

# Building, Pad Site Available

6404 Babcock Rd | San Antonio, TX 78249



**FOR LEASE OR GROUND LEASE**

0.51 AC

Lot Size

3,221 SF

GLA

Contact  
Broker

Rate

## ABOUT THE PROPERTY

- Tenant still operating; please do not disturb
- Contact Broker for additional details

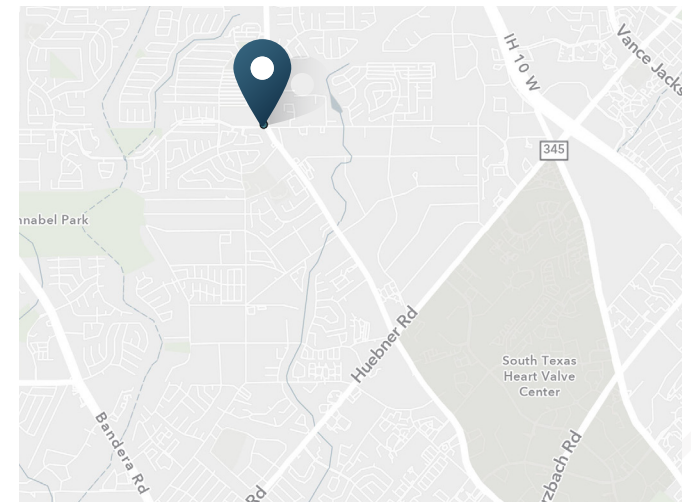
## JOIN THESE NEARBY RETAILERS



*Walgreens*



**PAPAJOHNS**





# Site Aerial

6404 Babcock Rd | San Antonio, TX 78249



**SITE**

Babcock Rd 22,930 VPD

Prue Rd 19,660 VPD

Prue Rd 11,746 VPD

13,391 VPD

Spring Garden St

Biscay Bay

Sangria Dawn

Biscay Hbr

BOS TEA

SUBWAY

BELDEN'S  
AUTOMOTIVE & TIRES

accenture

Five Star  
CLEANERS & LAUNDRY

Casina Terrace

Casina View

Jade Spring

Jade Knoll

Jadestone Blvd

Jade Tra

Prue Rd

Babcock Hills  
VETERINARY HOSPITAL

Chevron

WHATABURGER

McDonald's

wine210

morningstar  
STORAGE

BABCOCK  
AUTOMOTIVE

PAPA JOHN'S

Oak Hollow Dr

Paver Rd

Old Babcock Rd

Babcock Rd

Rambling Trail Dr

Rambling Trail Dr



EMERGE PROPERTIES OF SA, LLC  
6404 BABCOCK RD  
SAN ANTONIO, TEXAS

### LEGEND

These standard symbols will be found in the drawing:

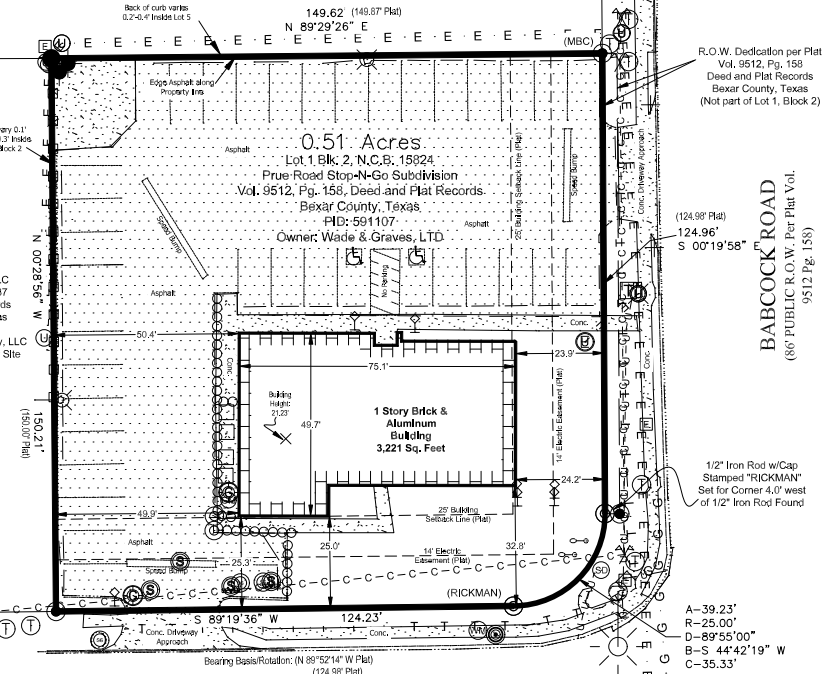
- 1/2" Iron Rod Found
- ⊗ 2" Steel Fence Post
- ⊗ X Found Carved into Concrete
- ⊙ PK Nail Found
- ⊙ 1/2" Iron Rod Set
- ⊙ Down Guy
- ⊙ Traffic Signal
- Bollard
- ⊙ Road Sign
- ⊙ Handicap Parking
- ⊙ Gas Meter
- ⊙ Gas Valve
- ⊙ Cleanout
- ⊙ Sanitary Sewer Manhole
- ⊙ Water Meter
- ⊙ Telecommunication Pedestal
- ⊙ Underground Cable Marker
- ⊙ Underground Cable Box
- ⊙ Service Pole
- ⊙ Electric Box
- ⊙ Electric Vault
- ⊙ Utility Pole
- ⊙ Light Pole
- ⊙ Overhead Utilities
- ⊙ Underground Electric line
- ⊙ Underground Cable line
- ⊙ Underground Telecommunication line
- ⊙ Underground Gas line
- ⊙ Handcailing
- ⊙ Chainlink Fence
- ⊙ Dilapidated Wood Fence
- ⊙ Concrete Parking Bumper
- ⊙ Parking Paint Stripe
- ⊙ Back of Curb
- ⊙ Gutter
- ⊙ Edge of Asphalt

Lot 2, Block 2  
Hi Tech Automotive  
Vol. 9551, Pg. 100  
Deed & Plat Records  
Bexar County, Texas  
PID: 591108  
Owner: Rusty Bekken dba Belden's Automotive

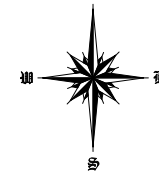
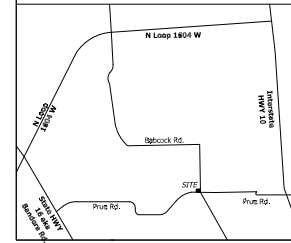
Drainage & Sewer Easement  
Provincia Villas Subdivision  
Vol. 9550, Pg. 31  
Deed & Plat Records  
Bexar County, Texas  
PID: 993159  
Owner: Provincia Villas HOA

Lot 5  
Babcock Trails  
Vol. 9595, Pg. 122  
Deed & Plat Records  
Bexar County, Texas  
PID: 1125513  
Owner: Mahmood A. Chughtai

0.162 Acre Tract  
Isosceles Realty, LLC  
Vol. 12996, Pg. 1187  
Official Public Records  
Bexar County, Texas  
PID: 591096  
Owner: Isosceles Realty, LLC  
dba Cell Phone Tower Site



### Vicinity Map - Not to Scale



**PRUE ROAD**  
(86' PUBLIC R.O.W. Per Plat Vol. 9512 Pg. 158)

**BABCOCK ROAD**  
(86' PUBLIC R.O.W. Per Plat Vol. 9512 Pg. 158)



Date:	Issue/Revision
6-12-23	Initial Release
8-21-23	Revised ALTA Survey
8-23-23	Revised ALTA Survey
8-28-23	Updated Title Commitment

## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	14,934	126,960	305,495
2028 Projected Population	15,074	127,119	304,078
Projected Annual Growth Rate 2023 to 2028	0.19%	0.03%	-0.09%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	9,733	134,680	365,837
Workers	3,279	78,847	224,293
Residents	6,454	55,833	141,544

### Income

	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$99,945	\$87,383	\$93,041
2023 Est. Median Household Income	\$76,233	\$63,778	\$66,295

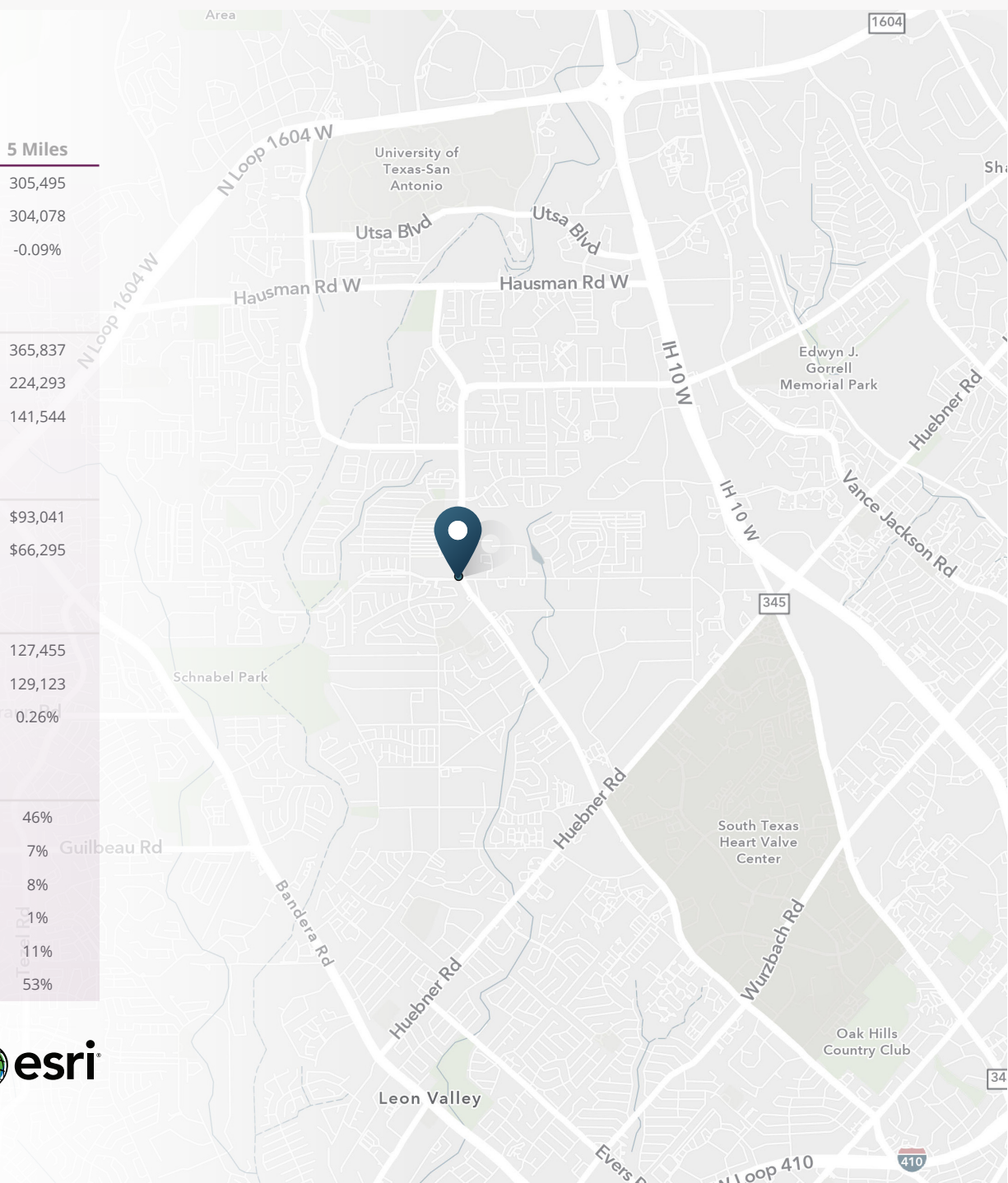
### Households & Growth

	1 Mile	3 Miles	5 Miles
2023 Estimated Households	5,792	53,720	127,455
2028 Estimated Households	5,952	54,864	129,123
Projected Annual Growth Rate 2023 to 2028	0.55%	0.42%	0.26%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	46%	44%	46%
2023 Est. Black or African American	5%	8%	7%
2023 Est. Asian or Pacific Islander	6%	10%	8%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	12%	11%	11%
2023 Est. Hispanic	58%	51%	53%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.**

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A license holder can represent a party in a real estate transaction.**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

SRS Real Estate Partners	9005621	wes.babb@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wes Babb	349786	wes.babb@srsre.com	512.236.4660
Designated Broker of Firm	License No.	Email	Phone

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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