

# 7.29 ACRE

## *K - 6 School Campus for Sale*

5818 NORTHWEST LOOP 410  
SAN ANTONIO, TX

OFFERING  
MEMORANDUM

Education  
Advisory Group

**CBRE**



## the offering

CBRE Education Advisory Group, as the exclusive advisor, is pleased to present the prime opportunity to acquire 5818 Northwest Loop 410, San Antonio TX 78238 (the "Property" or the "Project"). This remarkable campus encompasses approximately 61,862 sqft on 7.29 acres and offers a unique blend of facilities designed to foster project-based learning and collaboration.

The central core of the campus features flexible classrooms, outdoor collaboration areas, and indoor common spaces, all meticulously crafted to support dynamic educational experiences. The addition of two buildings totaling 28,106 sqft includes classrooms equipped with sectional doors that seamlessly integrate indoor and outdoor environments, enhancing the learning experience.

Core common areas are bathed in natural light through skylights and light wells, creating an inviting and conducive atmosphere for students. The thoughtful design exposes building systems such as ductwork, structure, IT, and electrical systems, providing educational insights and promoting hands-on learning.

Every aspect of the campus, from its walls to its exterior areas, were designed to offer unparalleled opportunities for learning and growth. This property is an exceptional investment for those seeking a versatile and inspiring educational environment.

San Antonio, TX, is the perfect blend of modern living and rich history. Nestled in the heart of Texas, this vibrant city offers an unparalleled quality of life. With its affordable housing, excellent schools, and thriving job market, San Antonio is an ideal place to live and work. The city boasts a diverse economy, anchored by healthcare, military, and technology sectors. Beyond work, residents enjoy a lively cultural scene, world-class dining, and endless recreational opportunities. From the iconic River Walk to the historic Alamo, every corner of San Antonio is brimming with charm. Join us in San Antonio, where the spirit of Texas comes alive, and every day is an adventure waiting to be discovered.

The offering is being made on an "as-is, where is" basis. Existing furniture fixtures and equipment can be made available.





## investment summary



### Purchase Price

Contact Broker  
for Pricing



### Property Address

5818 Northwest Loop 410  
San Antonio,  
TX 78238



### County

Bexar



### Property Size

61,862 sqft on  
7.29 Acres



### Building Count

13 Single-story Modulares: 28,202 sqft  
2 Steel Frame Buildings: 28,106 sqft  
1 Gymnasium: 4,000 sqft +  
1,736 sqft Storage



### Occupancy

936 Students



### Parking

105 Parking Spaces  
Single Stall



### School District

Northside Independent  
School District (NISD)



### Current Use

K-6



### Zoning

C-2NA (Commercial  
Nonalcoholic Sales)  
I-2 (Heavy Industrial)



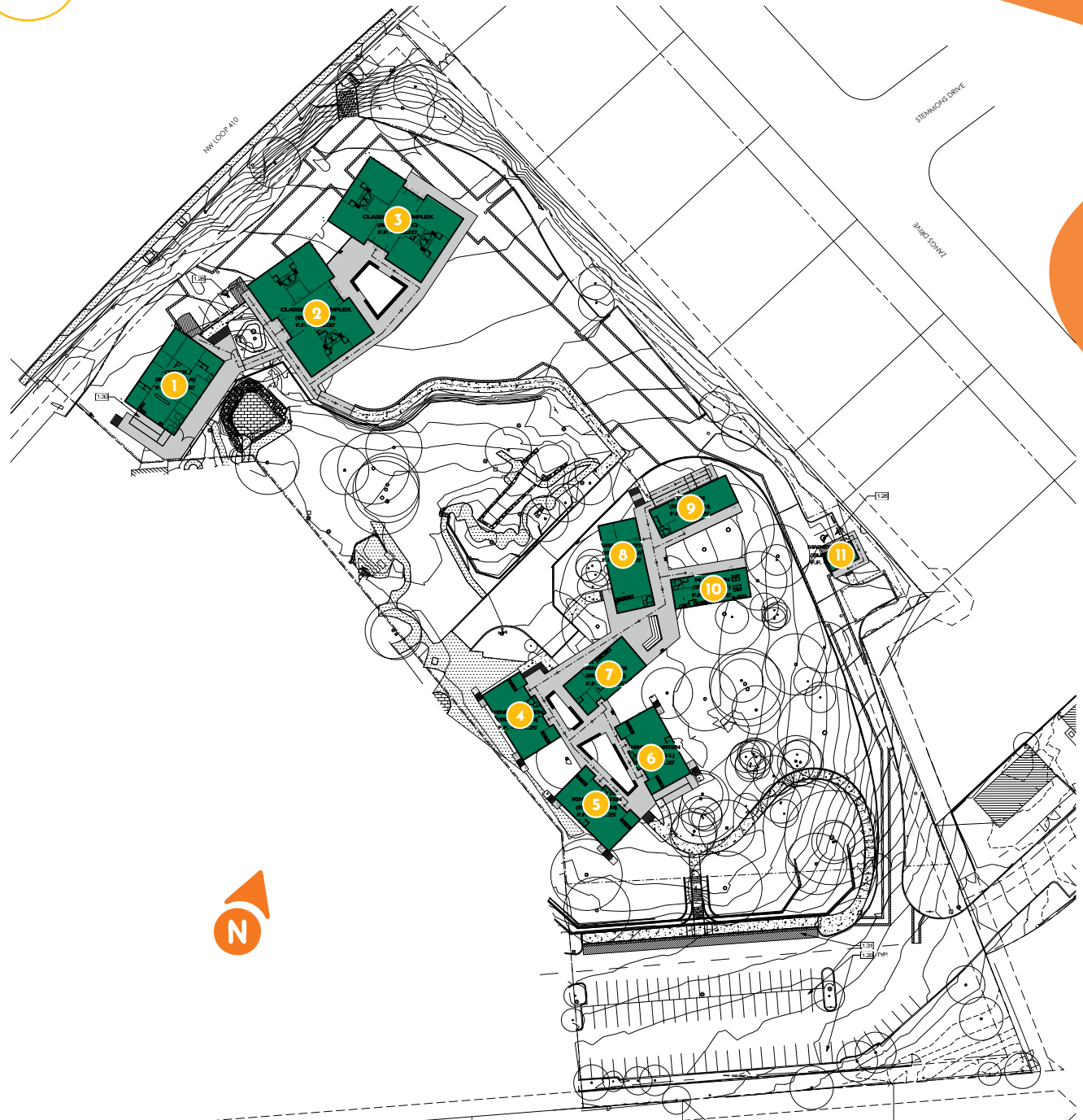
### Seller

Bond Trustee/Lender



# site plan

- 1 OFFICE (BUILDING A)
- 2 CLASSROOM COMPLEX (BUILDING B)
- 3 CLASSROOM COMPLEX (BUILDING C)
- 4 KINDERGARTEN (BUILDING N)
- 5 KINDERGARTEN (BUILDING M)
- 6 KINDERGARTEN (BUILDING L)
- 7 KINDER ARTS (BUILDING K)
- 8 VISUAL ARTS (BUILDING J)
- 9 THEATER (BUILDING H)
- 10 NUTRITION (BUILDING I)
- 11 MAINTENANCE (BUILDING O)



## the location

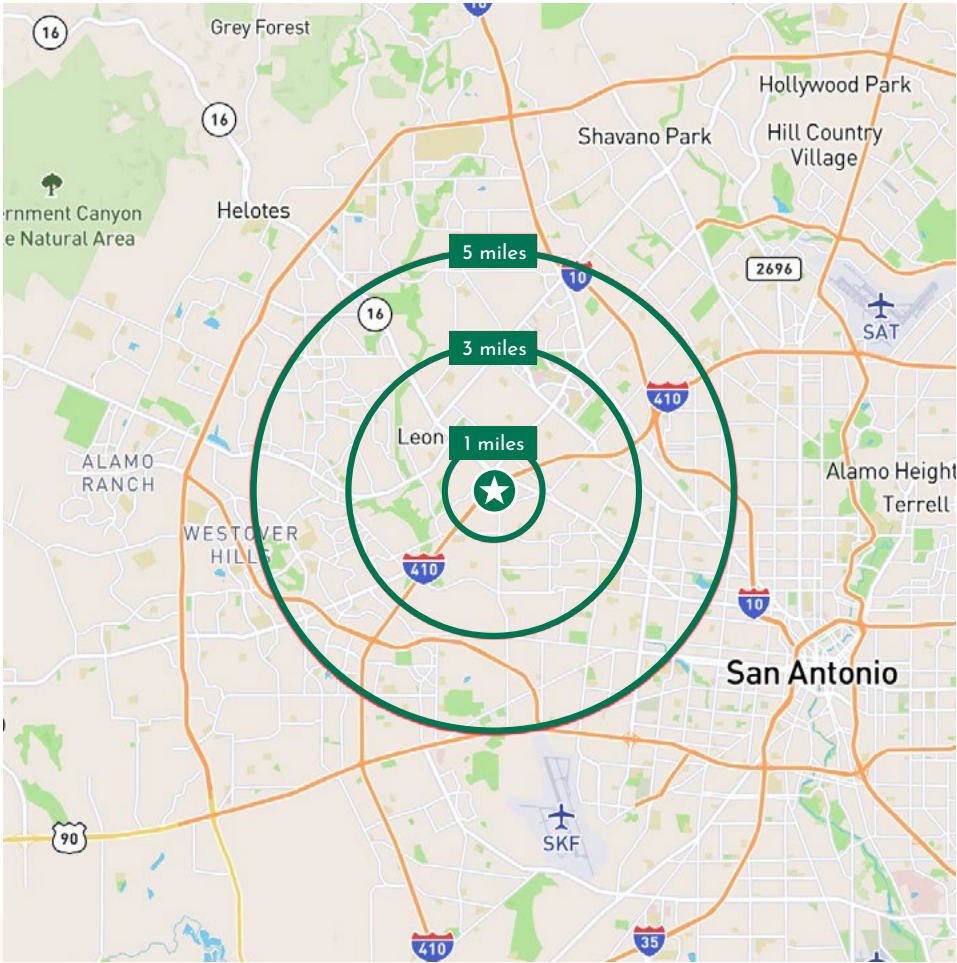


### SAN ANTONIO, TEXAS

Located in Northwest San Antonio at the convergence of I-410 & TX-16, this subject property resides within the Northside Independent School District, South Texas' largest school system and a "Destination District" for families seeking high-quality education. Residents and visitors enjoy diverse shopping, dining, and recreational opportunities, from exploring local parks to indulging in varied culinary experiences, with convenient access to major thoroughfares.

# demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	13,281	122,067	358,673
HOUSEHOLDS			
2024 Households - Current Year Estimate	5,663	50,243	140,985
HOUSEHOLD INCOME			
2024 Average Household Income	\$63,540	\$70,990	\$76,410
2029 Average Household Income	\$72,414	\$80,450	\$87,006
EDUCATION			
Bachelor's Degree or Higher	1,806 20.0%	21,875 26.2%	69,976 28.6%
PLACE OF WORK			
2024 Businesses	870	4,576	12,109
2024 Employees	9,484	74,580	169,771





# gallery





# gallery





## Affiliated Business Disclosure

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## Disclaimer

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### *exclusive advisors*

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