



Real Estate Brokers
Licensed in Texas, New Mexico and Colorado



Rodeo San Miguel

43.519 Acres

10928 County Road 35, Tyler, TX 75706

Nick Philipello, Jr., Broker

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I am pleased to offer this outstanding venue for sale that affords a perspective owner to invest in the Mexican entertainment business. The property not only includes the 43 plus acre real estate but also comes with the newly completed entertainment complex. This facility is a premier event center with a 4,000-seat rodeo arena, an elevated bandstand overlooking a cement dance floor, complete vending service areas including a full service kitchen, refreshment stations, restrooms, and ample parking. Also there are secure ticket booths, a one-bedroom apartment, office area, and a caretakers storage area for maintenance of the facility.



This outstanding venue is all housed under a 67,200-square foot pavilion constructed within the last year and features clear span construction enclosed on 2 sides. The rodeo bucking chutes are located on the North portion of the building and are used to hold bull-riding to competitions at this time. They are surrounded by seating to accommodate up to 4,000 attendees and ample standing room spectator's spots near the arena. The large dancing area could also convert to seating to host concerts or other events.



The full service kitchen can provide on site food preparation to accommodate the large crowds that attend the events. Refreshment stations located throughout the complex add to the profitability of the venue, however, there are no alcoholic beverage permits issued for the facility at this time. The entire facility is designed for crowded security and control, which allows for ease of operation.



Several events have already been hosted at the Rodeo San Miguel featuring bull-riding events followed by a concert and dancing to popular Mexican music groups. The admissions charges vary and—usually command \$25.00 or more in ticket prices for each guest.

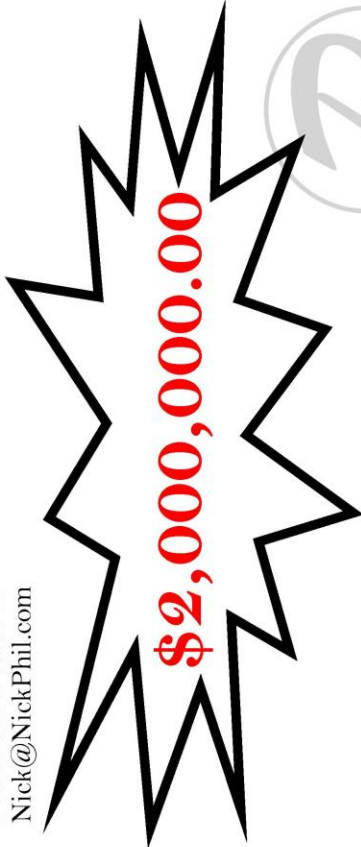


The real estate and facility are priced at **\$2,000,000.00** cash to the Sellers. All information presented herein is provided by the Sellers and the Brokers representing the Sellers, however, this information is not warranted by the Sellers or the Brokers. Additional information, if available, will be provided upon request to prospective and qualified Buyers. The property will be shown by appointment only and to schedule an appointment please contact:

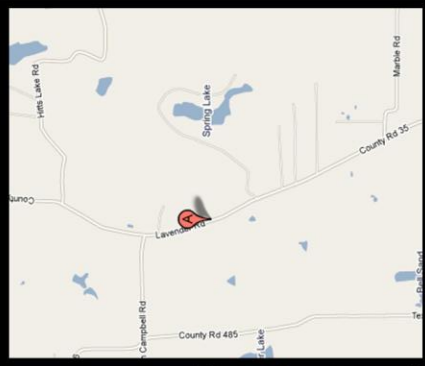
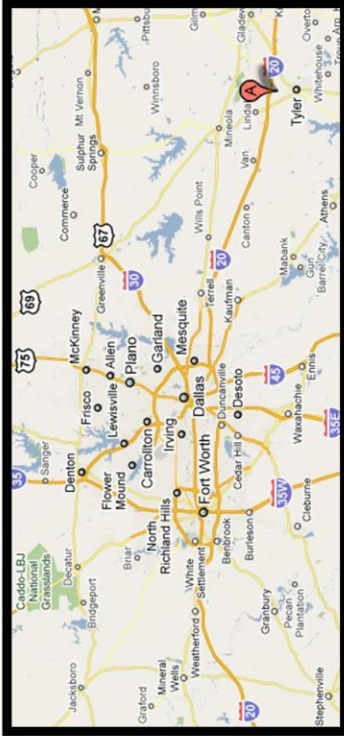
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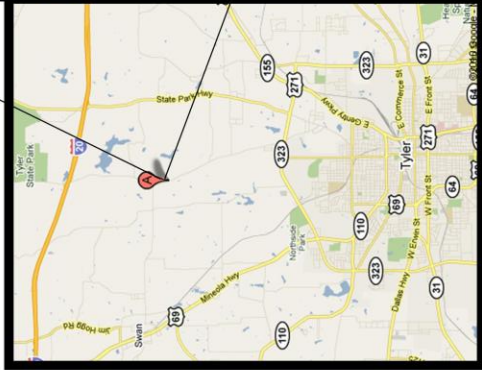
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