



**COMMERCIAL PROPERTIES**

Brokerage • Management • Investments • Accounting

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# OFFICE BUILDING FOR SALE IN CASTLE HILLS

2012 NW Military Hwy | Castle Hills, TX 78213



**Placer.ai**



**DRONE FOOTAGE**  
<https://youtu.be/0erSfh03npQ>

**360° PANORAMIC VIEW**  
<https://kuula.co/post/5DJx8>

# FOR SALE



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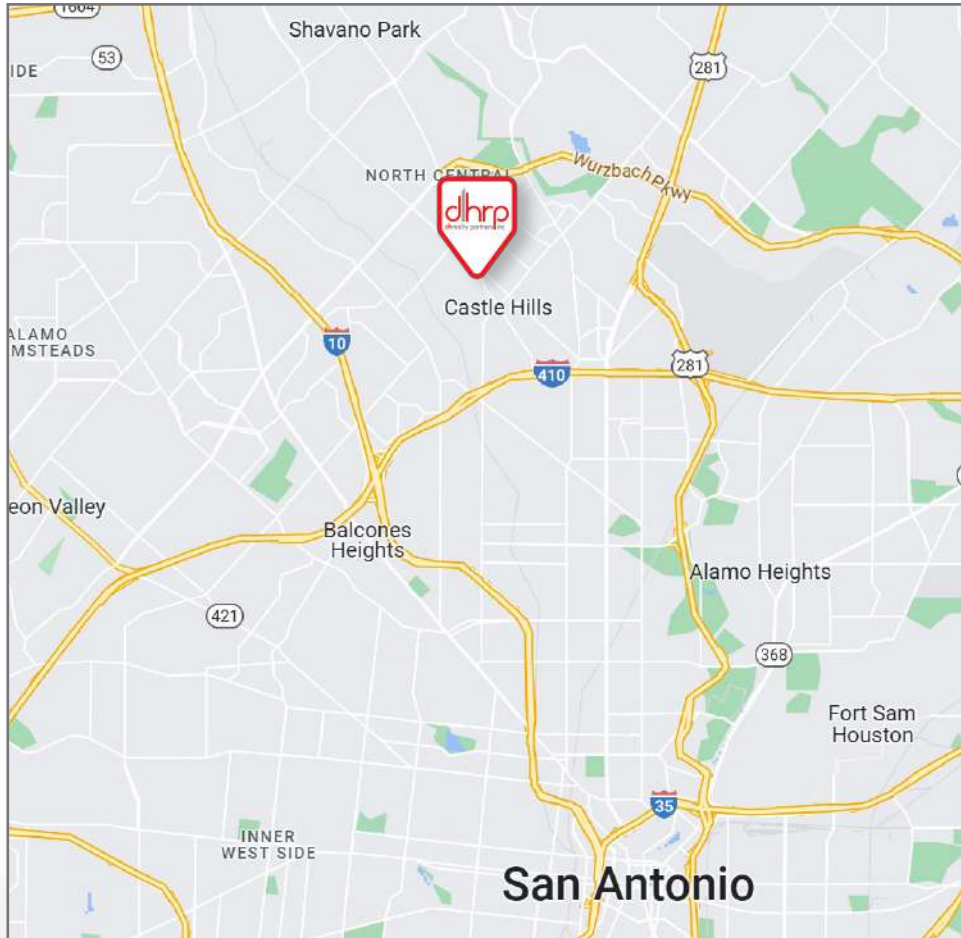
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**DESCRIPTION**

Introducing the Landmark Building in Castle Hills, a stunning **±6,612 SF** office building that is perfect for your business. With its eye-catching Victorian two-story architecture and above-standard finish out, this building is a real gem. Located just minutes away from the medical center, airport, and downtown, this building offers easy access to Loop 410. One of the best features of the Landmark Building is its abundant parking, making it easy for your employees and clients to park and access the building. The building is perfect for businesses that require a lot of parking space.

**HIGHLIGHTS**

- Located near medical businesses
- Abundant parking to your own building
- Easy access to Loop 410
- Located near fast food, restaurants, and Target

**FLOOD PLAIN**

No

**LAND SIZE**

±0.39 Acres

**BUILDING SIZE**

± 6,612 SF

**PRICE**

**\$1,395,000**

**ZONING**

Commercial

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**INTERIOR PHOTOGRAPHY**



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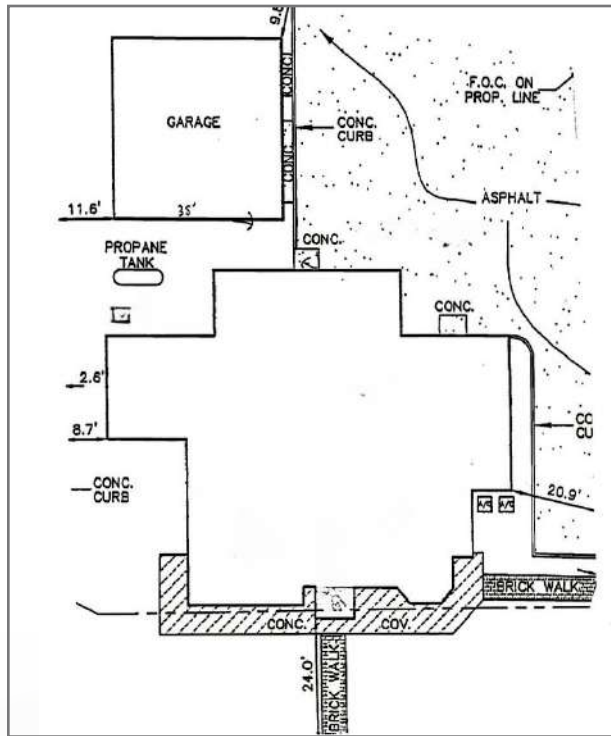
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**FLOOR PLAN**



**BUILDING SIZE: ± 6,612 SF**



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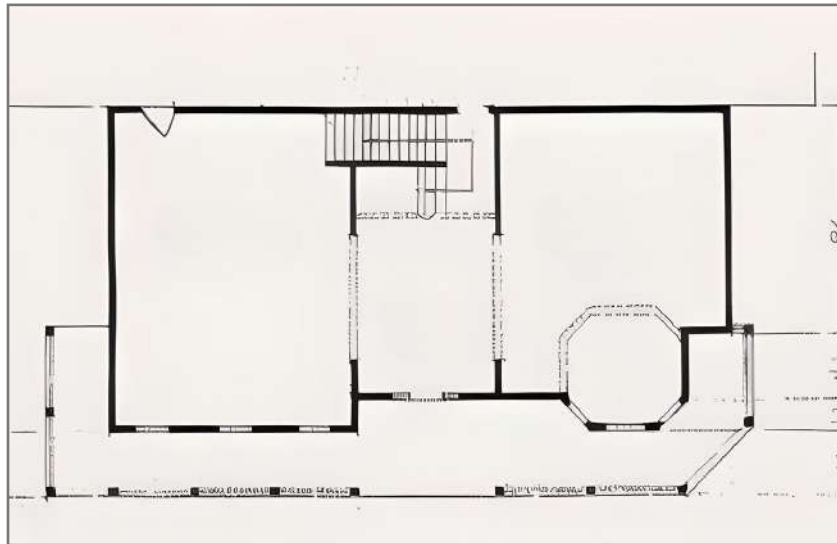
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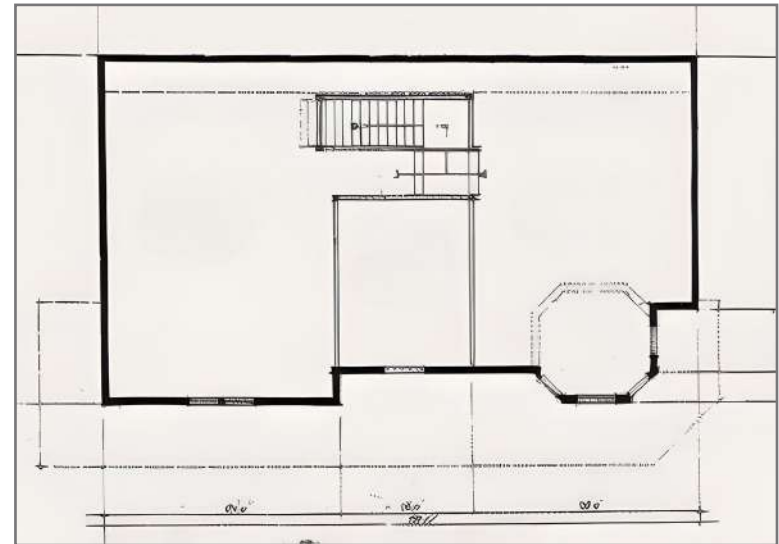
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## FLOOR PLAN



### GROUND FLOOR

± 3,185 SF



### FIRST FLOOR

± 3,427 SF

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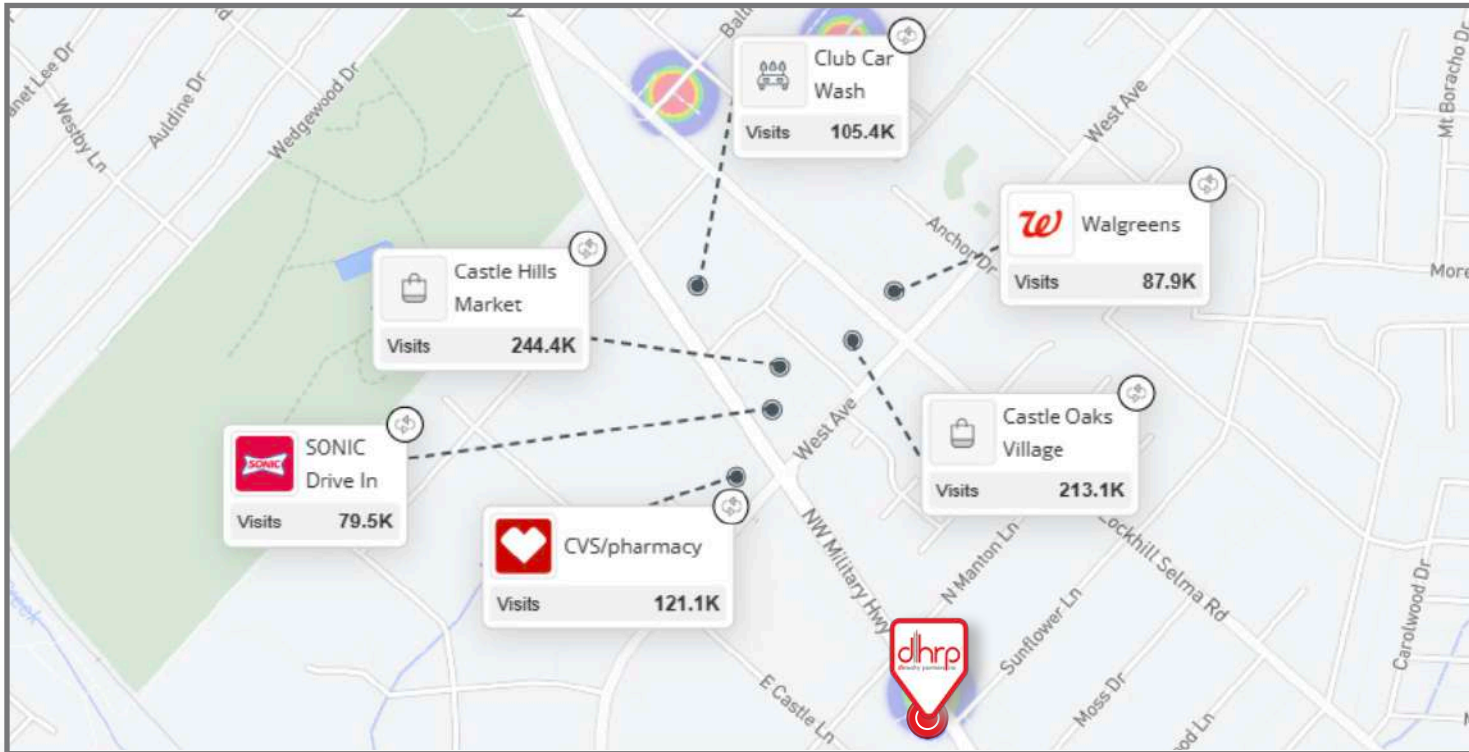
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**TOP NEARBY DESTINATIONS**



**Placer.ai**

**Top Destinations generating the greatest amount of foot traffic within 500 ft. to 2012 NW Military Hwy**

*\*Based on Placer AI Mobile Traffic Data in the Last 12 Months\**

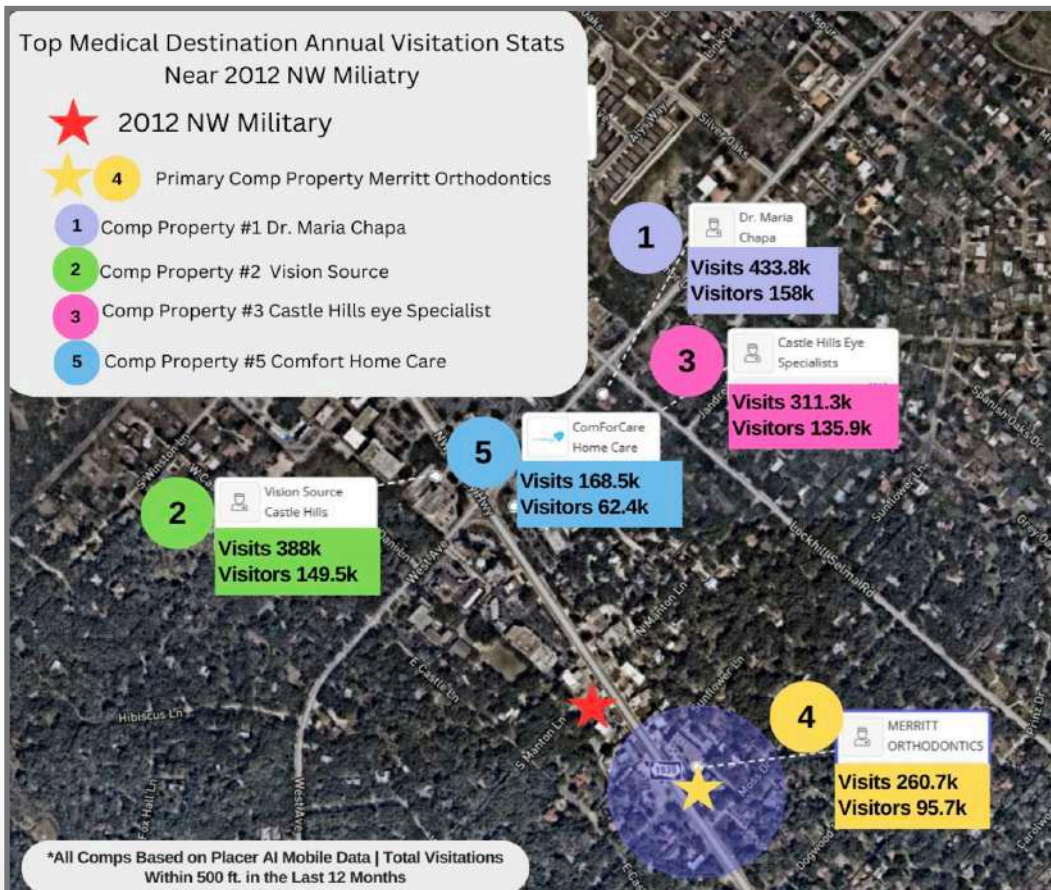
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### TOP ANNUAL VISITATION DESTINATIONS & RATES



Highlighting the Total Visitations for all Medical properties within a 500 ft. radius for the last 12 months

**What is the connection between this data and the property?**

This precise data provides insight to potential buyers and tenants by showing the areas desirability, giving an idea of potential traffic and business, while also offering



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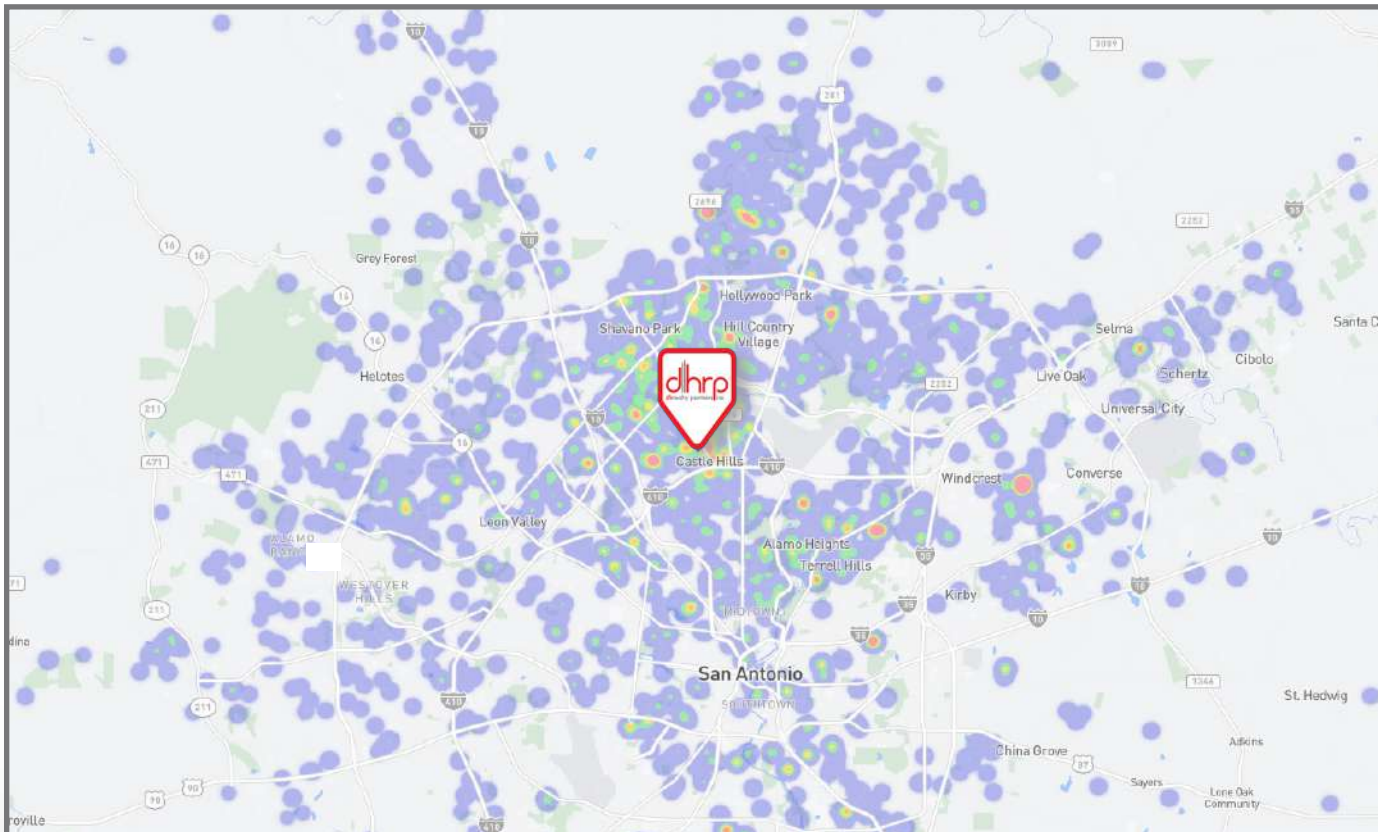
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### TRUE TRADE AREA



**What data does the True Trade Area Map signify?**

The map of the True Trade Area uses a heat index to show where visitors are from, who have come to the 2012 NW Military area (within 250 ft.) in the past 12 months, based on their home locations.

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**AERIAL MAP**



**POINTS OF INTEREST**

- Sushishima Japanese Restaurant
- Ballet San Antonio
- Mission City Church
- The Christian School at Castle Hills
- Sonic
- IBC Bank
- Anytime Fitness
- CVS Pharmacy
- Clementine
- Thai Topaz
- Culpepper
- St. George Episcopal School
- Zorba's
- Pet's Barn

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### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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