

GARDEN OFFICE FOR SALE



CASTLEWOOD OFFICE

2139 NW Military Hwy | Castle Hills, TX 78213

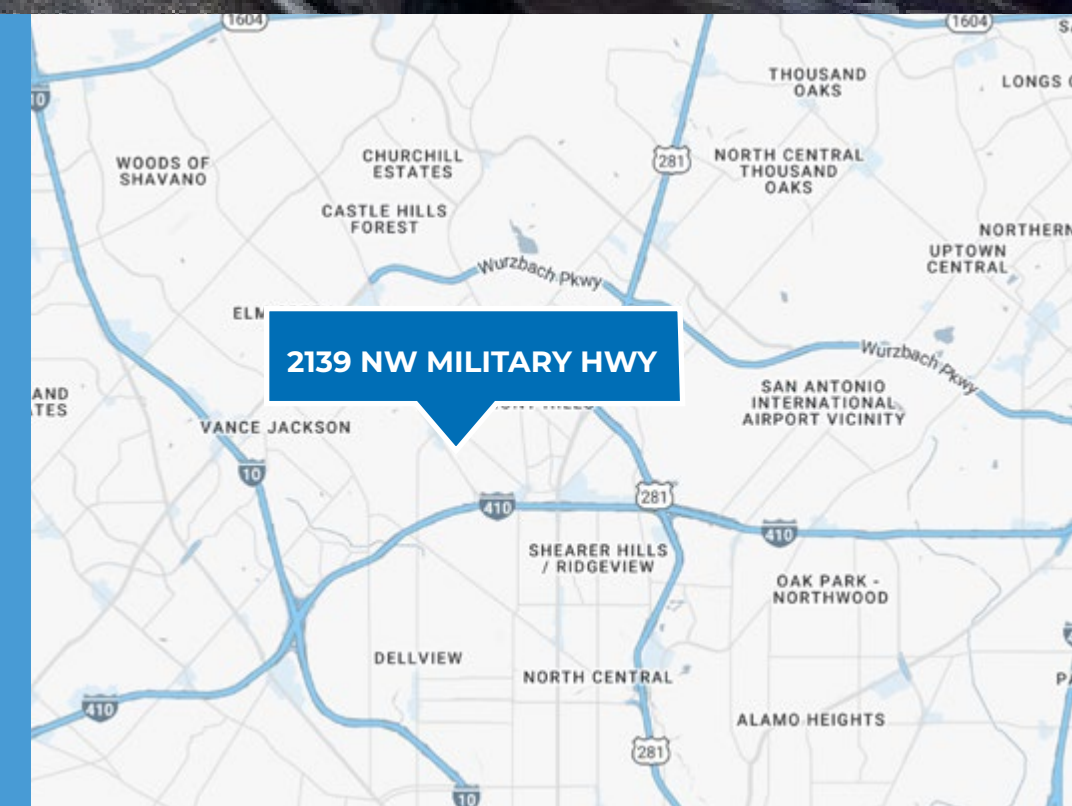




2139 NW Military Hwy, Castle Hills, TX

Castlewood Office is located in a thriving business corridor near the intersection of NW Military Highway and West Ave in North Central San Antonio, just outside of Loop 410.

This garden office offers a serene, park-like setting with beautiful oak trees, nestled in the City of Castle Hills. This office building, located in the affluent City of Castle Hills, offers a prime location for professionals seeking a serene environment. Surrounded by a variety of businesses and dining options, the property boasts a park-like ambiance with majestic oak trees, enhancing the work experience. The architecture harmoniously complements the neighboring high-end residences and business offices, making it an ideal setting for those who appreciate a blend of sophistication and tranquility in their professional space.



Welcoming a Serene Professional Experience

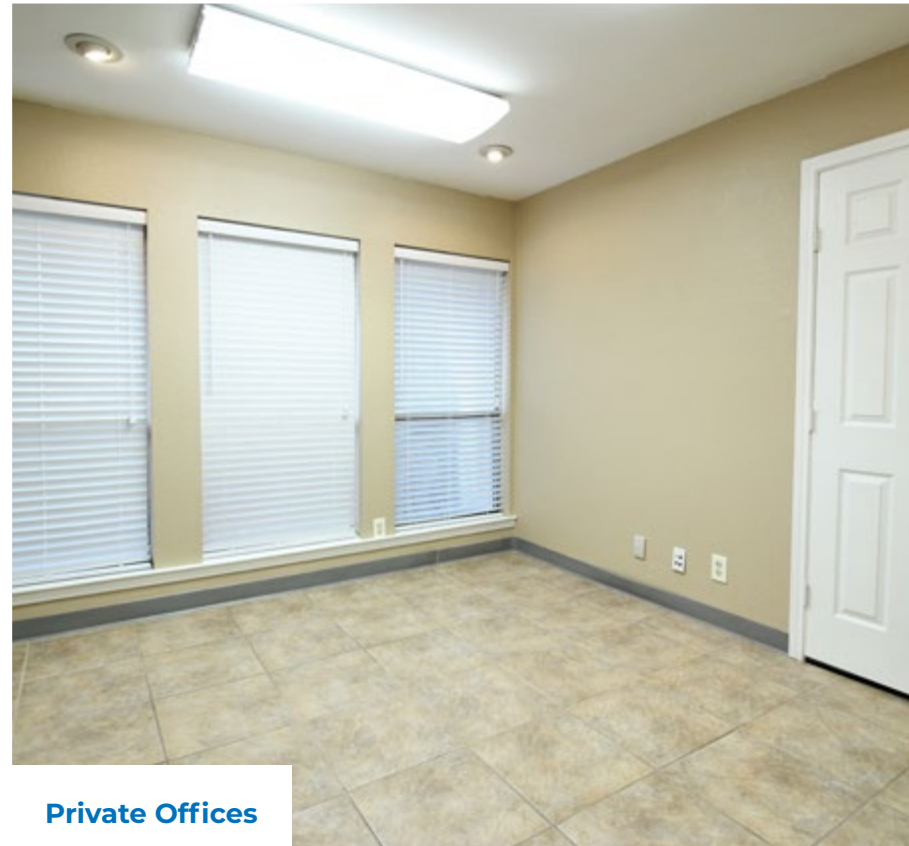
Building Features

- Single-story Garden Office Building
- 3,214 SF
- Can be easily demised for two tenants (1,734 SF + 1,480 SF)
- Year Built: 1980
- Parking: 12 spaces
- Zoning: OCL (Castle Hills); District "G" General Business District
- Pricing: \$597,000 (\$185.75/SF)

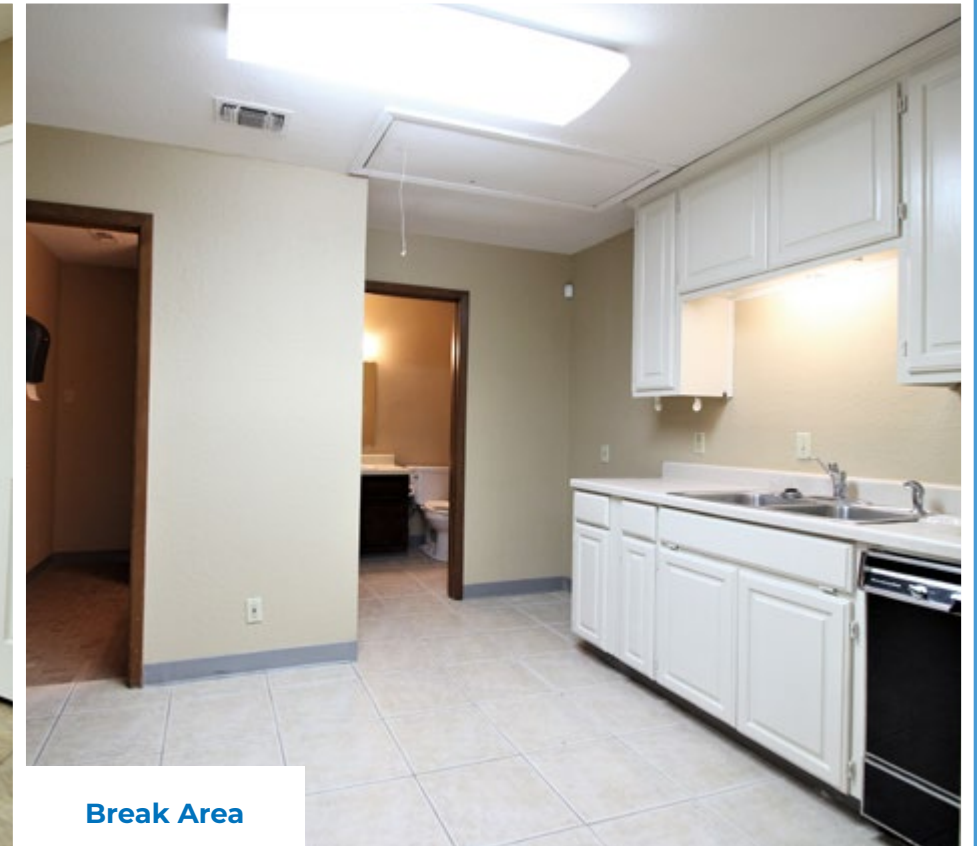
Area Amenities

- Convenient to Airport, Hotels, Restaurants and major shopping centers North Park and North Star Mall
- Diverse population of over 4,200 residents in the City of Castle Hills with over 600 small to medium businesses including Retail, Fine Restaurants, Hair Salons & Spa and Public and Private Schools
- Traffic Count: 23,680 (NW Military/Carolwood Drive); 19,540 (West Avenue/Anchor Drive)

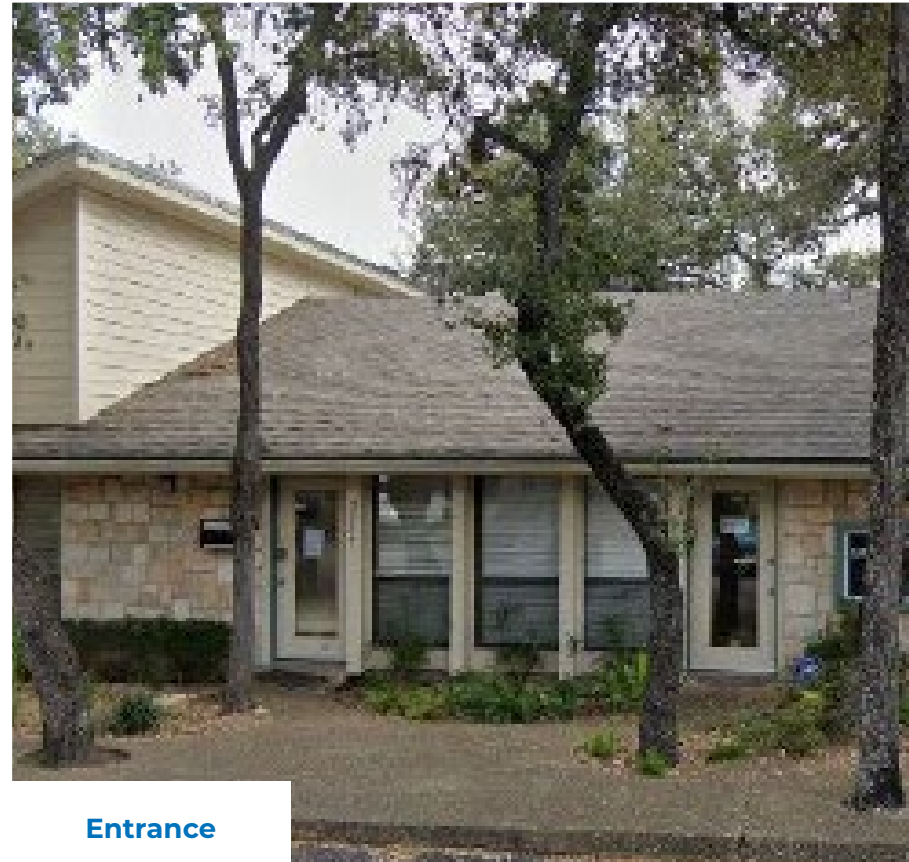
[View Floor Plan](#)



Private Offices



Break Area



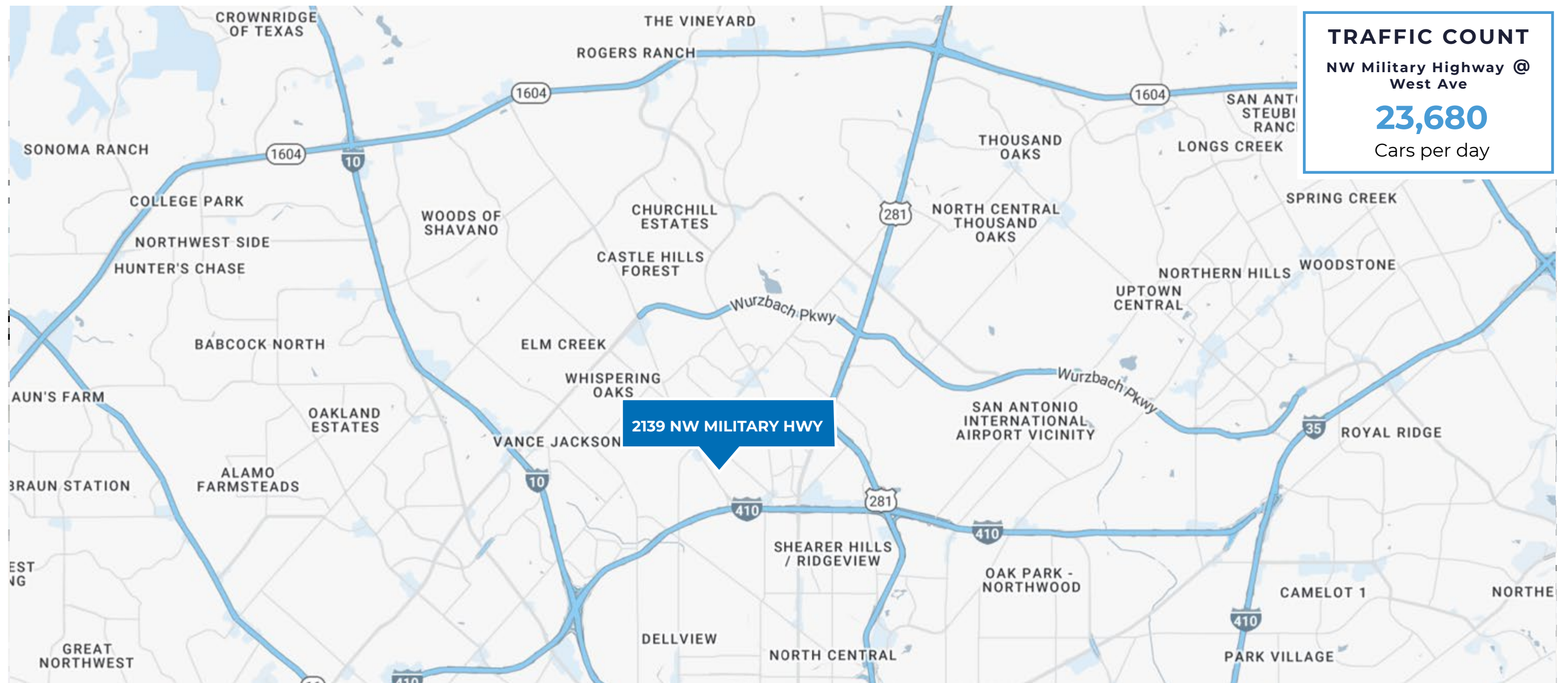
Entrance



Front Lobby

Premier Location

Castle Hills is centrally located in the San Antonio metro area. The close proximity to the medical center area, a short 15-minute drive downtown San Antonio and mere -minute drive to the airport make Castle Hills a business-friendly location. Castle Hills has well-established neighborhoods and some of the areas most outstanding schools, creating a diverse and stable residential environment. The City of Castle Hills offers small-town amenities nestled in one of the fastest-growing metro areas in the country.



Centralized in a Thriving Community

The property is surrounded by San Antonio's established and diverse communities. The community is experiencing rapid transformation as young families are drawn to the area for its affordable housing options, excellent schools, and convenient central location. The area continues to experience growth, with new developments sprouting throughout the region.



Pearl



North Star Mall



Phil Hardberger Park

Population

126k	1.3%	83k
Total population	Annual Growth	Total Daytime Population

Employment

20%	16%	64%
Service Employment	Blue Collar Employment	White Collar Employment

Economics

\$256k	\$73k
Median Home Value	Per Household Income

Household

54k	1.3%
2024 Households	Annual Growth

*Demographics is within 3 miles of the property

2139 NW MILITARY HWY

FOR INFORMATION

Yesenia Smith

210.563.7070

Yesenia.Smith@transwestern.com

Charlie Weil, SIOR

210.253.2934

Charlie.Weil@transwestern.com



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