

Spanish Football Club & Sports Infrastructure Development Opportunity



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A historic Spanish football club competing in the third tier of Spanish football, combined with exclusive development rights over a landmark mixed-use sports and commercial complex in one of Spain's fastest-growing sporting hubs.

The transaction offers investors ownership of a professional football club with nearly eight decades of history, an established supporter base, and a strong sporting trajectory, alongside a long-term concession granting control of prime development land adjacent to the club's stadium.

Opportunity Highlights

- Historic Spanish football club founded in 1947 with 78 years of operating history.
- Currently competing in Primera Federación, the third tier of Spanish football.
- Approximately 2,000 members and a well-established regional fan base.
- Modern stadium with 8,000-seat capacity.
- Active youth academy comprising approximately 800 registered players.
- Debt-free operating platform following successful financial restructuring.
- Long-term municipal concession secured until approximately 2073.

Strategic Development Asset

The centerpiece of the opportunity is a 50-year concession over approximately 5,000 m² of prime urban land directly integrated with the stadium complex. The concession permits the development of an 8–10-storey mixed-use sports, hospitality, medical, retail, and commercial destination.

The proposed project has the potential to create one of Spain's first fully integrated sports-oriented commercial ecosystems, incorporating:

- Sports medicine and rehabilitation facilities
- High-performance training center
- Athlete accommodation
- Hospitality and serviced apartments
- Retail and food & beverage offerings
- Corporate offices and conference facilities

Location Advantage

Located in a city of approximately 80,000 residents just 60 km from Madrid and connected by high-speed rail, the asset benefits from strong accessibility and a growing reputation as a national sports destination.

The city regularly hosts national and international sporting events across multiple disciplines, creating a recurring flow of athletes, teams, federations, and sports tourists throughout the year.

Investment Highlights

- Professional football club ownership in a major European football market.
- Long-term concession secured through a legally binding municipal agreement.
- Multiple revenue streams from sports, hospitality, healthcare, retail, and events.

GROSS REVENUE

\$0

EBITDA

\$0

BUSINESS TYPE

Football Clubs

COUNTRY

Spain

BUSINESS ID

L#20261085

- Significant real estate development upside.
- Strong community roots and institutional support.
- Opportunity for both operational growth and asset appreciation.

Transaction Overview

- Industry: Sports & Entertainment / Real Estate Development
- Location: Spain
- Asset Type: Football Club + Development Rights
- Stadium Capacity: 8,000
- Concession Term: 50 Years
- Development Land: ~5,000 m²
- Potential Buildable Area: 40,000–50,000 m²
- Transaction Type: 100% Acquisition Opportunity

Investment Rationale

This transaction combines two highly attractive asset classes: professional sports ownership and long-term real estate development. Investors gain immediate control of a historic football institution while unlocking substantial value through the development of a large-scale sports, hospitality, and commercial destination positioned to serve one of Spain's most active sporting communities.

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