

FOR SALE

# 2.68 +/- BABOCK RD

SAN ANTONIO, TX

OFFERING MEMORANDUM



**EXCLUSIVELY MARKETING BY:  
BROKER OF RECORD**

**URI URIAH**

Broker of Record

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**URIAH**

REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



# PROPERTY PHOTOS



# PROPERTY PHOTOS



BABCOCK VPD 6,986

DeZavala Rd VPD 19,639



DeZavala Rd VPD 19,639

BABCOCK VPD 6,986

# PROPERTY OVERVIEW

## PROPERTY SUMMARY

This 2.68-acre lot on Babcock Rd, with valuable frontage, offers a significant development opportunity in a high-visibility area, zoned C-2 for a wide range of business ventures. Situated near the bustling intersection of Babcock and DeZavala, it enjoys high traffic counts, making it an attractive location. Its proximity to UTSA University enhances its appeal, offering potential access to the university community. Conveniently located near I-10, the property provides easy access for customers and deliveries. All utilities are available on site, ensuring readiness for development. Flanked by a Shell gas station and CVS, and adjacent to two apartment complexes, this lot is positioned in a vibrant commercial hub. With its strategic location, C-2 zoning, and the versatility it offers, this lot represents an exceptional investment in a high-growth area.

### PROPERTY SUMMARY

ASKING PRICE:	<b>CONTACT BROKER</b>
LAND SIZE:	2.58 +/- AC 112,384.8 +/- SQFT
UTILITIES AVAILABLE:	WATER , ELECTRICITY AND SEWER
ZONING:	C-3
FRONTAGE:	450 +/- Linear Feet On Babcock Rd

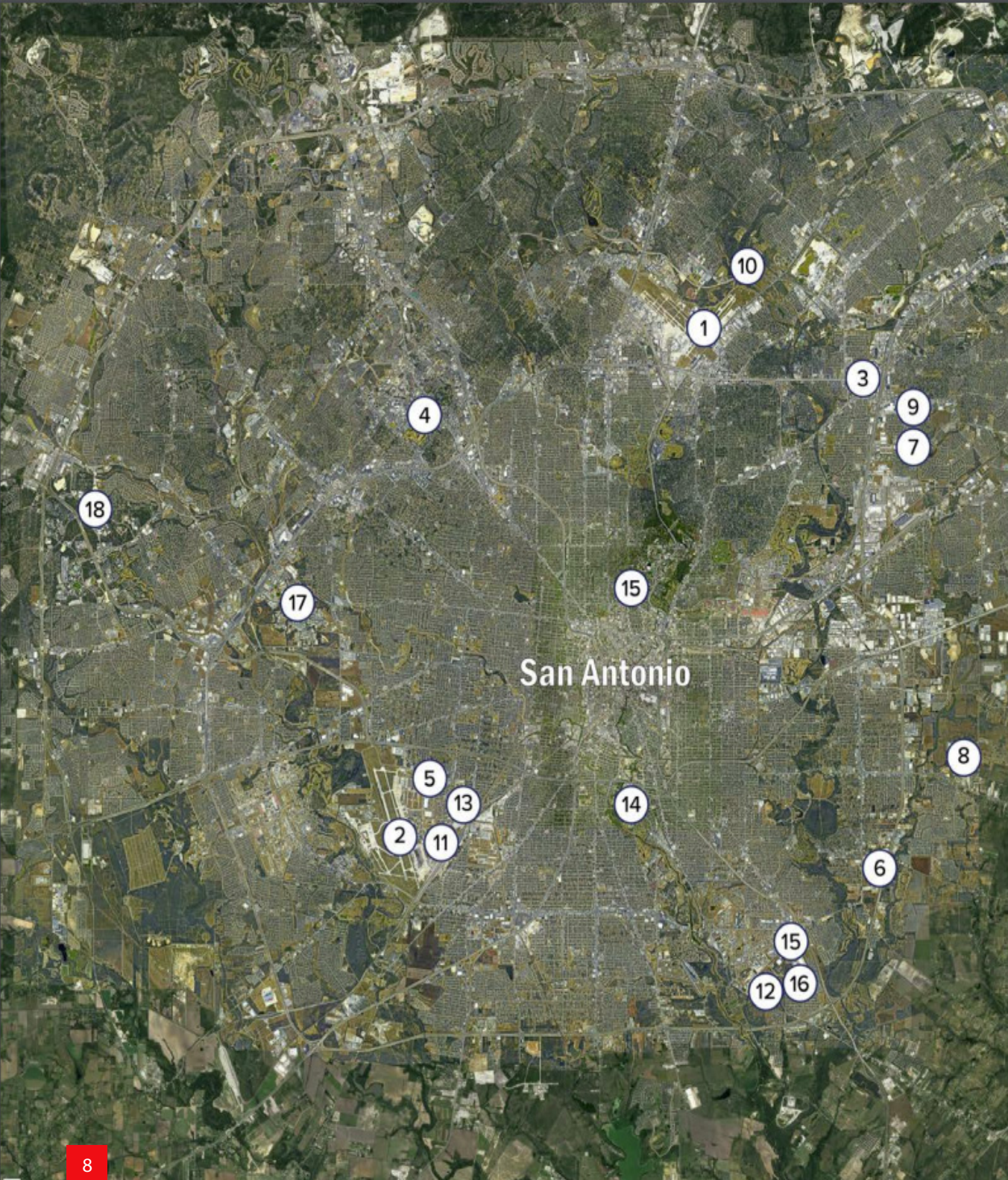
### PROPERTY HIGHLIGHTS

- STRATEGIC HIGH-VISIBILITY LOCATION: POSITIONED ON BABCOCK RD NEAR THE HIGH-TRAFFIC INTERSECTION OF BABCOCK AND DEZAVALA, OFFERING UNPARALLELED VISIBILITY AND ACCESS.
- READY FOR DEVELOPMENT WITH ALL UTILITIES ON-SITE: COMPLETE WITH ALL NECESSARY UTILITIES, ADJACENT TO ESSENTIAL AMENITIES LIKE A SHELL GAS STATION AND CVS, AND NEAR RESIDENTIAL COMPLEXES, MAKING IT AN IDEAL SPOT IN A THRIVING COMMERCIAL HUB.
- PROXIMITY TO UTSA AND I-10: LOCATED NEAR UTSA UNIVERSITY AND I-10, PROVIDING POTENTIAL ACCESS TO THE UNIVERSITY COMMUNITY AND ENSURING EASY ACCESS FOR CUSTOMERS AND DELIVERIES.

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# NEARBY AMENITIES





## SAN ANTONIO INDUSTRY

1. SAN ANTONIO INTL. AIRPORT
2. JB SA KELLY FIELD ANNEX
3. BROOKS ARMY MEDICAL CENTER
4. METHODIST HOSPITAL
5. TEXAS DEPT. OF PUBLIC SAFETY
6. HOLT CAT EQUIPMENT SUPPLIER
7. AMAZON WAREHOUSE
8. HEB DISTRIBUTION CENTER
9. DOLLAR GENERAL DISTRIBUTION CENTER
10. SOUTHWESTERN MOTOR TRANSPORT
11. BOEING CENTER AT TECH PORT
12. STINSON - MISSION MUN. AIRPORT
13. TINDALL CORP. SAN ANTONIO
14. CPS ENERGY
15. MISSION TRAIL BAPTIST HOSPITAL
16. MISSION SOLAR ENERGY
17. SOUTHWEST RESEARCH INSTITUTE
18. MICROSOFT



# OVERVIEW

## SAN ANTONIO, TX

San Antonio, a vibrant city rich in history and culture, is an economic powerhouse in the heart of Texas. Home to four Fortune 500 companies, it boasts a diverse and robust economy with strengths in healthcare, bioscience, and technology. Renowned for its iconic Alamo and scenic River Walk, the city melds historical charm with modern innovation. San Antonio's commitment to business growth, combined with its cultural attractions and educational institutions, makes it a dynamic and thriving place to live and work.

# ECONOMY



**2ND LARGEST**  
IN TEXAS



**34.8 MILLION**  
TOURISTS EACH YEAR



**\$168 BILLION**  
GROSS DOMESTIC PRODUCT



**2ND BEST**  
PLACE TO LIVE IN TEXAS



**4 FORTUNE 500**  
CORPORATE COMPANY



**1.5 MILLION**  
PEOPLE LIVING IN SA





## ATTRACTIONS:

San Antonio, a city rich in history and bursting with cultural vibrancy, offers an array of unforgettable attractions. Home to the iconic Alamo and the enchanting River Walk, the city melds historical significance with modern charm. Visitors and residents alike enjoy SeaWorld and Six Flags Fiesta Texas, alongside the San Antonio Zoo, creating a diverse array of entertainment options. The city's cultural tapestry is further adorned by a myriad of museums, art galleries, and the annual Fiesta San Antonio, a celebration of heritage and community.

## ECONOMY

San Antonio's economy is a robust and diverse engine, driving the city towards a prosperous future. As one of the fastest-growing cities in the nation, it boasts a strong military presence, being home to several major bases. The city's economic landscape is also heavily influenced by its booming healthcare, bioscience, and financial services sectors. Additionally, San Antonio is a hub for tourism, with millions visiting annually, contributing significantly to the local economy. This blend of industries ensures a stable and dynamic economic environment, offering vast opportunities for businesses and individuals alike.



## INDUSTRY AND BUSINESS ENVIRONMENT:

San Antonio stands tall as a powerhouse in the business world, underscored by the presence of four Fortune 500 companies. This impressive concentration of large corporations speaks to the city's strength and stability in the corporate sector. These industry giants, along with a plethora of other businesses, contribute significantly to the city's economic diversity and resilience. San Antonio's business-friendly climate, bolstered by supportive local policies and a skilled workforce, attracts a wide range of industries from healthcare and finance to technology and manufacturing. The city's commitment to fostering a robust business environment makes it an ideal destination for companies seeking growth and innovation.



# DRIVE TIME

TEXAS MAP



# SHIPPING RADIUS

SAN ANTONIO, TX



12 HOURS

8 HOURS

4 HOURS

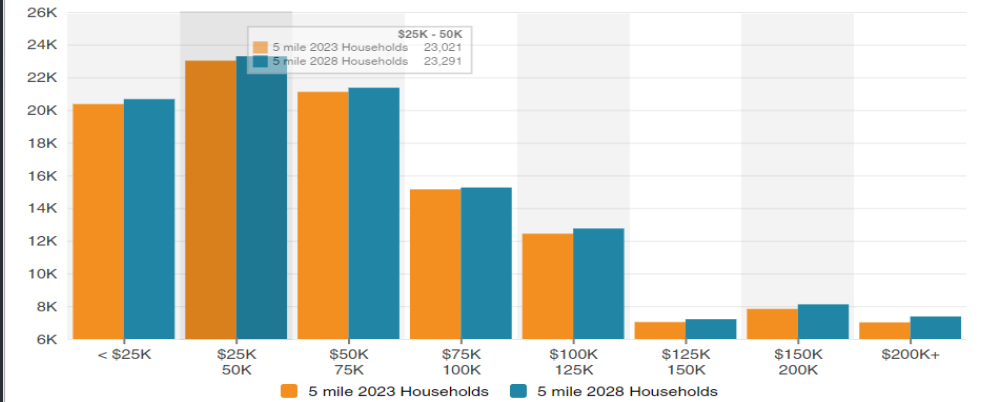
SAN ANTONIO, TX

# LOCAL DEMOGRAPHICS

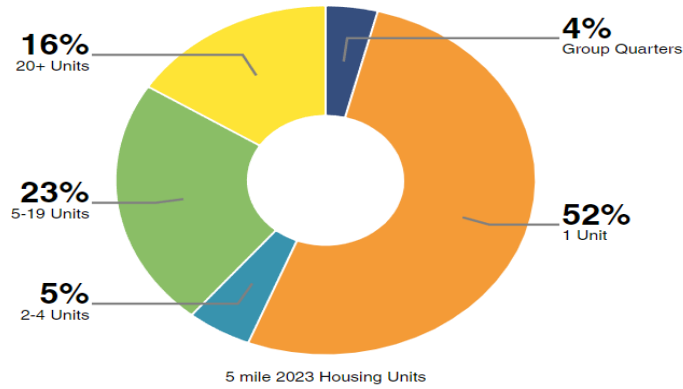
## Population

	2 mile	5 mile	10 mile
2010 Population	45,605	241,980	762,381
2023 Population	50,250	275,475	880,700
2028 Population Projection	50,809	279,874	896,608
Annual Growth 2010-2023	0.8%	1.1%	1.2%
Annual Growth 2023-2028	0.2%	0.3%	0.4%
Median Age	33	35.4	35.6
Bachelor's Degree or Higher	37%	39%	33%
U.S. Armed Forces	202	1,006	4,936

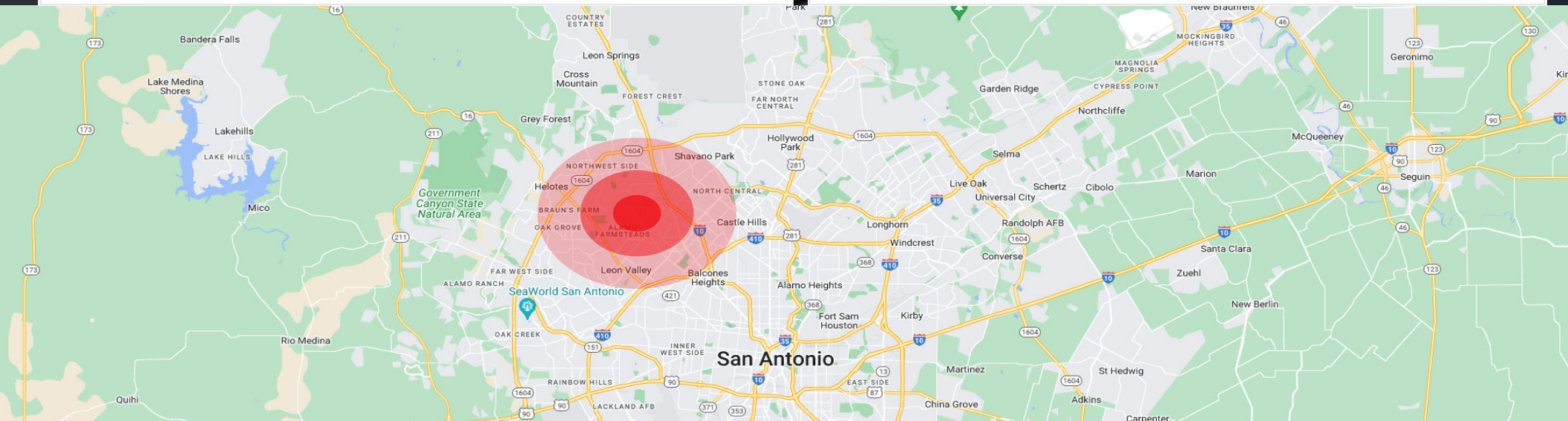
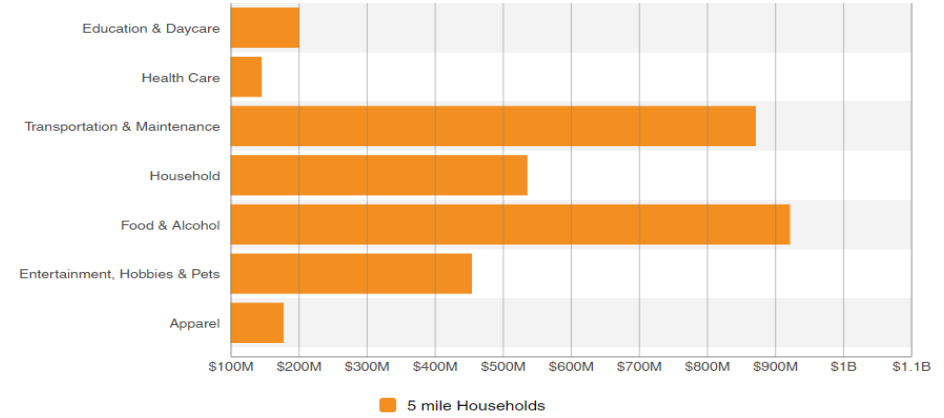
## Household Income



## Housing Type



## Consumer Spending



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