



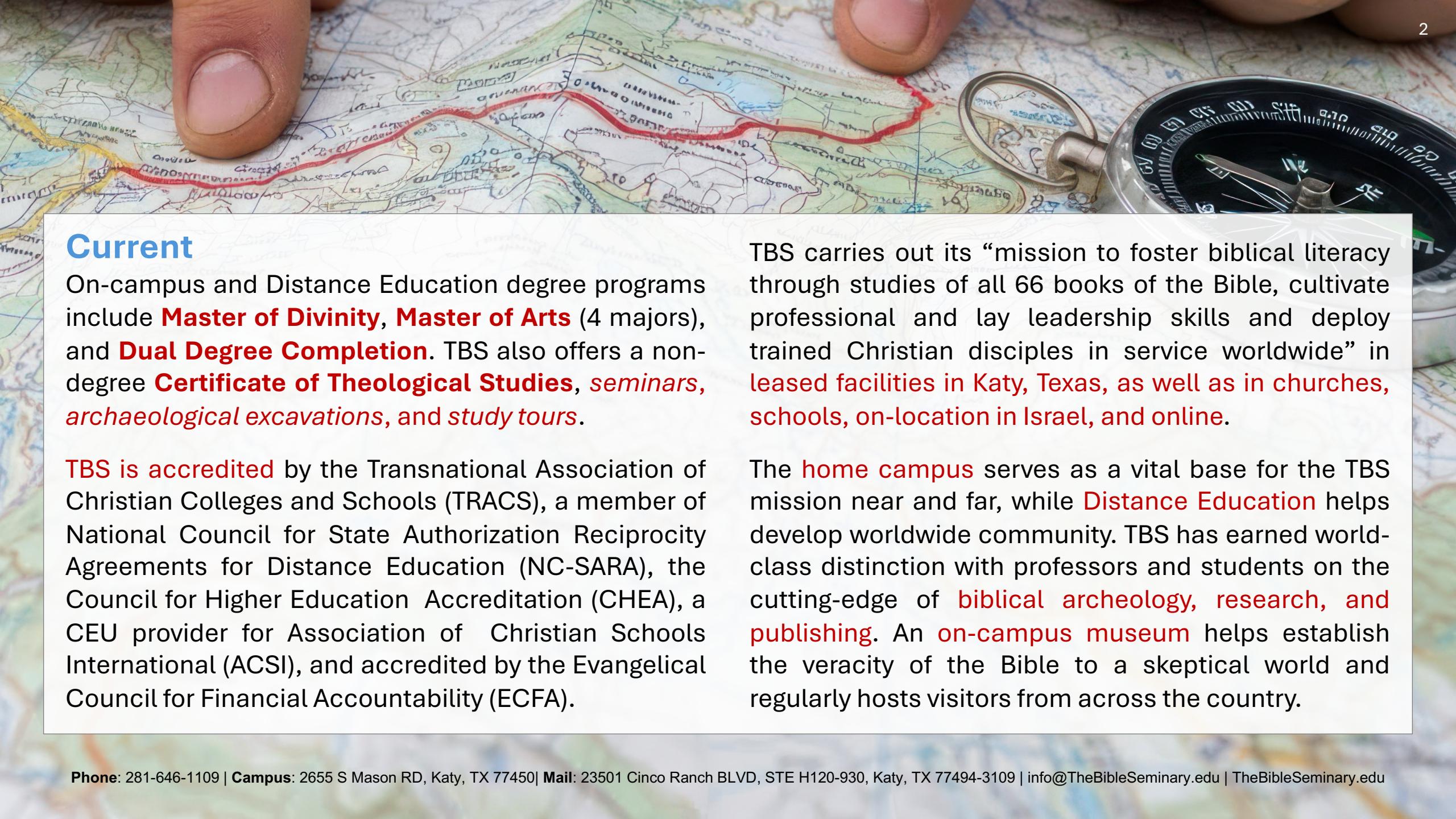
THE BIBLE
SEMINARY
LIFE · LEADERSHIP · LEGACY

Call TO ADVENTURE

The Lord's call to adventure is a journey,
and living it out extends far beyond our lifetimes.

Based on 15 years of successfully establishing accredited academic programs, seminars, study tours, archaeological excavations, a museum, and other unique educational opportunities, The Bible Seminary (TBS) is planning for future facilities, finances, people, and programs to expand engagement in dynamic intellectual and spiritual discourse and training godly leaders.

This packet details a unique opportunity in a new location to implement this future growth.



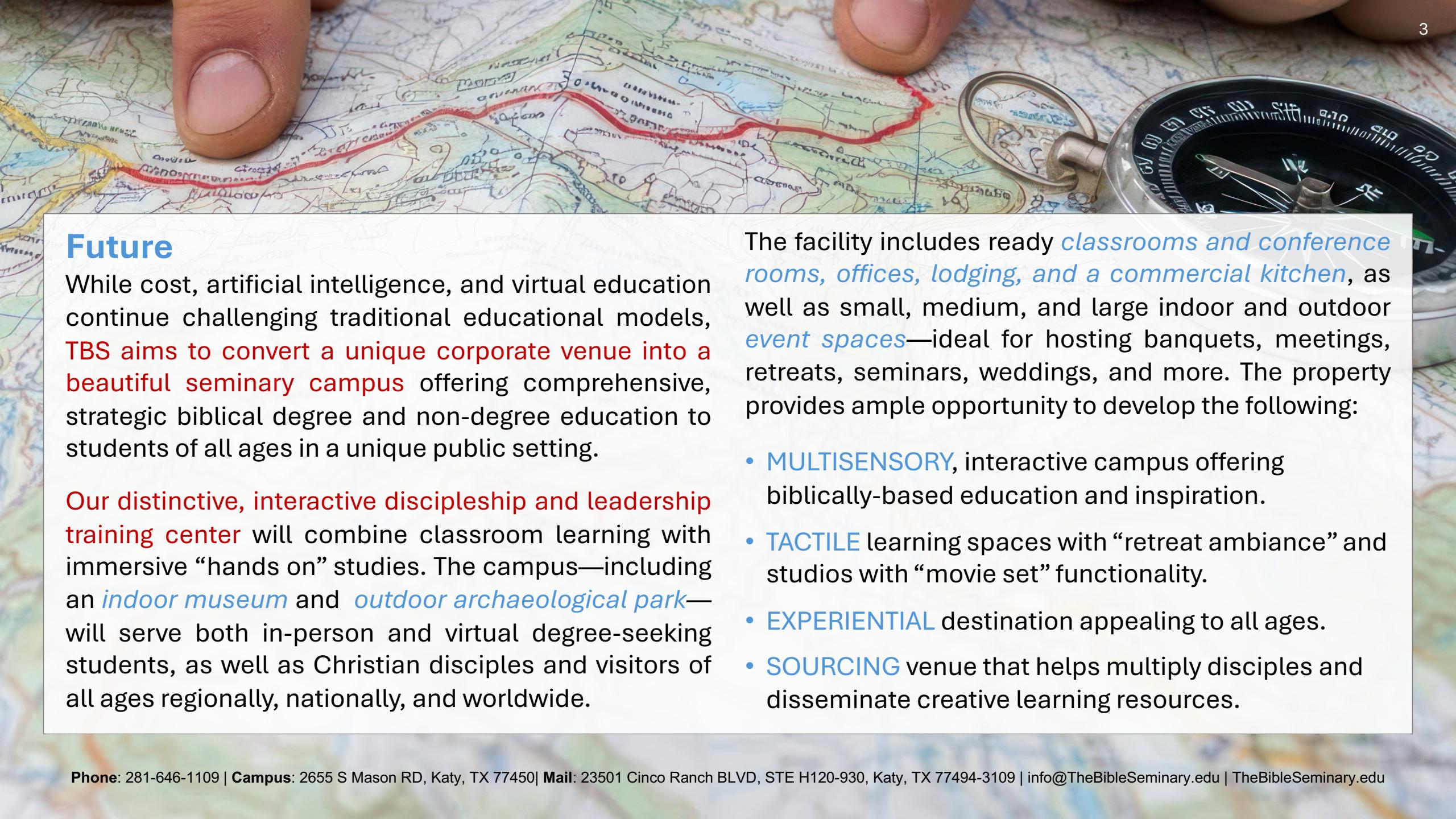
Current

On-campus and Distance Education degree programs include **Master of Divinity**, **Master of Arts** (4 majors), and **Dual Degree Completion**. TBS also offers a non-degree **Certificate of Theological Studies**, **seminars**, **archaeological excavations**, and **study tours**.

TBS is accredited by the Transnational Association of Christian Colleges and Schools (TRACS), a member of National Council for State Authorization Reciprocity Agreements for Distance Education (NC-SARA), the Council for Higher Education Accreditation (CHEA), a CEU provider for Association of Christian Schools International (ACSI), and accredited by the Evangelical Council for Financial Accountability (ECFA).

TBS carries out its “mission to foster biblical literacy through studies of all 66 books of the Bible, cultivate professional and lay leadership skills and deploy trained Christian disciples in service worldwide” in leased facilities in Katy, Texas, as well as in churches, schools, on-location in Israel, and online.

The **home campus** serves as a vital base for the TBS mission near and far, while **Distance Education** helps develop worldwide community. TBS has earned world-class distinction with professors and students on the cutting-edge of **biblical archeology, research, and publishing**. An **on-campus museum** helps establish the veracity of the Bible to a skeptical world and regularly hosts visitors from across the country.



Future

While cost, artificial intelligence, and virtual education continue challenging traditional educational models, **TBS aims to convert a unique corporate venue into a beautiful seminary campus** offering comprehensive, strategic biblical degree and non-degree education to students of all ages in a unique public setting.

Our distinctive, interactive discipleship and leadership training center will combine classroom learning with immersive “hands on” studies. The campus—including an *indoor museum* and *outdoor archaeological park*—will serve both in-person and virtual degree-seeking students, as well as Christian disciples and visitors of all ages regionally, nationally, and worldwide.

The facility includes ready *classrooms and conference rooms, offices, lodging, and a commercial kitchen*, as well as small, medium, and large indoor and outdoor *event spaces*—ideal for hosting banquets, meetings, retreats, seminars, weddings, and more. The property provides ample opportunity to develop the following:

- **MULTISENSORY**, interactive campus offering biblically-based education and inspiration.
- **TACTILE** learning spaces with “retreat ambiance” and studios with “movie set” functionality.
- **EXPERIENTIAL** destination appealing to all ages.
- **SOURCING** venue that helps multiply disciples and disseminate creative learning resources.

Cotton Logistics (Current owners)

5443 Katy Hockley Cut-Off Rd
Katy, TX 77493

- 19.2 acres
- Completely Fenced with 4 exterior gated entrances
- 5 buildings totaling 25,000 SF
 - 50+ offices
 - Multiple conference rooms
 - Commercial kitchen
- Covered Outdoor Storage 50' x 500' = 25,000 SF with additional acreage
- Covered Outdoor Pavilion, Small Pavilion, paved walkways
- 113 paved Parking Spaces with room for additional parking
- Back up diesel generators
- 3 ponds on site, detention basin/ditches, plus approximately 3 undeveloped acres

\$6,900,000

12 miles/20 minutes from TBS
5 miles/12 min north of I-10
4 miles/10 min west of 99



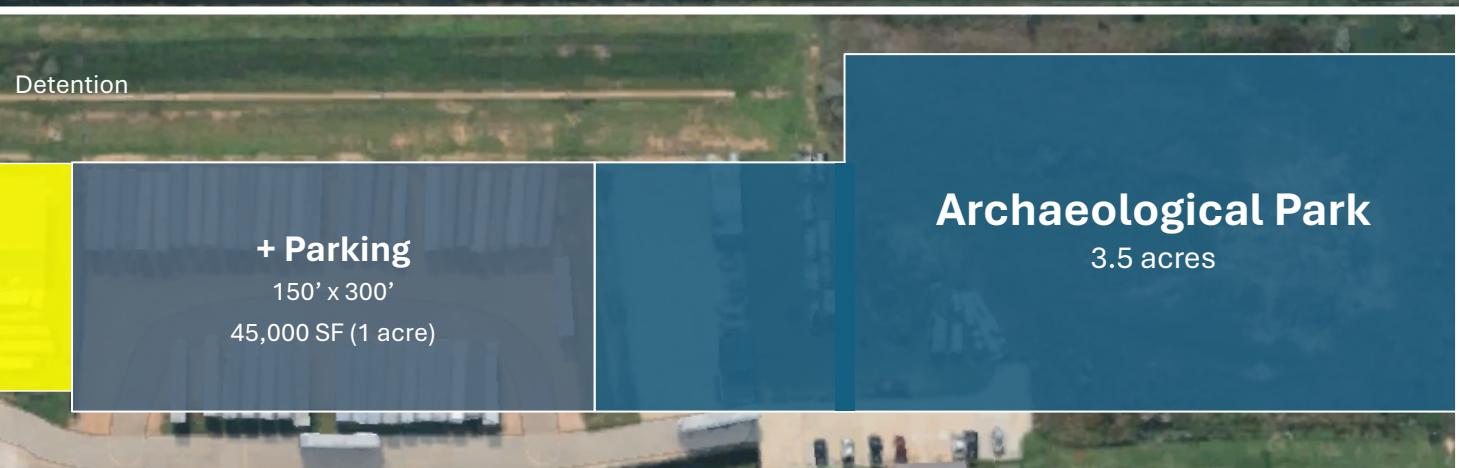
NO PARKING



Campus Overview

Katy Hockley Cut Off Rd





Market Shops and Studios

150' x 500'

75,000 SF (1.72 acres)

+ Parking

150' x 300'

45,000 SF (1 acre)

Archaeological Park

3.5 acres

The Bible Seminary (proposed)

5443 Katy Hockley Cut-Off Rd

Katy, TX 77493

Campus

- 19.2 acres
- Indoor
 - *Museum facilities = 7,800 SF*
 - *Seminary facilities = 17,200 SF*
- Outdoor
 - *Archaeological Park = 3.5 acres*
 - *Market Shops and Studios = 25,000 SF covered + 50,000 SF uncovered*
 - *Parking = 200 parking spaces (113 existing + 1 acre for additional parking)*
 - Pavilions (2)
 - Decks (3)
 - Patios (2)
 - Open event spaces



- **Market shops and studios**
 - Art Studio
 - Bakery with oven and millstones
 - Carpentry Shop
 - Fabric Shop with loom
 - General Market
 - Money Changer (coins)
 - Pottery Shop
 - Tile Shop (mosaics)

- **Synagogue and Mikveh**
- **Theatre and Fountain**
- **Scriptorium** with parchment writing
- **Outdoor Plazas** – Grass, Marble, and Stone for gatherings and public space
- **Public Reading of Scripture (PRS)** from City Gate towers, plazas, synagogue, and theatre

- **Entrances**
 - **Cardo** walking
 - **City Gate** walking
 - **Property Gates** (3) driving
- **City Wall and Towers** facing main road (full height to rubble)
- **Parking** – small lot (above left) for short-term drop-off, loading, handicap, and bus parking, plus a larger lot (right) for longer term parking

Campus Overview



• Archaeological Park (East)

- **City Gate** complex and stone walls along exterior perimeters
- **Garden Gate** complex with walls and seats in the city gate
- **Garden** with Watchtower and Berries, Orchards (Almond, Apple, Fig, Mustard, and Olive trees), and Vineyard
- **Tabernacle** and **Courtyard** (with altar, ark, lavers, etc.)
- **Olive Press**
- **Threshing Floor**
- **Wine Press**

• Parking

- (depicted above) $150' \times 300' = 45,000 \text{ SF}$ (1 acre) would accommodate 65 normal parking spaces plus 7 handicapped and 6 bus/RV parking lanes
- (depicted on page 4) $75' \times 160' = 12,000 \text{ SF}$ (0.275 acre) would accommodate 8 normal parking spaces plus 4 handicapped, 1 loading zone, and 2 bus/RV parking lanes. Can also be used for food trucks and vendor spaces (fairs, farmer's market, etc.)
- **Public Reading of Scripture (PRS)** in Tabernacle and Tabernacle Courtyard, in addition to spaces in Market Shops and Studios

Campus Overview



Courtyard

Tabernacle

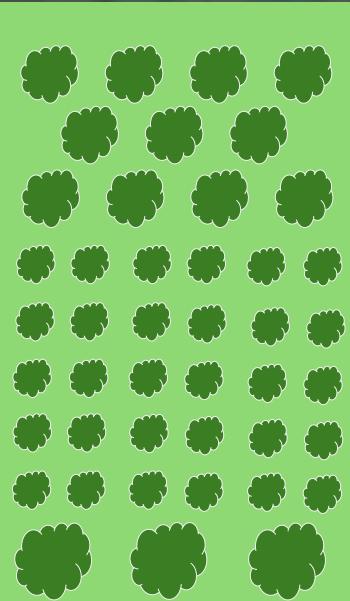
Olive
Press

Wine
Press

Threshing
floor

Watch-
tower

Garden

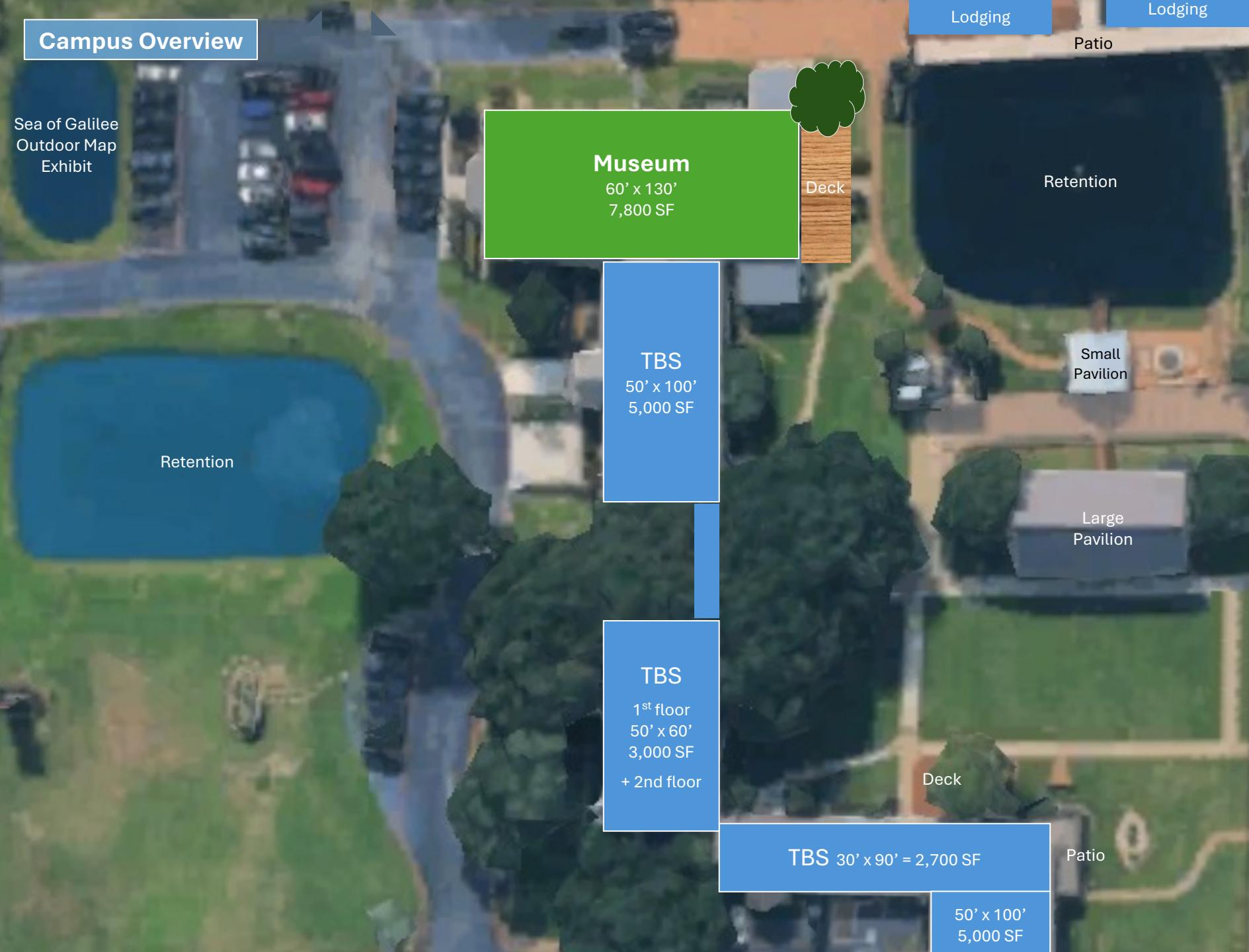


Tel Israel Mock Excavations

• Archaeological Park (West)

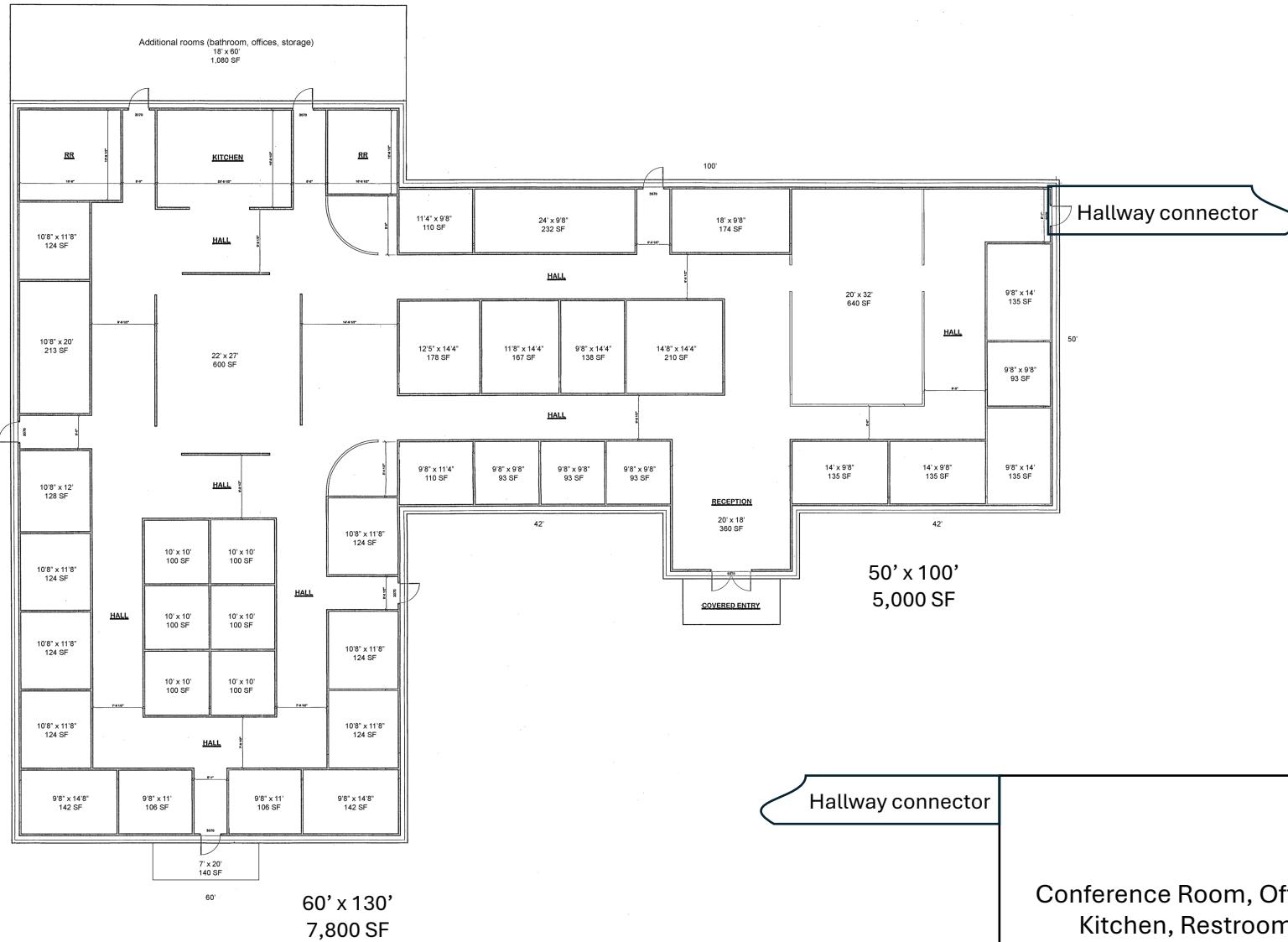
- **Tel Israel** mock excavations with archaeological ruins, squares, dry and wet sifting, floatation, metal detecting, photography, pottery washing, etc.
- **Israelite 4-room house** and well, ancient **Restrooms, Tombs** with ossuaries
- **Stone slinging**
- **Wilderness** buffer forest with biblical trees (non-fruit varieties such as Acacia, Balsam, Broom, Cedar, Cypress, Fir, Myrtle, Pine, Plane, Poplar, Terebinth, and Willow)

Campus Overview



Scale 1" = 50'

Existing General Layout



Conference Room, Offices
Kitchen, Restrooms

50' x 60' (1st floor)
3,000 SF

Covered Data

Commercial Kitchen, Restaurant, Offices, and Restrooms

50' x 100'
5,000 SF

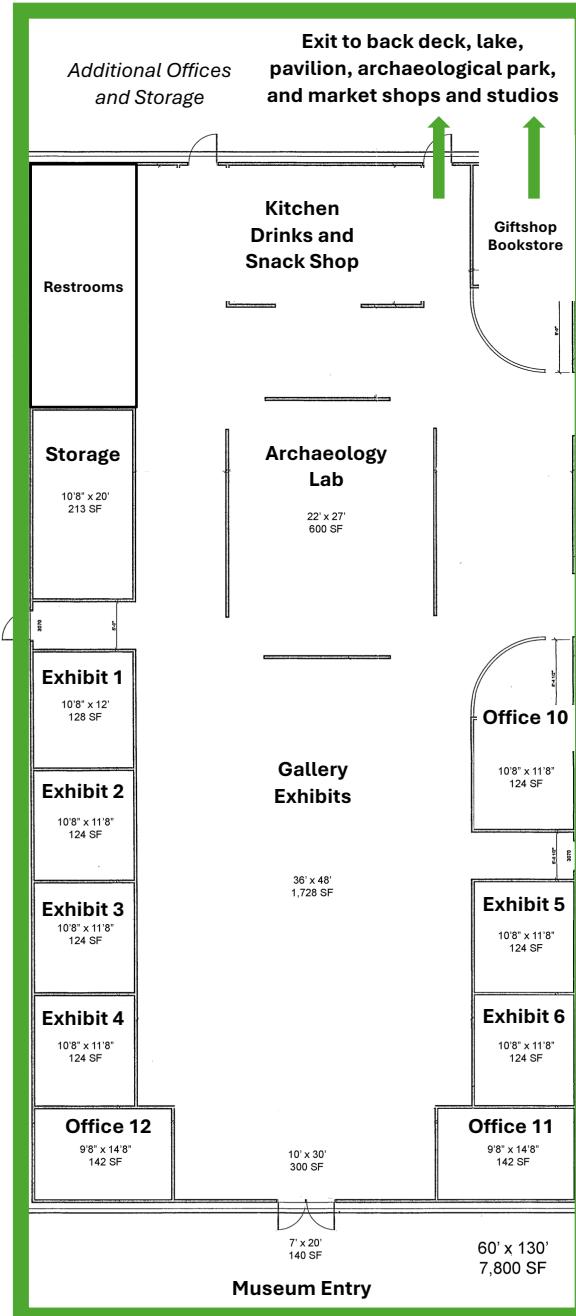
20' x 25'
500 SF

Conference and Offices

30' x 90'
2,700 SF

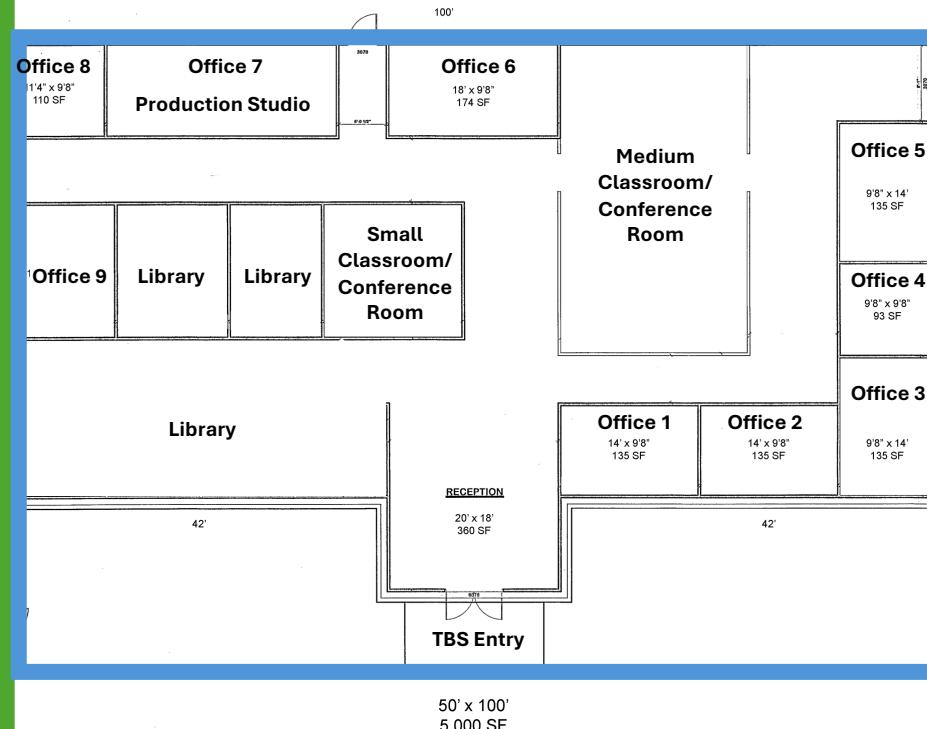
Scale 1" = 25'

Campus Overview



Proposed

Phase 1 with minimal renovation



Museum

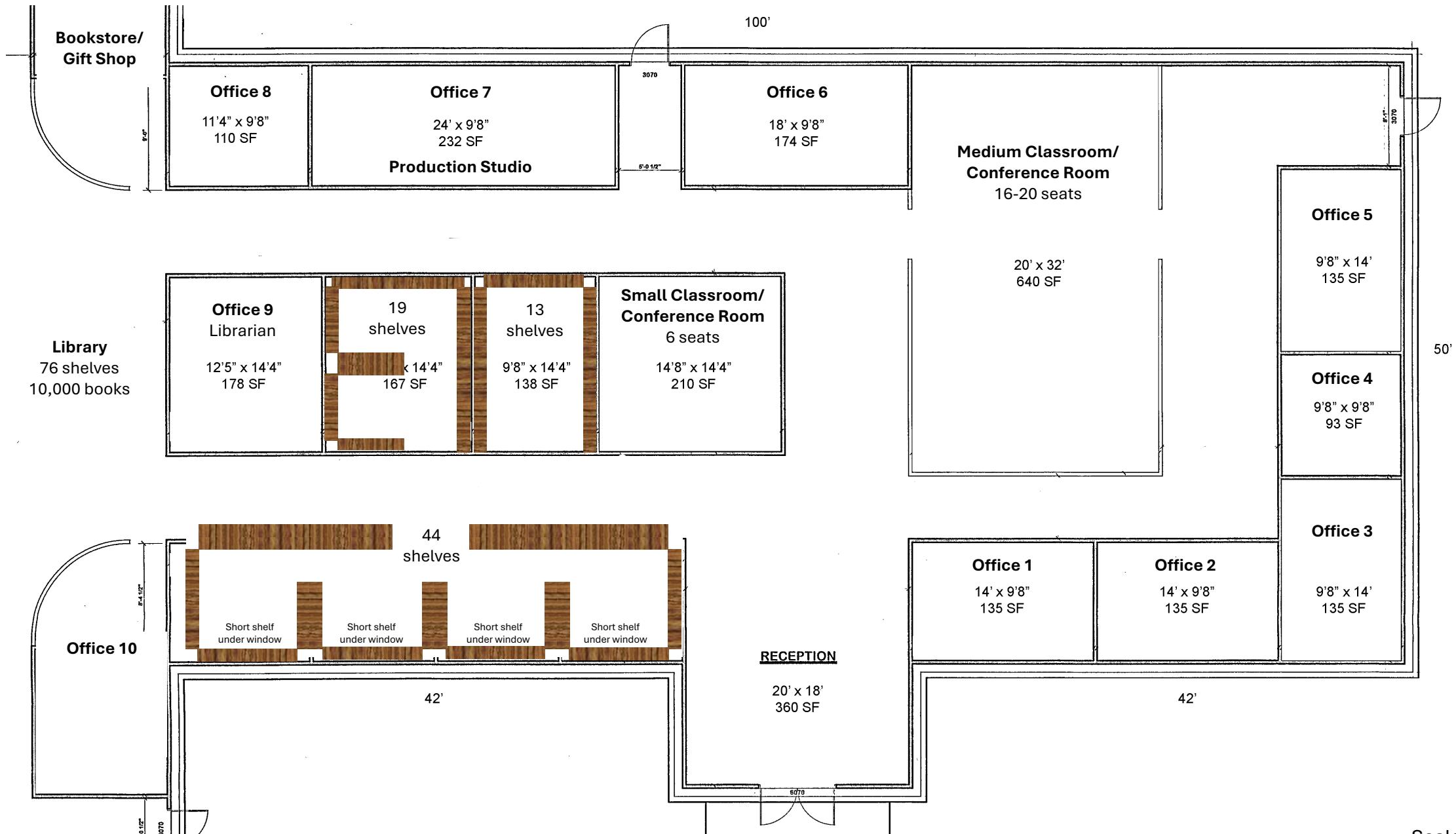
- **Indoor Exhibits**
 - Biblical Archaeology
 - Biblical Languages
 - Biblical History
 - Biblical Theology
 - Excavations
 - Extra-biblical Literature
 - Jesus
 - Map room
 - PRS
- **Other**
 - Gift Shop
 - Kitchen/Snack Bar
 - Labs
 - Offices
 - Storage

TBS

- Classrooms
- Conference rooms
- Library
- Offices
- Production Studios
- Storage

Proposed

Phase 1 with minimal renovation



Proposed

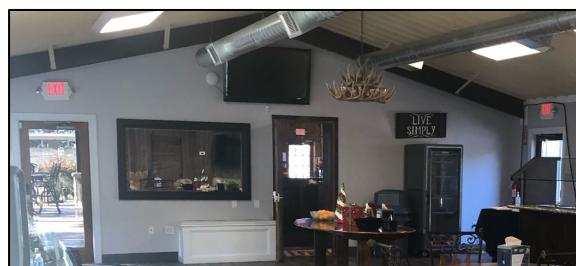
Phase 1 with minimal renovation

Large Classroom

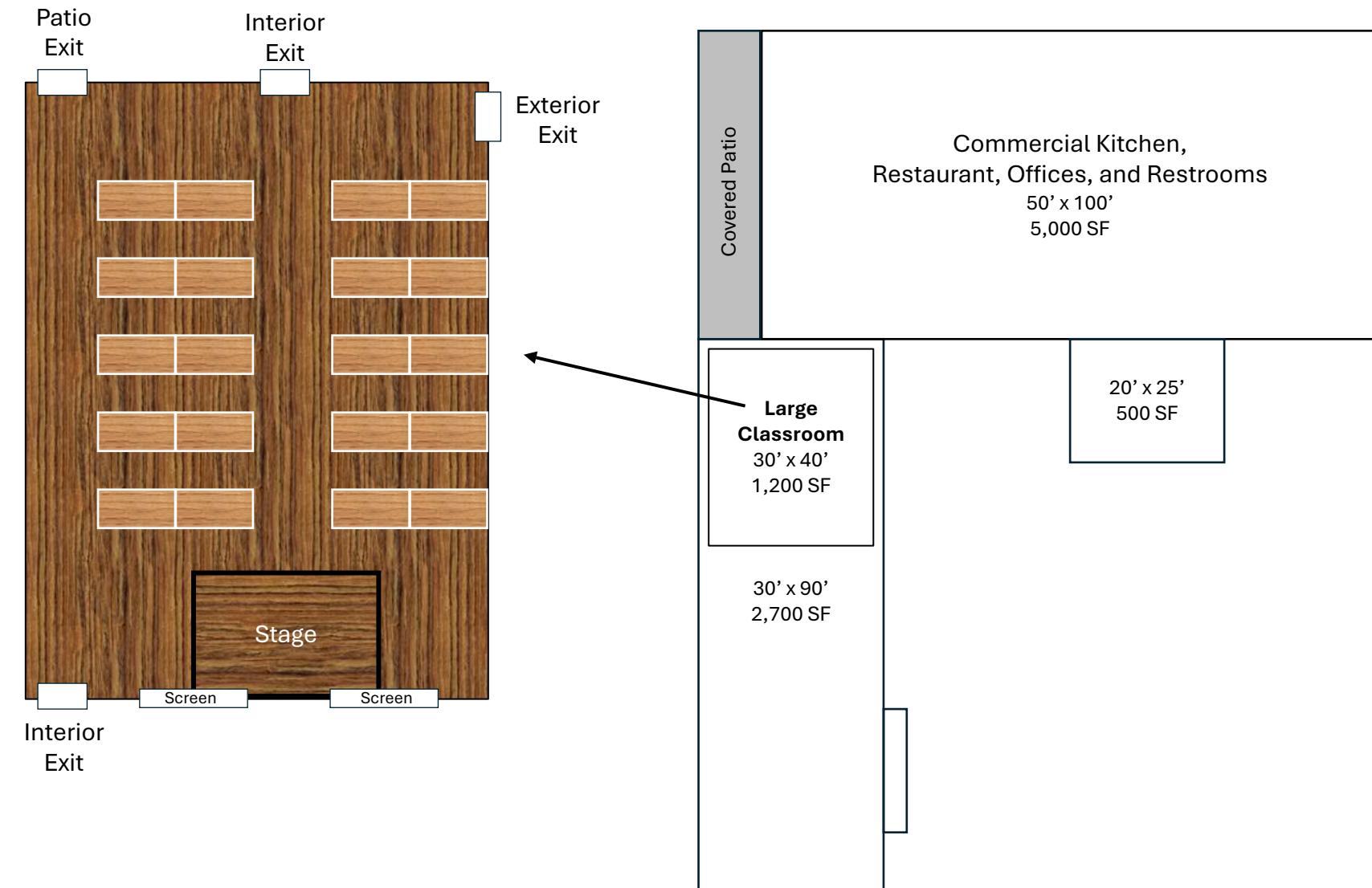
- Use current 20 classroom tables and 40 classroom chairs
- Remove modesty panel from tables to accommodate variable seating from both sides for discussions and dining



Classroom Front
(double screens)



Classroom Rear
(wall TV monitor)



Scale 1" = 25'



Proposed

Phase 1 with minimal renovation



**Commercial Kitchen,
Restaurant, Offices, and Restrooms**
50' x 100'
5,000 SF

20' x 25'
500 SF

Banquet and Event Facilities

Special event venue

- Commercial kitchen
- Indoor seating/serving areas for larger events
- Outdoor seating
 - Covered patio
 - Open deck
 - Covered pavilions (2)
 - Open grass area for large tent(s)
- Drink service area
- Restrooms

Scale 1" = 25'

Multisensory, Interactive

QR Code Integrations

On-demand access to educational, inspirational, and entertaining art, articles, books, history, movies, music, news, podcasts, shows, and teaching resources throughout campus.

- Indoor exhibits
 - Individual artifacts and collections
 - Exhibit rooms
 - Wall art and other displays
- Outdoor exhibits
 - Individual artifacts and collections
 - Exhibit areas
 - Market shops and studios
 - Venues throughout the archaeological park and grounds

Webcam Integrations

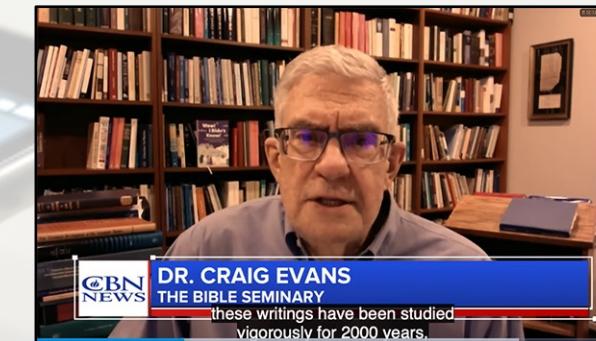
Select live and recorded access to classes, events, seminars, and workshops in various campus venues.



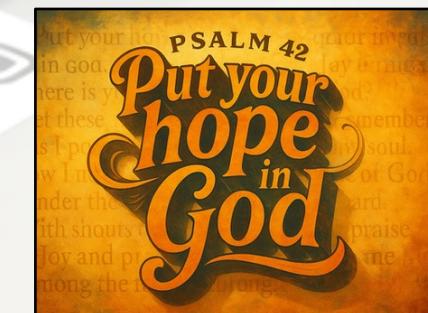
Articles and Books



Podcasts and Shows



Movies and News



Art and Music





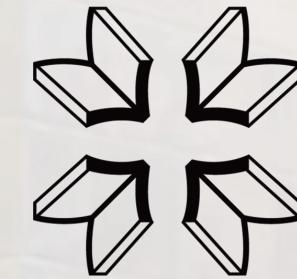
Indoor and outdoor exhibits, readings, and reenactments of publicly reading Scripture.

Indoor Museum Exhibit

- Examples from biblical history
 - Moses (Exodus and Deuteronomy)
 - Joshua (Joshua 8 and 24)
 - Jehoshaphat (2 Chronicles 17)
 - Josiah (2 Kings 22 and 2 Chronicles 34)
 - Ezra (Nehemiah 8 and 9)
 - Jeremiah (Jeremiah 36)
 - Jesus (Luke 4)
 - Paul (Acts 13 and 15, Colossians 4, Thessalonians 5, and I Timothy 4)
- Examples from Christian history

Archaeological Park

- Covered roof readings and reenactments
 - Scriptorium
 - Synagogue
 - Tabernacle
 - Theatre
- Outdoor readings and reenactments
 - City Gate and Walls
 - Gardens
 - Grass Plaza
 - Marble Plaza and Fountain
 - Stone Plaza



Public Reading of Scripture

Practice and Teaching

- Ongoing Public Reading of Scripture (PRS) with meals on Mondays at Noon
- Ongoing PRS integration with TBS academic courses and seminars
- PRS Seminars on campus and local churches
- PRS Seminars at TRACS (Transnational Association of Christian Colleges and Schools) annual meeting and other conference events

Funding

Budget

\$7.5 million: Facilities (purchase, move, and Phase 1 renovations)

\$4.0 million: Operations (expenses for 3 years)

\$3.5 million: Endowment (scholarship, faculty chair, special projects)

\$15 million

Options

1. *General Donation* (any amount)
2. *Facilities* → Donate a stone paver for \$1,000 | 7,500 needed
3. *Operations* → Donate a student seat for \$4,000 | 1,000 needed
4. *Endowment*
 - Donate an annual \$1,000 scholarship for \$20,000 | 50 needed
 - Donate an annual \$5,000 special project for \$100,000 | 5 needed
 - Donate an annual \$100,000 faculty chair for \$2,000,000 | 1 needed

To DONATE and/or PLEDGE visit

TheBibleSeminary.edu/call





Call TO ADVENTURE

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