-site parking spaces; site plan depicts 30 spaces
- Recent HVAC, ductwork, mini-split, thermostat and flooring upgrades
- Potential for continued event use or alternative commercial concepts, subject to zoning and approvals

Potential Uses

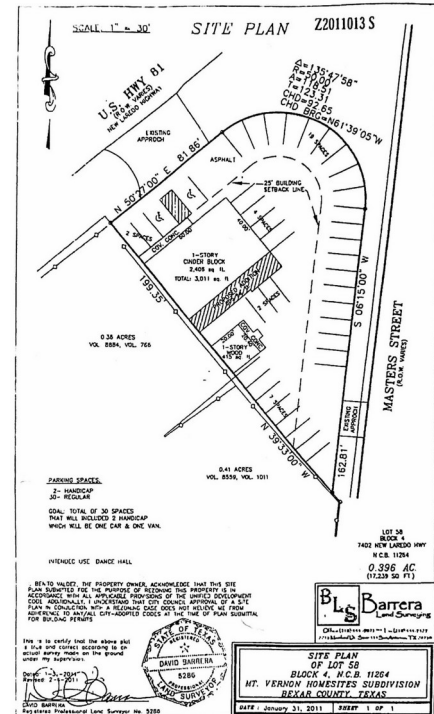
- Event / banquet hall
- Wedding and reception venue
- Quinceañera venue
- Corporate / community event space
- Retail / neighborhood commercial
- Convenience store / gas station concept
- Liquor store concept
- Other owner-user or redevelopment concepts

All alternative uses are subject to independent verification of zoning, permitting, licensing, utility capacity and governmental approvals.

Property & Site Details

PROPERTY ATTRIBUTE	DETAIL
Address	7402 New Laredo Hwy, San Antonio, TX 78211
Asking Price	\$599,000
Site Area	Approx. 0.396 acres (17,239 SF) per site plan
Current Use	Operating event center / ballroom
Main Building	3,033 SF commercial building
Secondary Building	420 SF; renovated guest house / ancillary commercial space
Storage	192 SF storage garage
Total GBA	3,645 SF combined gross building area
Parking	30 spaces shown on site plan; seller reports approx. 35 on-site spaces
Access / Site	Fenced and gated; prominent New Laredo Hwy frontage
Alternative Uses	Retail, convenience/fuel, liquor store and other commercial concepts - subject to approvals

SITE PLAN



Site plan shown for reference. Buyer to verify dimensions, parking and site configuration.

SITE & ACCESS HIGHLIGHTS

0.396 AC

SITE AREA

2

GATED ACCESS POINTS

30-35

PARKING*

HWY 81

NEW LAREDO HWY
FRONTAGE

Recent Renovations & Venue Improvements

Mechanical / Comfort

- 2 brand-new AC systems (indoor and outdoor units)
- New air ducts
- Smart thermostats
- 6 mini-split systems installed: 4 in the ballroom, 1 in men's restroom, 1 in women's restroom

Interior / Venue

- New vinyl flooring
- Large open ballroom / dance floor configuration
- Dedicated men's and women's restrooms
- Flexible setup for receptions, weddings, quinceañeras, parties, corporate and community functions



Ballroom / event space



Renovated restroom corridor

Turnkey Operating Potential The property is currently configured for event-center operations. A buyer seeking continuation of the existing use should independently verify all licenses, permits, occupancy requirements, equipment, furnishings and business assets included in any sale.

Adaptive Reuse & Commercial Positioning



The property's frontage, corner visibility, gated site, parking field and existing commercial improvements create flexibility for a range of neighborhood-serving and owner-user concepts. Buyers should evaluate the feasibility of each intended use with the appropriate governmental agencies and utility providers.

CONTINUE CURRENT USE

Event center / banquet hall

Capitalize on the existing ballroom configuration and recent improvements.

RETAIL / OWNER-USER

Retail or service commercial

Existing improvements may support conversion for a variety of neighborhood commercial users.

CONVENIENCE / FUEL

Gas station / convenience concept

Prominent roadway frontage may warrant feasibility review for fuel/convenience redevelopment.

LIQUOR / SPECIALTY

Liquor or specialty retail

Potential specialty-retail concept subject to zoning, licensing and distance requirements.

COMMUNITY / FLEX

Community or multipurpose venue

Flexible gathering space for meetings, celebrations, training or community uses.

REDEVELOPMENT

Alternative commercial redevelopment

Site configuration may appeal to buyers seeking a visible commercial corner parcel.

Buyer Due Diligence: zoning, permitted use, alcohol/fuel licensing, ingress/egress, utilities, environmental matters, survey, parking, ADA compliance, fire/life-safety requirements and all other governmental approvals should be independently verified.

Offering Contact



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CONFIDENTIALITY & DISCLAIMER

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