

2220 NW MILITARY  
HIGHWAY

FOR SALE



LOCATED AT THE  
CORNER OF  
S WINSTON LN. AND  
N.W. MILITARY HWY

# CASTLE HILLS CHURCH CAMPUS

SALE PRICE  
CALL FOR PRICING



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## CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Valcor Commercial Real Estate, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due to Valcor Commercial Real Estate in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Valcor Commercial Real Estate, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Valcor Commercial Real Estate and may be used only by parties approved by the Seller and Valcor Commercial Real Estate. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.





## INVESTMENT OVERVIEW

Castle Hills Church Campus contains 130,000 square feet and sits on a total of 19.8 acres. Located at the corner of S. Winston Lane and NW Military Highway, the campus offers a centralized location in north central San Antonio within minutes from the San Antonio International Airport. With great access to IH-10, Loop 410, and Highway 281, the property would be ideal for a corporate campus, call center, or college/university campus.

### ADDRESS

2220 NW Military Highway  
San Antonio, Texas 78213

### SIZE

130,000 SF

### LAND

19.8 ACRES

### FRONTAGE

+660' along NW Military  
+860' along S Winston Ln.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population:	15,950	133,069	322,887
Avg HH Income:	\$62,327	\$64,691	\$69,361
Households:	7,155	57,764	139,504
Employees:	4,547	101,805	266,173







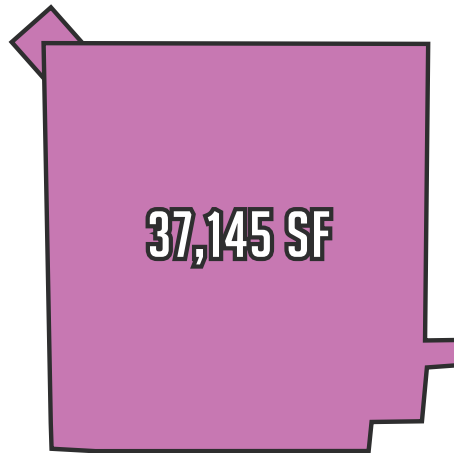


CHOOSE BUILDING TO VIEW DETAILS  
SELECT "[INTERACTIVE MAP](#)" TO RETURN

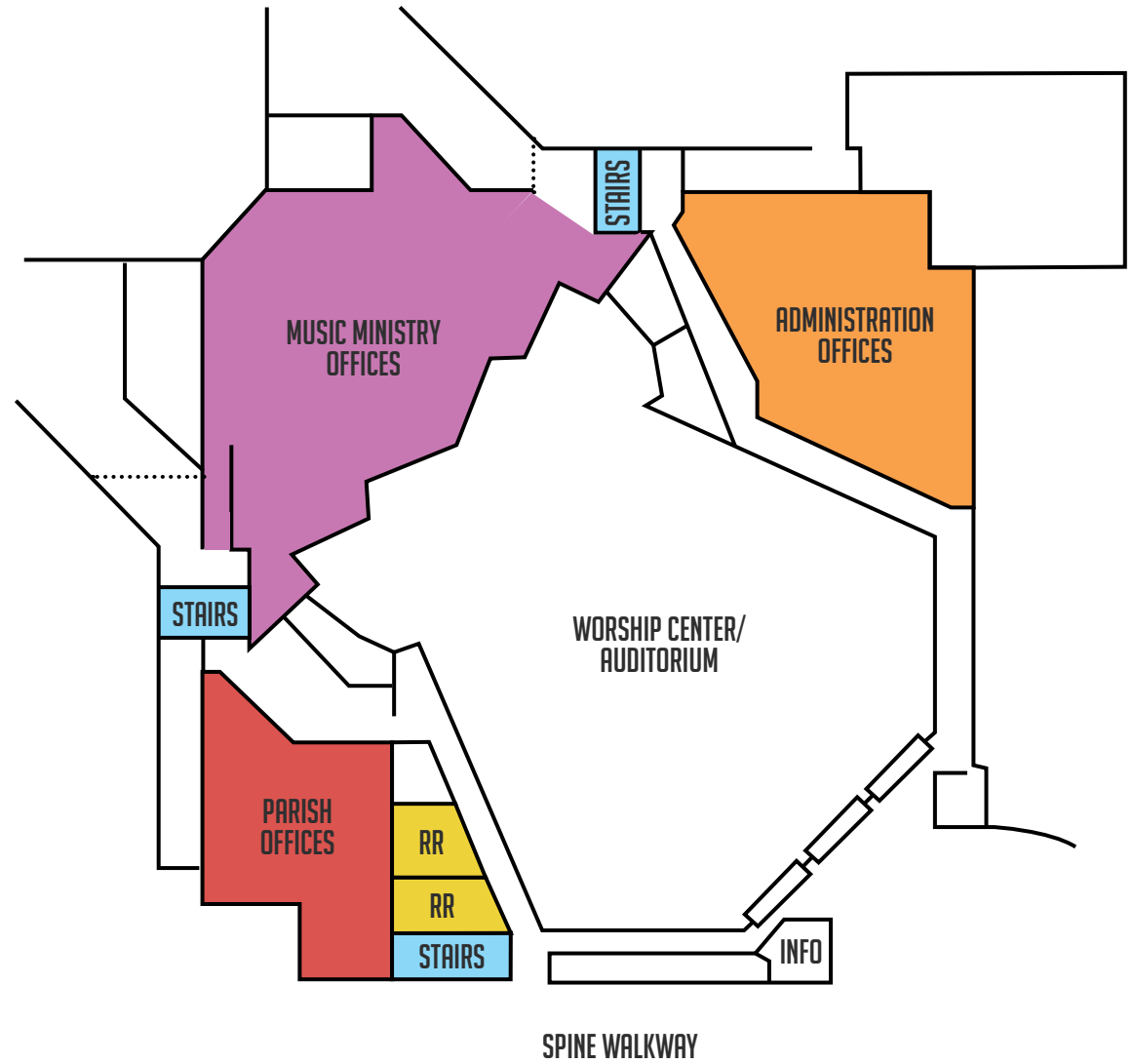




## PRAISE BUILDING

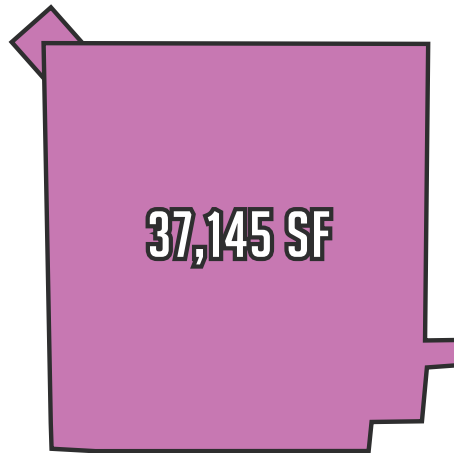


### AUDITORIUM PHOTOS

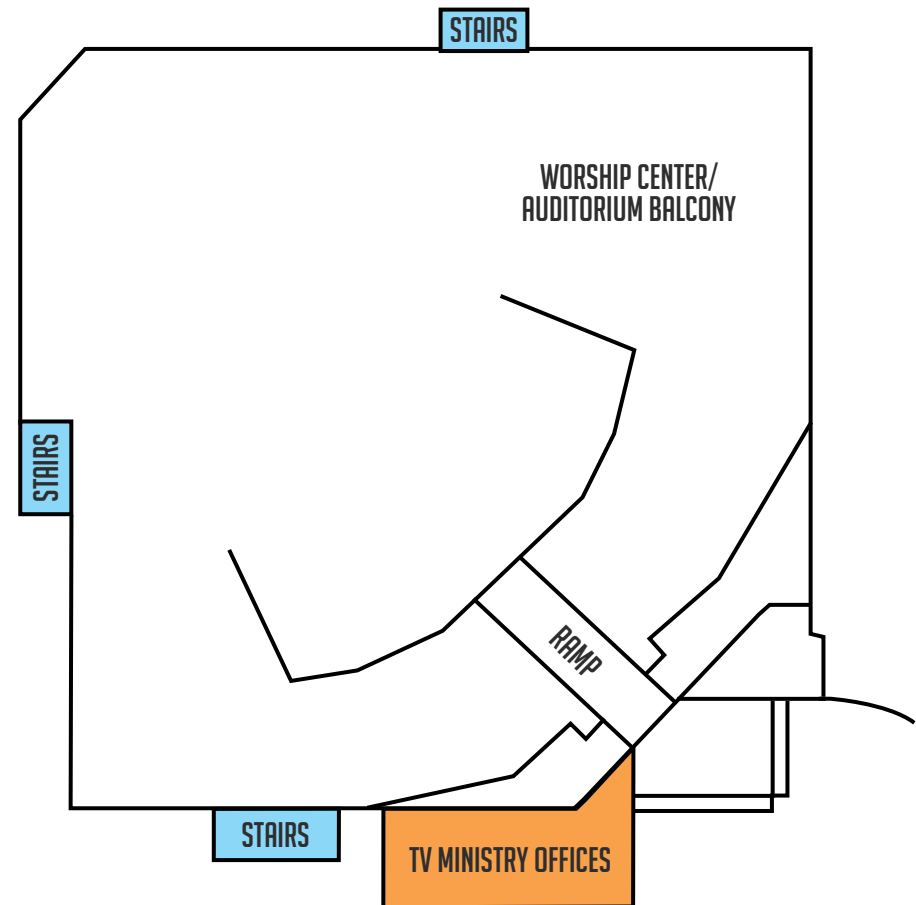
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## PRAISE BUILDING



### AUDITORIUM PHOTOS

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## JOY BUILDING



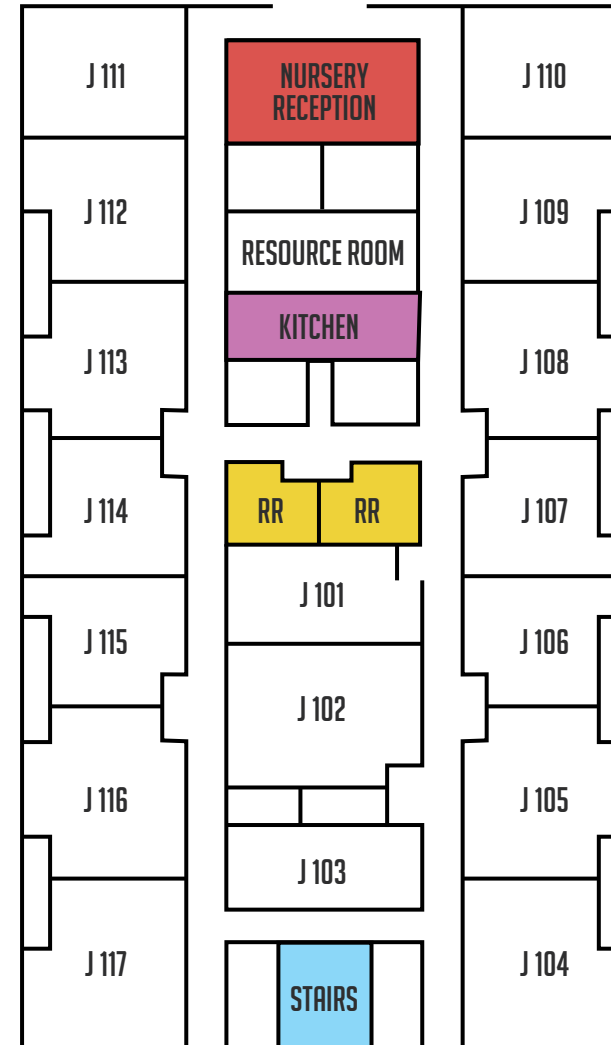
### INDIVIDUAL SQUARE FEET

ROOM	SIZE
J 101	459 SF
J 102	480 SF
J 103	459 SF
J 104	480 SF
J 105	399 SF
J 106	399 SF
J 107	399 SF
J 108	399 SF
J 109	357 SF
J 110	399 SF
J 111	408 SF
J 112	456 SF
J 113	399 SF
J 114	357 SF
J 115	399 SF

ROOM	SIZE
J 117	483 SF
FOYER	800 SF
KITCHEN	270 SF
OFFICES (2)	130.5 SF
RESOURCE	324 SF
RR (2)	150 SF

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SPINE WALKWAY





## JOY BUILDING



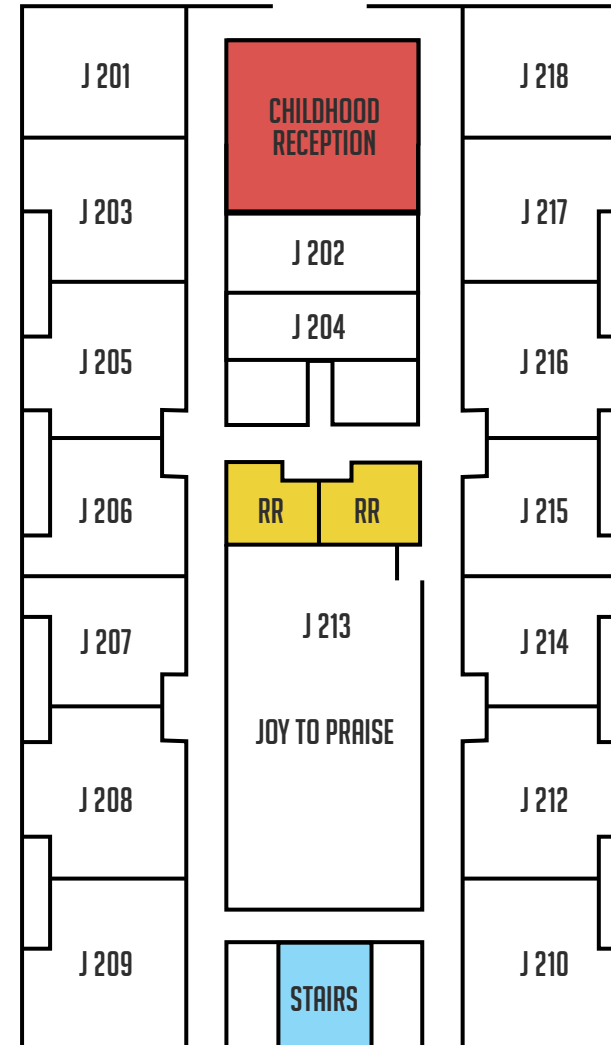
### INDIVIDUAL SQUARE FEET

ROOM	SIZE
J 201	456 SF
J 202	450 SF
J 203	408 SF
J 204	450 SF
J 205	456 SF
J 206	590.4 SF
J 207	576 SF
J 208	470.4 SF
J 209	576 SF
J 210	576 SF
J 212	456 SF
J 213	891 SF
J 214	576 SF
J 215	576 SF
J 217	888 SF

ROOM	SIZE
J 218	456 SF
J 219	860 SF
FOYER	1,350 SF
OFFICES (2)	130.56 SF
OFFICE	160 SF
OFFICE	1,960 SF
RR (2)	150 SF

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SPINE WALKWAY



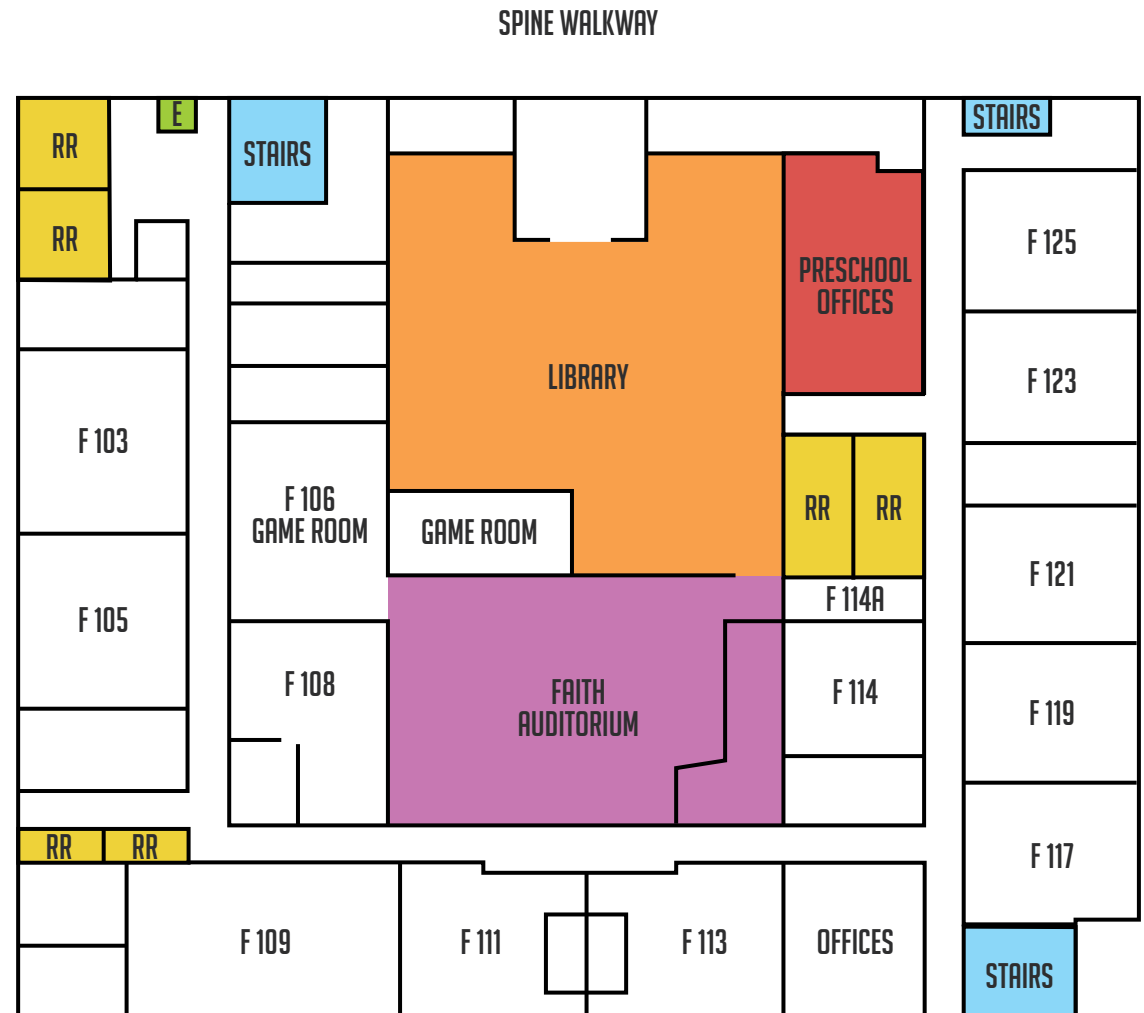
## FAITH BUILDING



### INDIVIDUAL SQUARE FEET

ROOM	SIZE
F 103	575 SF
F 105	575 SF
F 106	586.5 SF
F 108	147 SF
F 109	700 SF
STORAGE	161 SF
STORAGE	253 SF
F 111	550 SF
F 113	550 SF
F 114	585 SF
F 117	460 SF
F 119	460 SF
F 121	460 SF
F 123	460 SF
F 125	460 SF

ROOM	SIZE
AUDITORIUM	2,052 SF
LIBRARY	3,294 SF
OFFICE	120 SF
OFFICE	144 SF
OFFICE	120 SF
OFFICE	132 SF
FOYER	240 SF
RR (2)	42 SF
RR (2)	160 SF





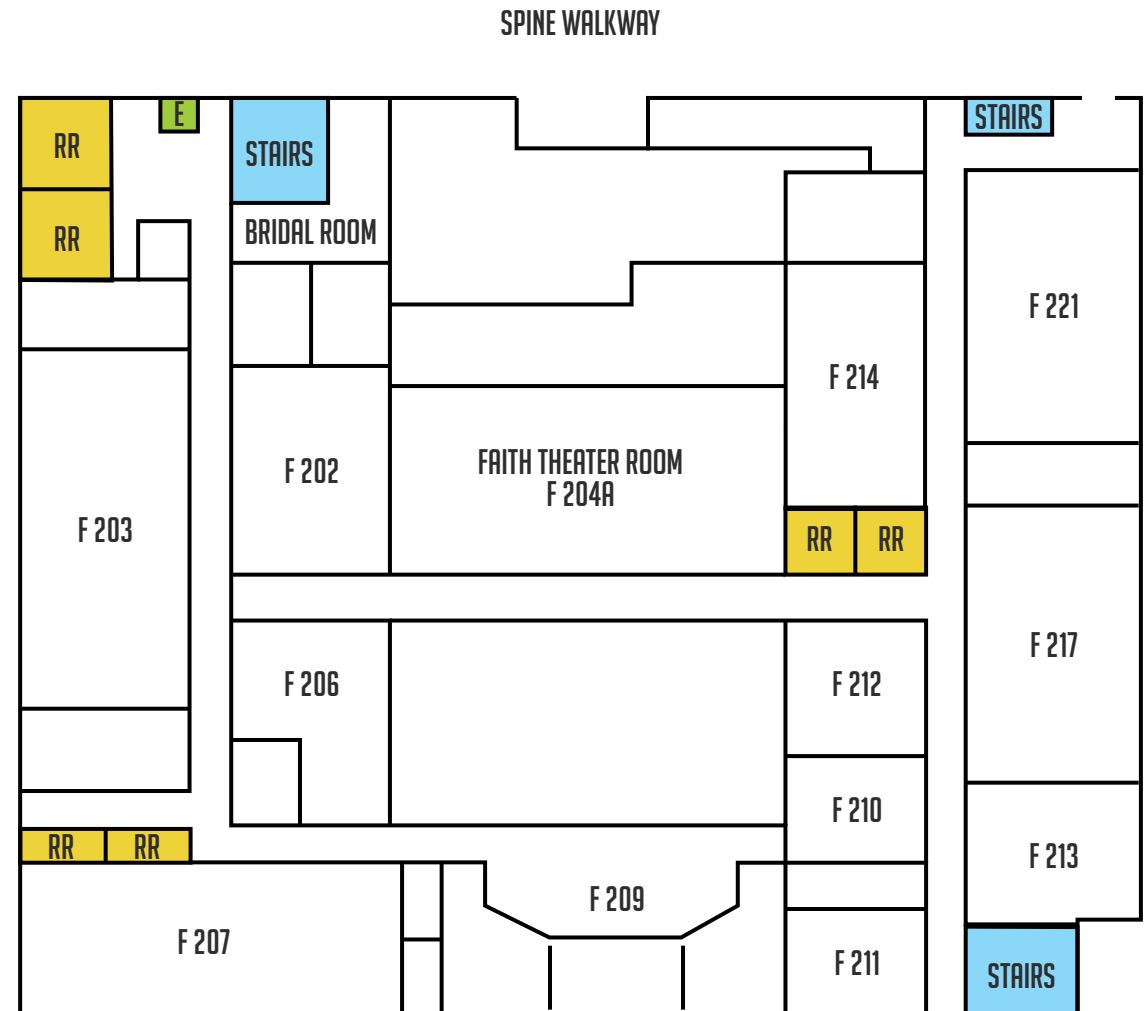
## FAITH BUILDING

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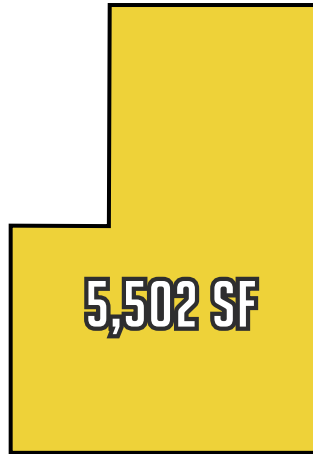

### INDIVIDUAL SQUARE FEET

ROOM	SIZE
F 202	563.3 SF
F 203	572.5 SF
F 204	754.4 SF
F 205	572.5 SF
F 206	754.4 SF
F 207	797.9 SF
F 209	629 SF
F 212	520 SF
F 213	460 SF
F 214	479.2 SF
F 215	460 SF
F 217	460 SF
F 219	460 SF
F 221	460 SF
LAB	440.3 SF

ROOM	SIZE
CONFERENCE	194 SF
NURSE	396 SF
RR (2)	85.5 SF
RR (2)	160 SF



## GRACE BUILDING

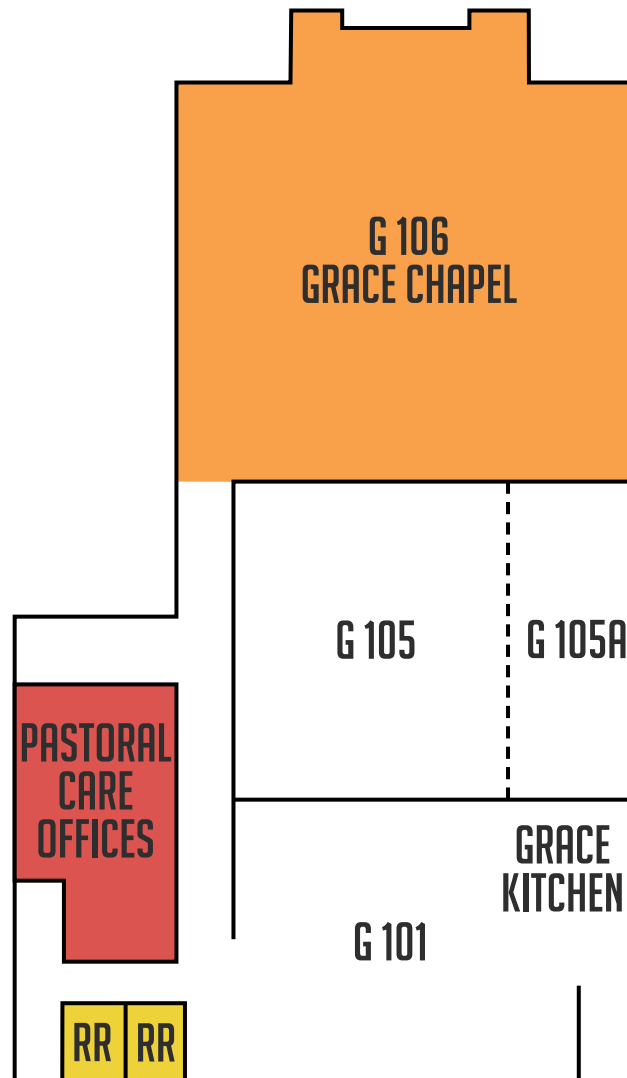


### INDIVIDUAL SQUARE FEET

ROOM	SIZE
STORAGE	242 SF
G 105	810 SF
G 105A	594 SF
KITCHEN	105 SF
OFFICE	160 SF
OFFICE	256 SF
RR	40 SF
RR	55 SF
CHAPEL	1,974 SF
STORAGE	57.5 SF
STORAGE	40 SF

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#### FLOOR ONE











WURZBACH PKWY.

CHURCHILL  
HIGH SCHOOL



CASTLE HILLS  
CHURCH CAMPUS

WEST AVE.

NW MILITARY HWY.

SAN PEDRO AVE.

281

  
SAN ANTONIO  
INTERNATIONAL AIRPORT







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