



Contact:

ADRIANA RODRIGUEZ, GRI, MRP, PSA

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FOR SALE

Vibrant Food Truck Park & Bar

Unique investment near Calaveras Lake. This vibrant venue features a food truck park and full-service bar, perfect for events, festivals, and daily dining. Ample seating, shaded areas, and a lively atmosphere make it a community favorite. Ideal for food entrepreneurs and event organizers.

**SOUTHEAST OF
SAN ANTONIO**

PURCHASE PRICE:

\$1,850,000.00

*Land Size: 2.178 AC
Zoning: OCL*



Values:

- Land Size: 94873.68 SF
- Zoning: OCL

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Property Highlights:

Electrical Upgrades:

- Upgraded CPS electrical service to 600 amps
- Added a stage with full electrical, lights, and TVs

Restroom Facilities:

- Added four women's restrooms
- Added a men's restroom with 3 urinals and 1 stall
- Existing restroom with two stalls

Outdoor Enhancements:

- Built two covered pavilions with fans and TVs
- Installed artificial turf after clearing and leveling the land
- Built a fence around the entire property:
 - Front side: Metal iron
 - Backside: 6-foot privacy wood

Additional Features:

- Added two serving bars with four electrical outlets
- Installed an 8 x 8 walk-in cooler
- Added solar flood lights for parking lot and park areas
- Installed illuminated signs: Welcome, Food, Fun, Drinks, and Rancho 181

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Septic System:

- Added a 3,000-gallon septic tank
- Existing 2,000-gallon septic tank

Shade and Aesthetics:

- Added shades, framed with iron posts and sun sails



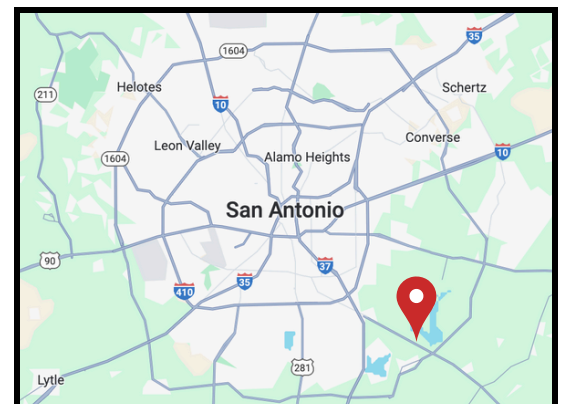


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