

CASTLE HILLS GARDEN OFFICE

2145 NW MILITARY HWY
SAN ANTONIO, TX | 78213



\$735,000

3,168 SF | 0.227 ACRES



PROPERTY STATS

BUILDING SIZE	3,168 SF
LOT SIZE	0.2272 Acres
OCCUPANCY	62% (Current tenants are MTM)
YEAR BUILT / UPDATED	1978 / 1980

Located on the high trafficked highway of NW Military, this well-maintained garden office is currently laid out with four separate offices, a common conference room, and two restrooms. Property includes 8 designated parking spaces and no property owners association.

ELM CREEK

Barshop Jewish Community Center of San Antonio

WURZBACH PKWY

PHIL HARDBERGER PARK

Walmart

ALON CENTER

1535

NORTH SALADO

CASTLE OAKS VILLAGE

CHURCHILL HIGH SCHOOL

WHISPERING OAKS

CASTLE HILLS CHRISTIAN SCHOOL

CASTLE HILLS MARKET

Marshalls
 Facelagic Spa

BLANCO RD

LOCKHILL ESTATES

CVS pharmacy

BANK OF AMERICA

St. GEORGE

HARMONY HILLS

LOCKHILL SELMA

CASTLE HILLS PLAZA

Bilia Eatery

SUSHIANA

Meritt

EXPRESS CARE

CITY OF CASTLE HILLS

CASTLE HILLS ELEMENTARY SCHOOL

CASTLE HILLS

1535

WEST AVE

NW LOOP 410



AERIAL



CASTLE HILLS MARKET

Edward Jones

TENSATIONS *Pygones*

sushishima JAPANESE RESTAURANT

IBC BANK

SONIC BEAST GYM

sushishima

GARIBAGINGA

BEAST GYM

EUROPEAN DUMPLINGS

Allstate Always Answer

Edward Jones

Sapore's PIZZA

ST. JAMES PLACE

TENSATIONS

ALAMO

Tu Asador

Yoga

Jensen's Yamaha

Pan de Dolce

ASTON

caisson

PURE CWA

caisson

FULLMAN GARIBAGINGA

ComPer Care

THAI TOPAZ

Cherish

CASTLE HILLS PLAZA

PETSMANN ROCKDALE AUTO REPAIR

FlynnO'Hara

ZORBAS

FLYING TIGER

new image salon

CASTLE HILLS FAMILY DENTAL

MISSION TAX & FINANCIAL SERVICES

BICYCLE HEAVEN

FIRST SERVE

MODISH SALON

GREATER HARMONY HILLS

CASTLE HILLS CHRISTIAN SCHOOL

NW MILITARY HWY

WEST AVE

22,915 VPD



YOGA KURUNTA

Castle Hills

cryptodispensers

BANK OF AMERICA

CALVARY NEW SPRING

St. GEORGE

St. GEORGE EPISCOPAL CHURCH

KEY STAFF

SUSTAINABLE SCULPTING

FIDELES INSURANCE BROKERS

radiance

BLE

IBC BANK

CVS pharmacy

W

BANK OF AMERICA

CASTLE HILLS
Nails and Spa

CALVARY
NEW SPRING

SANFORD AUTO SERVICE

St GEORGE

FLYING
TIGER
THAI RESTAURANT

22,915 VPD

YOGA KURUNTA

NW MILITARY HWY

ZORBAS
Green Mechanism Grill

CASTLE HILLS PLAZA

PET'S BARN ROCKDALE
AUTO REPAIR
san antonio | ballet school

Flynn O'Hara
DANCE

ZORBAS FLYING
TIGER
Green Mechanism Grill THAI RESTAURANT

new image salon

PULMAN, GARRUGLIO
& PULLEN LLP
ATTORNEYS AT LAW

COMMERCIAL

ComForCare

THAI TOPAZ
RESTAURANT

Capriano



CASTLE HILLS
FAMILY DENTAL

MISSION
TAX & FINANCIAL SERVICES

BICYCLE HEAVEN

FIRST SERVE
CROSS

MODISH SALON

refuel

Kaliff
INSURANCE
A WORLD COMPANY

INVESTMENT SUMMARY

OFFERING

PRICING	\$735,000
NUMBER OF SUITES	4
OCCUPANCY	62% (tenants are Month-to-Month)

PROPERTY STATS

RENTABLE AREA	3,168 SF
LOT SIZE	0.2272 ACRES
YEAR BUILT / UPDATED	1978 / 1980

POPULATION SUMMARY	1-MILE	3-MILE	5-MILE
2023 TOTAL POPULATION	9,818	119,311	306,406
2024 MEDIAN AGE	37.7	36.5	37.4



The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies



INVESTMENT HIGHLIGHTS

PROPERTY

2145 NW Military Highway is one of four garden offices in a quiet office complex in the heart of Castle Hills. The floorplan is currently set up with four separate offices and a common area with a professional conference room. Vacant suites are move-in ready.

LOCATION

Located in the thriving business community of Castle Hills, the property offers easy access to all areas of the city.

STRONG DEMOGRAPHICS

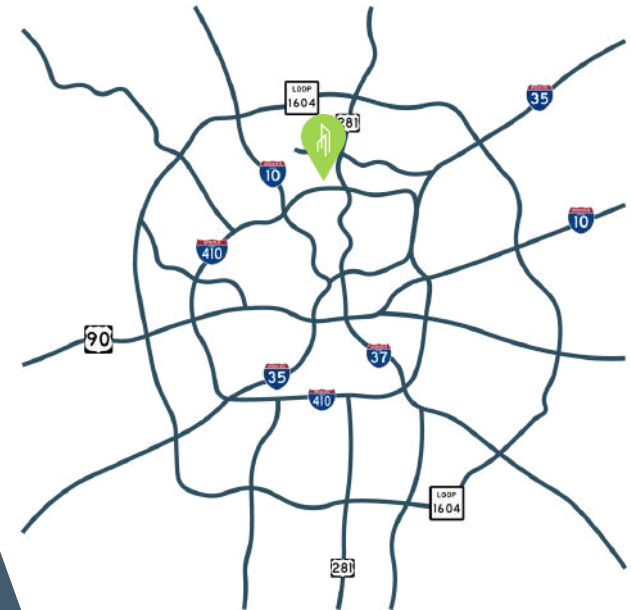
Castle Hills, an established municipality in central San Antonio, boasts high occupancy rates and a thriving business community. Over 119,000 residents within a 3-mile radius.

OCCUPANCY

The offices are currently 62% occupied, with two of the four office suites currently occupied with month-to-month tenants. 1,206 sf is currently available.

OWNER/OCCUPIER OPPORTUNITY

Single tenant use or continue leasing existing suites.



PHOTOS



OFFERING MEMORANDUM

San Antonio, Texas 78213

CASTLE HILLS GARDEN OFFICE

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KARA WALTERS

Associate

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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.



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

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 or subagent by the buyer or buyer's agent.

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. **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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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