

COMMERCIAL OPPORTUNITY FOR SALE

# RENOVATED BUSINESS CENTER HOSPITALITY CONVERSION

Turnkey Commercial Campus | ~90% Complete | Owner Financing Available

• 329 School Dr, Poteet, TX 78065 | Atascosa County | APN: R31618

**\$995,000**  
ASKING PRICE

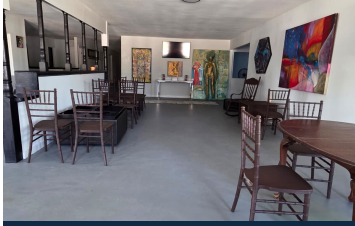
**Owner Finance**  
AVAILABLE

**±13,043 SF**  
BUILDING SIZE

**±3.31 Acres**  
LOT SIZE

**~90%**  
RENOVATED

**Flexible**  
COMMERCIAL USE



LOBBY / COMMON AREA



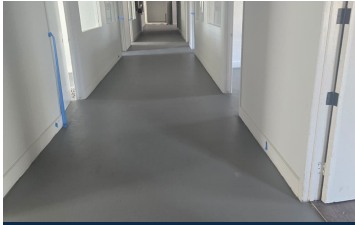
LOUNGE / RECEPTION



COMMERCIAL KITCHEN



COVERED EXTERIOR ENTRY



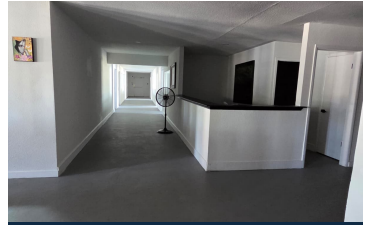
HALLWAY / CORRIDOR



OFFICE SUITE VIEW



CONFERENCE / TRAINING ROOM



OPEN WORKSPACE

## PROPERTY DESCRIPTION

Prime commercial redevelopment and repositioning opportunity in Atascosa County, Texas. 329 School Dr is a substantially renovated former nursing facility being transformed into a versatile business center, executive office campus, or boutique hospitality concept. With renovations approximately 90% complete, the property is nearing readiness for certificate of occupancy—offering a rare chance to step into a nearly finished project with immediate upside potential.

The layout is highly adaptable, featuring a welcoming lobby and common area, commercial-grade kitchen, conference and training rooms, open workspace areas, and numerous private rooms suitable for offices, suites, or guest accommodations. The corridor-style design supports multi-tenant use, departmental divisions, or phased occupancy strategies. Situated on approximately 3.31 acres, the property provides a campus-like setting with strong flexibility for a wide range of commercial or service-based operations.

## PROPERTY FEATURES

- ▶ Substantially renovated facility — approximately 90% complete
- ▶ Welcoming lobby and shared common areas
- ▶ Professional commercial kitchen infrastructure
- ▶ Dedicated conference and training rooms
- ▶ Open workspace areas for collaborative use
- ▶ Numerous private rooms for offices or suites
- ▶ Efficient hallway layout for multi-user configuration

## PROPERTY DETAILS

ADDRESS	329 School Dr, Poteet, TX 78065
PARCEL ID (APN)	R31618
COUNTY	Atascosa County
BUILDING SIZE	±13,043 SF
LOT SIZE	±3.31 Acres
LAND USE	Commercial
RENOVATION STATUS	~90% Complete
ASKING PRICE	\$995,000

## OWNER FINANCING

### ★ OWNER FINANCING AVAILABLE

Asking Price: **\$995,000**

Min. Down Payment: **\$300,000**

Terms: **Negotiable with Qualified Buyer**

## IDEAL USES

- ▶ Business Center
- ▶ Training Facility
- ▶ Boutique Hotel / B&B
- ▶ Coworking Space
- ▶ Executive Offices
- ▶ Event / Meeting Venue
- ▶ Mixed-Use Investment
- ▶ Service-Based Campus

▶ Attractive covered exterior entrance and seating areas

▶ ±3.31 acres with campus-style potential

▶ Flexible commercial zoning and use adaptability

▶ Move-in-ready trajectory with near-term CO capability

▶ High visibility location in Atascosa County

## SCHEDULE A PRIVATE TOUR TODAY

Contact Listing Agent for Pricing, Terms & Showing Information | Rare Owner-Finance Commercial Opportunity

329 School Dr, Poteet, TX 78065 | Atascosa County | APN: R31618 | ±13,043 SF | ±3.31 Acres | Asking: \$995,000

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All measurements are approximate. Prospective buyers are encouraged to conduct their own due diligence. This is not an offer to sell securities.