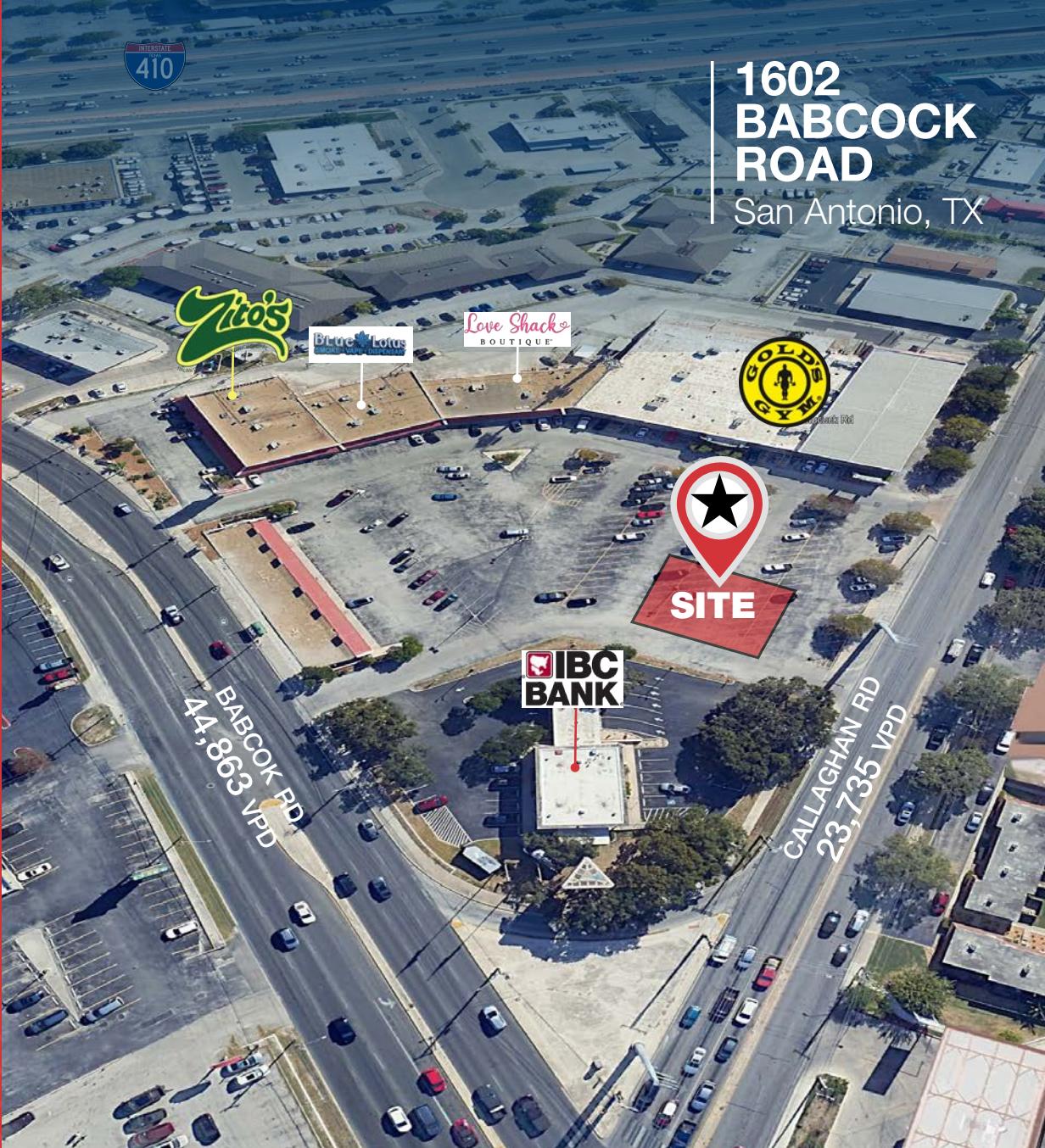


# PAD SITE FOR GROUND LEASE

- .25 -.5 acre outparcel pad site.
- Pad site is an anchor to Gold's Gyms, which received over 487,000 visits in 2025\*.
- Just off Loop 410, with traffic counts of over 166,684 vehicles per day.
- Close proximity to STMC (South Texas Medical Center), which employs over 87,000 people.
- At the intersection of Babcock Road and Callaghan Road, which have traffic counts of 44,683 and 23,735 cars per day respectively.

\*source: placera.ai



**NAI**James E. Hanson

**Ayush Patel**  
201 488 5800 x127  
apatel@naihanson.com

**Jonathan Kristofich**  
201 488 5800 x103  
jkristofich@naihanson.com

**Ricky Patel**  
210 366 1400  
rpatel@naiexcel.com

**NAI**Excel

Member of NAI Global with 325+ Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson and NAI Excel

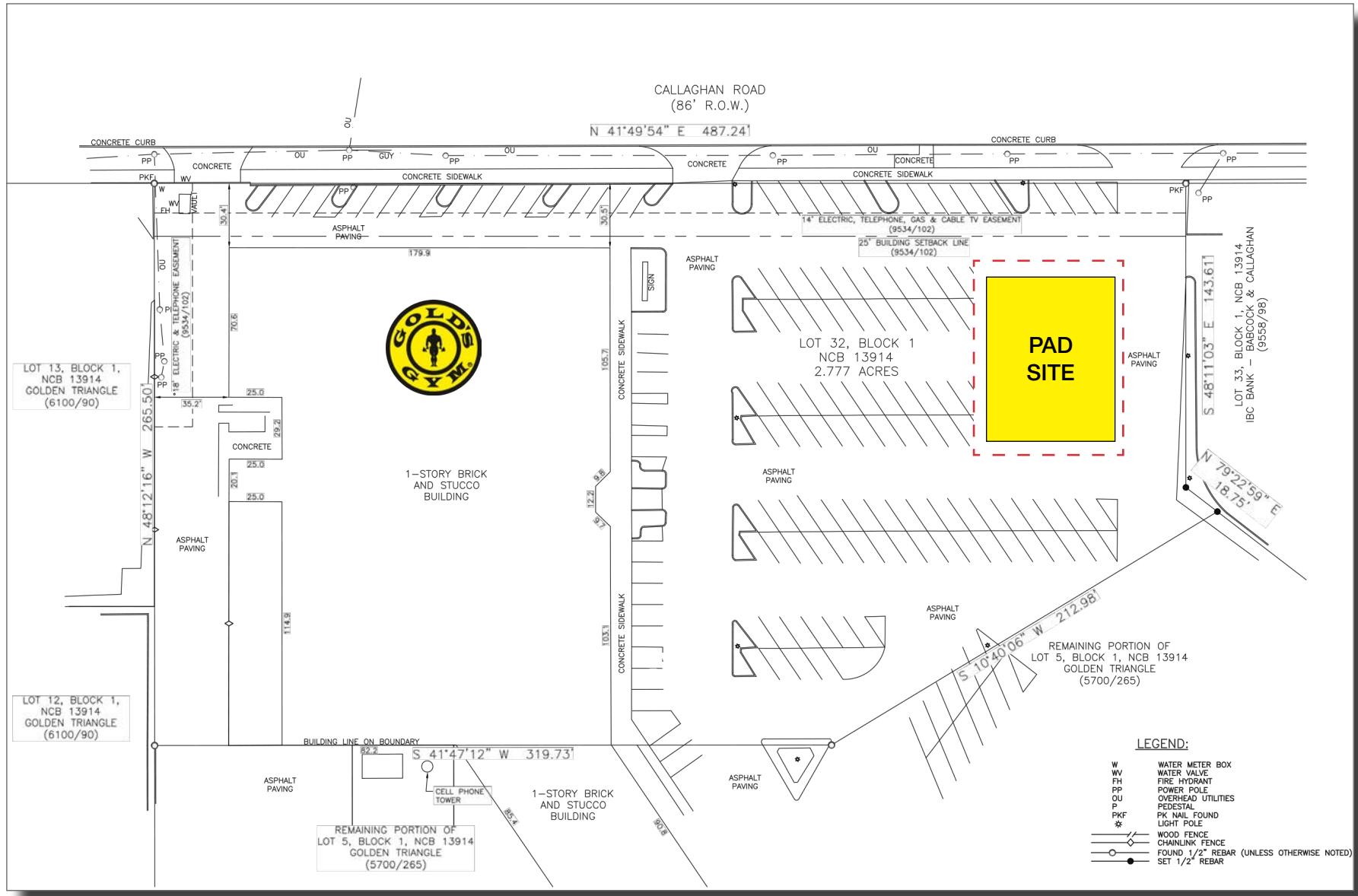
# RETAIL AERIAL

**1602  
BABCOCK  
ROAD  
San Antonio, TX**



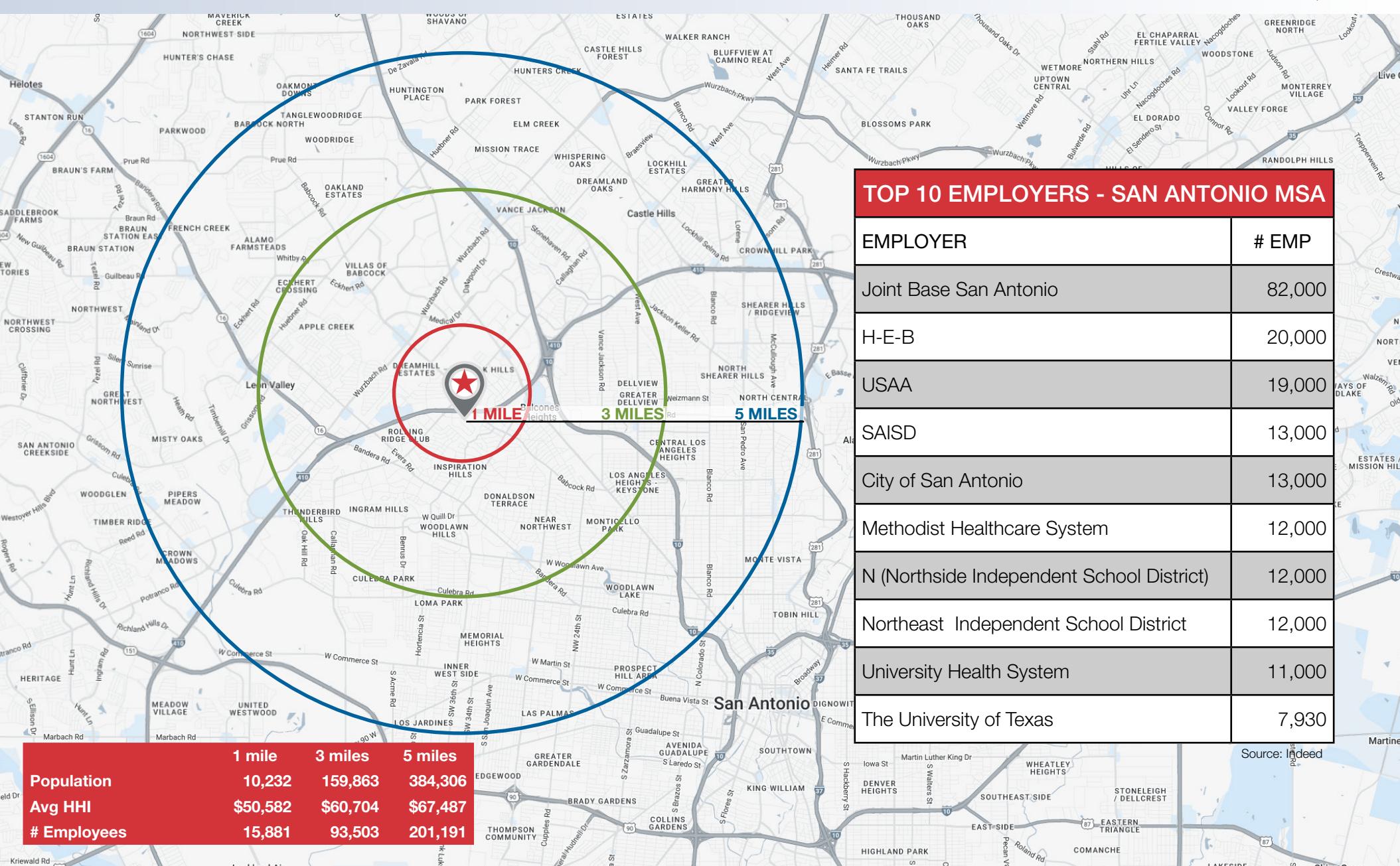
# SITE SURVEY

**1602  
BABCOCK  
ROAD**  
San Antonio, TX



# DEMOCRAPHICS 1-3-5 MILES

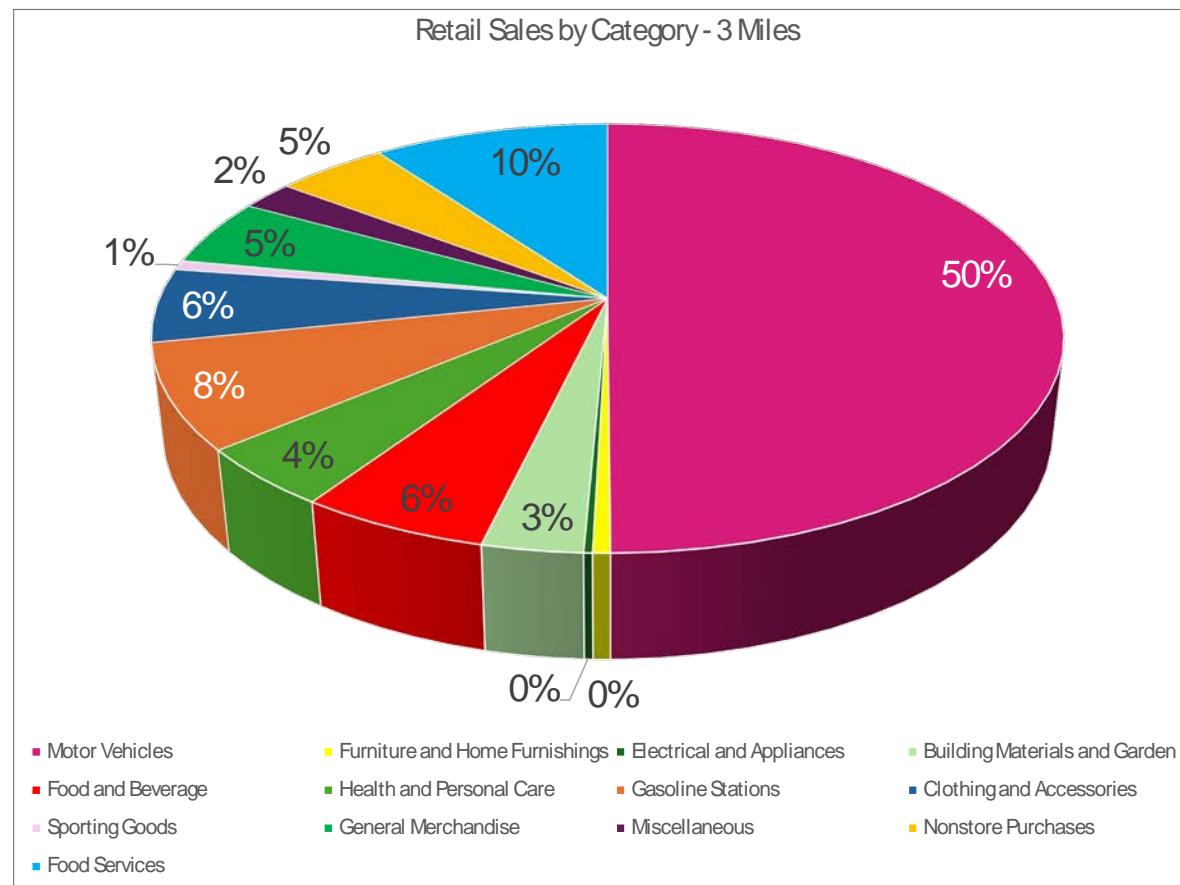
1602  
BABCOCK ROAD  
San Antonio, TX



# RETAIL SALES - 3 MILES FROM SITE

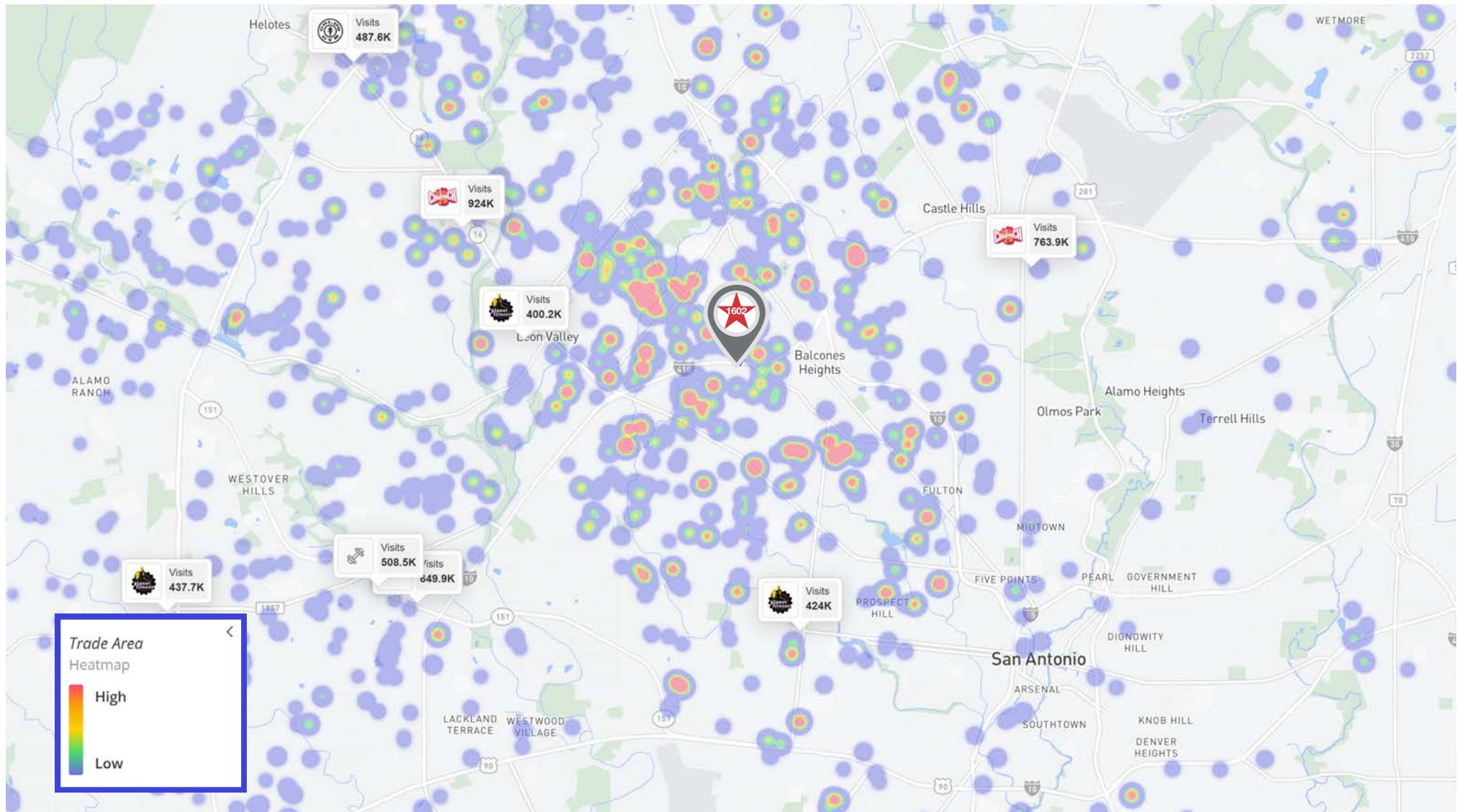
1602  
BABCOCK  
ROAD  
San Antonio, TX

| 3 Miles Sales by Category      |                        |
|--------------------------------|------------------------|
| Motor Vehicles                 | \$2,793,367,000        |
| Furniture and Home Furnishings | \$29,209,000           |
| Electrical and Appliances      | \$14,456,000           |
| Building Materials and Garden  | \$168,535,000          |
| Food and Beverage              | \$318,921,000          |
| Health and Personal Care       | \$248,141,000          |
| Gasoline Stations              | \$440,829,000          |
| Clothing and Accessories       | \$311,537,000          |
| Sporting Goods                 | \$41,323,000           |
| General Merchandise            | \$284,434,000          |
| Miscellaneous                  | \$123,474,000          |
| Nonstore Purchases             | \$262,862,000          |
| Food Services                  | \$559,281,000          |
| <b>Total Retail Sales</b>      | <b>\$5,596,369,000</b> |



# HEAT MAP

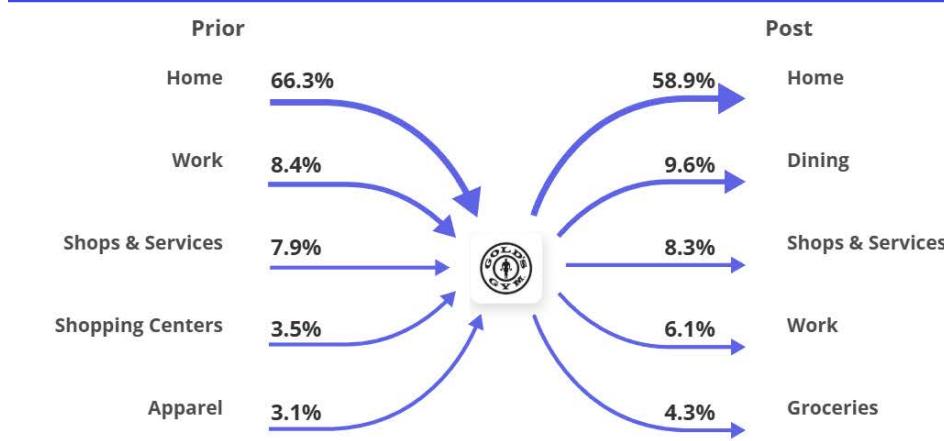
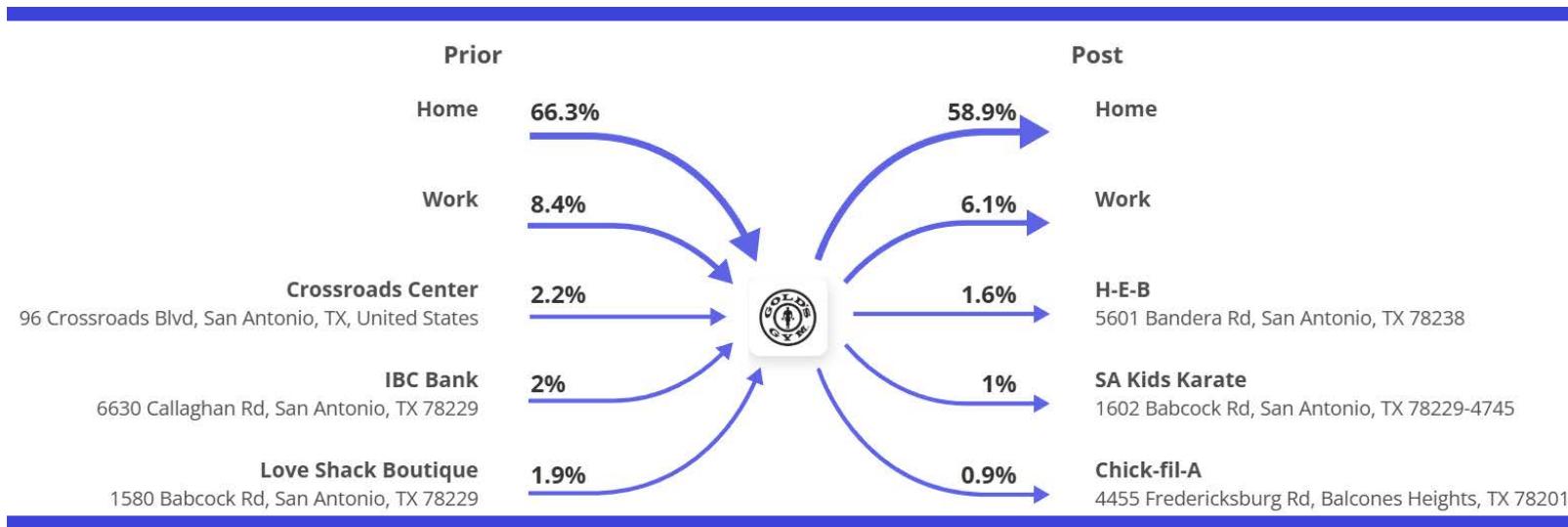
1602  
BABCOCK  
ROAD  
San Antonio, TX



Source: Placer.ai

# VISITOR JOURNEY

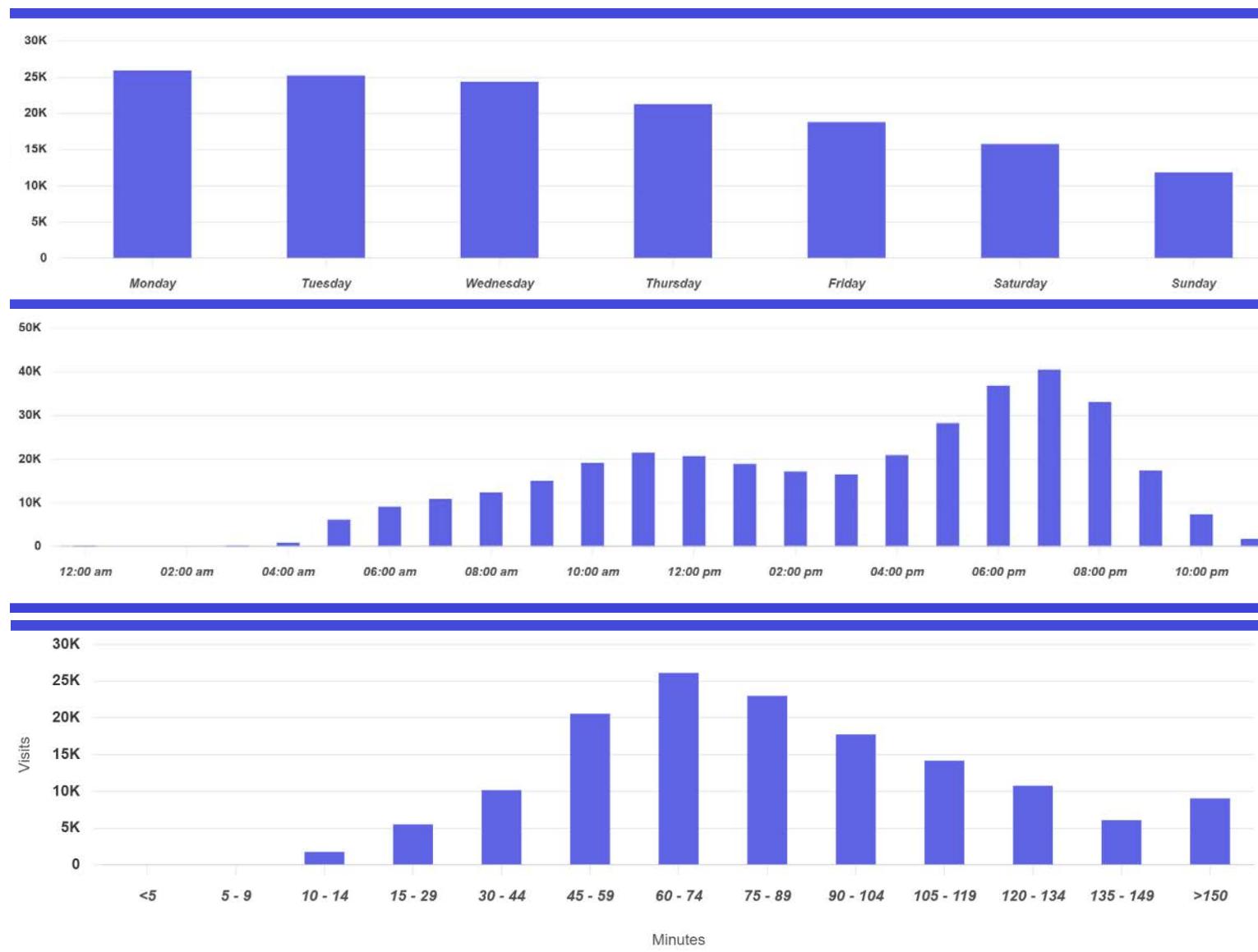
1602  
BABCOCK  
ROAD  
San Antonio, TX

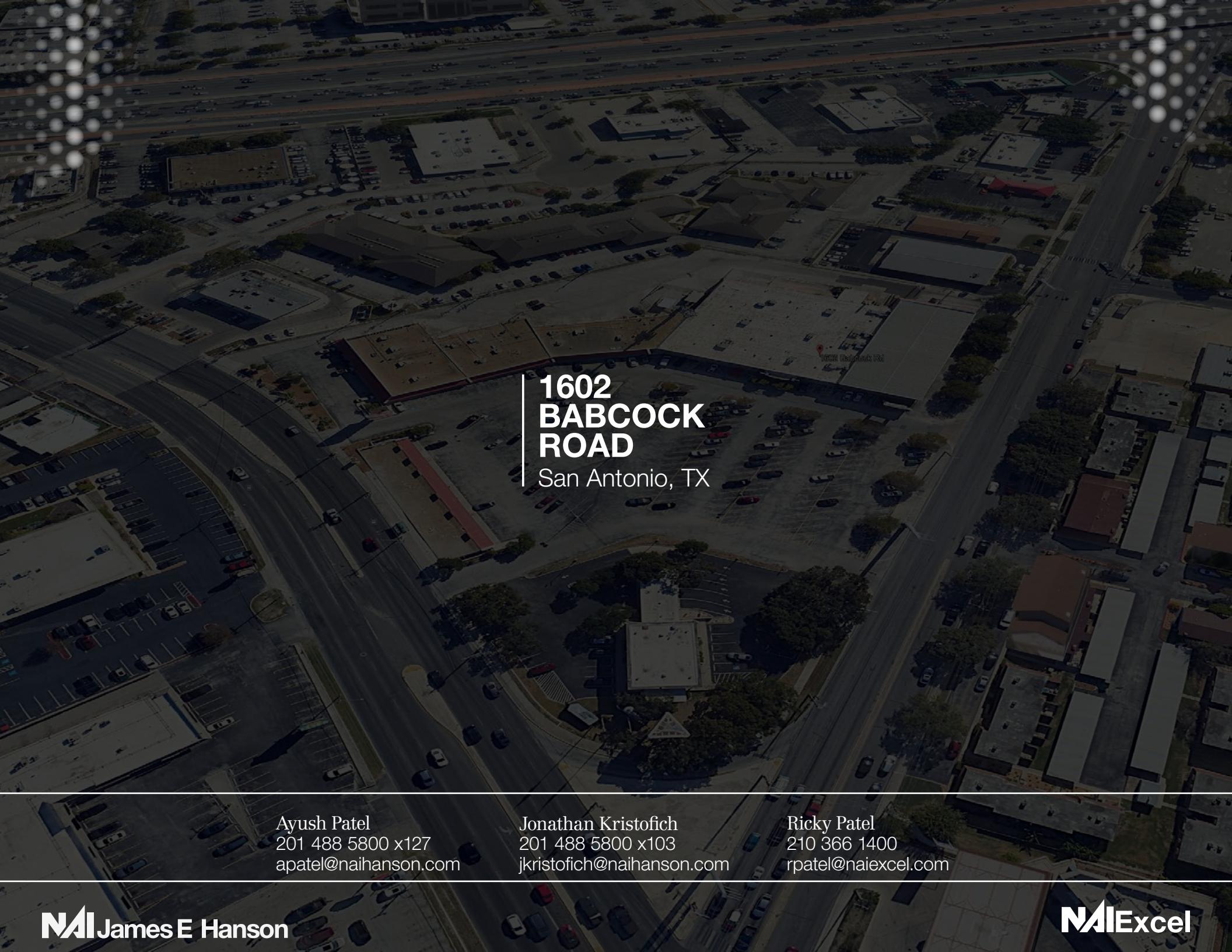


Source: Placer.ai

# SITE VISITS & DURATION

1602  
BABCOCK  
ROAD  
San Antonio, TX





1602  
**BABCOCK  
ROAD**  
San Antonio, TX

---

Ayush Patel  
201 488 5800 x127  
apatel@naihanson.com

Jonathan Kristofich  
201 488 5800 x103  
jkristofich@naihanson.com

Ricky Patel  
210 366 1400  
rpatel@naiexcel.com