

Value-Add Fitness + Real Estate Opportunity



842 FM 471
Castroville, TX 78009

Offered by:
Amanda Chapa

Table of Contents

Benefits 5

Aerial & Location Map..... 6

Availability & Rates 8

TREC Agency Disclosure..... 10

© Sep 2026 REOC San Antonio. REOC San Antonio is a licensed Real Estate broker in the State of Texas operating under REOC General Partner, LLC. The information contained herein is deemed accurate as it has been reported to us by sources which we understand, upon no investigation, to be reliable. As such, we can make no warranty, guarantee or representation as to the accuracy or completeness thereof nor can we accept any liability or responsibility for the accuracy or completeness of the information contained herein. Any reliance on this information is solely at the readers own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Further, the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





Benefits

Address	842 FM 471, Castroville, Texas 78009
Location	FM 476 & FM 471
Size	5 Acres 8,794 SF Building
Legal Description	CASTROVILLE OUT-LOT SUBDIVISION, BLOCK 1, LOT 25B (5.0 AC)
Bldg. Class	C
Year Built	2008
Road Frontage	181 ft. on FM 471

Description

A unique opportunity to acquire an established fitness operation and the underlying real estate together on approximately 5.0 acres in Castroville, Texas. Serving the growing Medina Valley community with a loyal membership base and operates from an approximately 8,794 SF purpose-built fitness facility conveniently located just off FM 471.

The property presents an attractive value-add opportunity for an owner-operator, investor, or fitness-focused group seeking to acquire both an established operation and the real estate supporting it. The current ownership structure has created opportunities to evaluate operating efficiencies, optimize expenses, and identify strategies to improve the overall performance of the business.

Located within the growing US-90 corridor, Castroville continues to benefit from residential and commercial expansion throughout the surrounding Medina County market. The property's substantial acreage, existing improvements, established fitness use, and limited competition for a facility of this scale creates multiple avenues for a new owner to build upon the existing operation.

Property Highlights

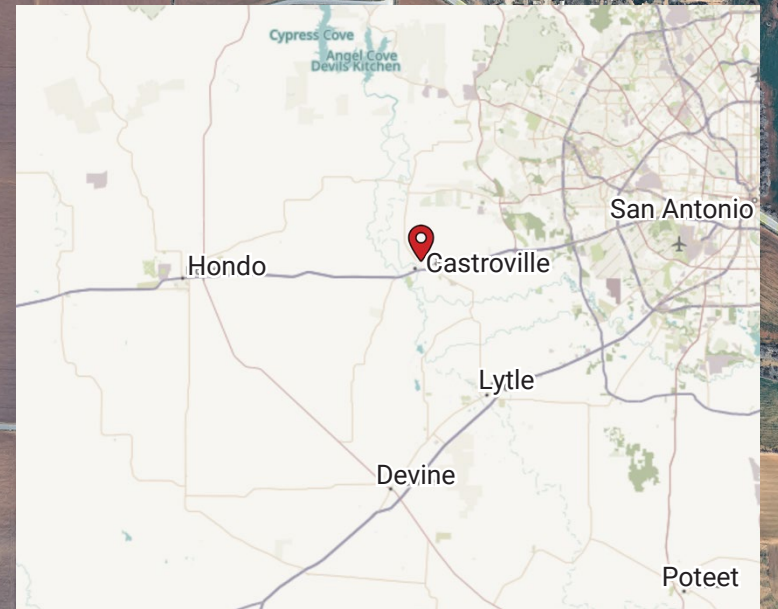
- Building easy to find
- On-site snack bar
- Building in good condition and shows very well
- Well established building
- Abundant surface parking
- Flexible opportunity for an owner-operator or investment group
- Established fitness operation with existing membership base
- Proximity to the growing US-90 corridor

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Hwy 90

Lower Lacoste Rd



Aerial Map

Availability & Rates

Total Available SF	8,794
Asking Price	\$2,000,000 (\$227.41 PSF)
Title Commitment	Delivered to Buyer within ten (10) days of contract Effective Date
Survey	Current survey delivered to Buyer within ten (10) days of contract Effective Date
Feasibility Period	Ninety (90) days from the contract Effective Date
Closing	Thirty (30) days after the end of the Feasibility Period
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Contact

Amanda Chapa

Associate
210 708 5031

achapa@reocsanantonio.com
reocsanantonio.com





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Amanda Chapa	828030	achapa@reocsanantonio.com	210 708-5031
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

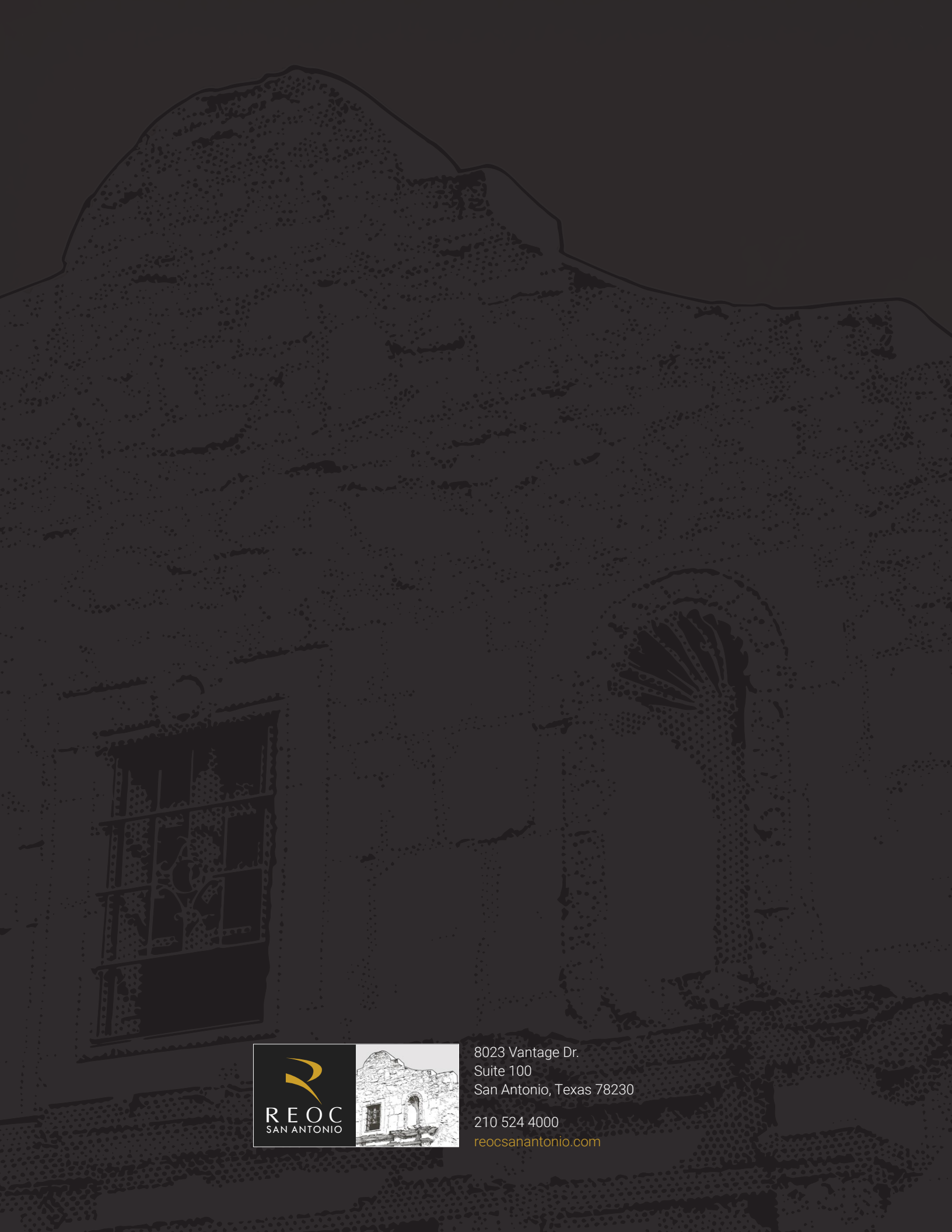
REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2





8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com