



Cielo Vista & Babcock Rd

LAND FOR SALE | ±14.16 ACRES

Cielo Vista Drive
San Antonio, TX 78255

 Transwestern

About the Property

Development Opportunity

The Cielo Vista and Babcock Rd tract offers a prime opportunity to acquire an entitled ± 14.164 -acre development site in Far Northwest San Antonio, well-suited for MF-18 zoning (allowing up to 255 units) or R-6 residential use.

Positioned at the corner of Babcock Rd and Cielo Vista Dr, just northwest of the I-10 and Loop 1604 interchange, the property sits within one of the area's most desirable residential corridors. It offers close proximity to The Shops at La Cantera, La Cantera Resort, Six Flags Fiesta Texas, UTSA, The Rim, The Dominion, numerous corporate campuses, and features outstanding Hill Country views.

PROPERTY FEATURES

- Cielo Vista and Babcock Road
- OCL zoning
- 1.813 tax rate (2025)
- \$3,850,000 (\$6.24/PSF) offering price



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Nearby Amenities



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Demographics

Population	3 Miles	5 Miles	10 Miles
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2024	29,989	85,385	455,007
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2029 Projection	32,374	92,061	487,669
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2024–2029 Annual	1.6%	1.6%	1.4%
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Household Income	3 Miles	5 Miles	10 Miles
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Average Household Income	\$148,154	\$128,570	\$108,971
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Median Household Income	\$113,579	\$100,695	\$84,655
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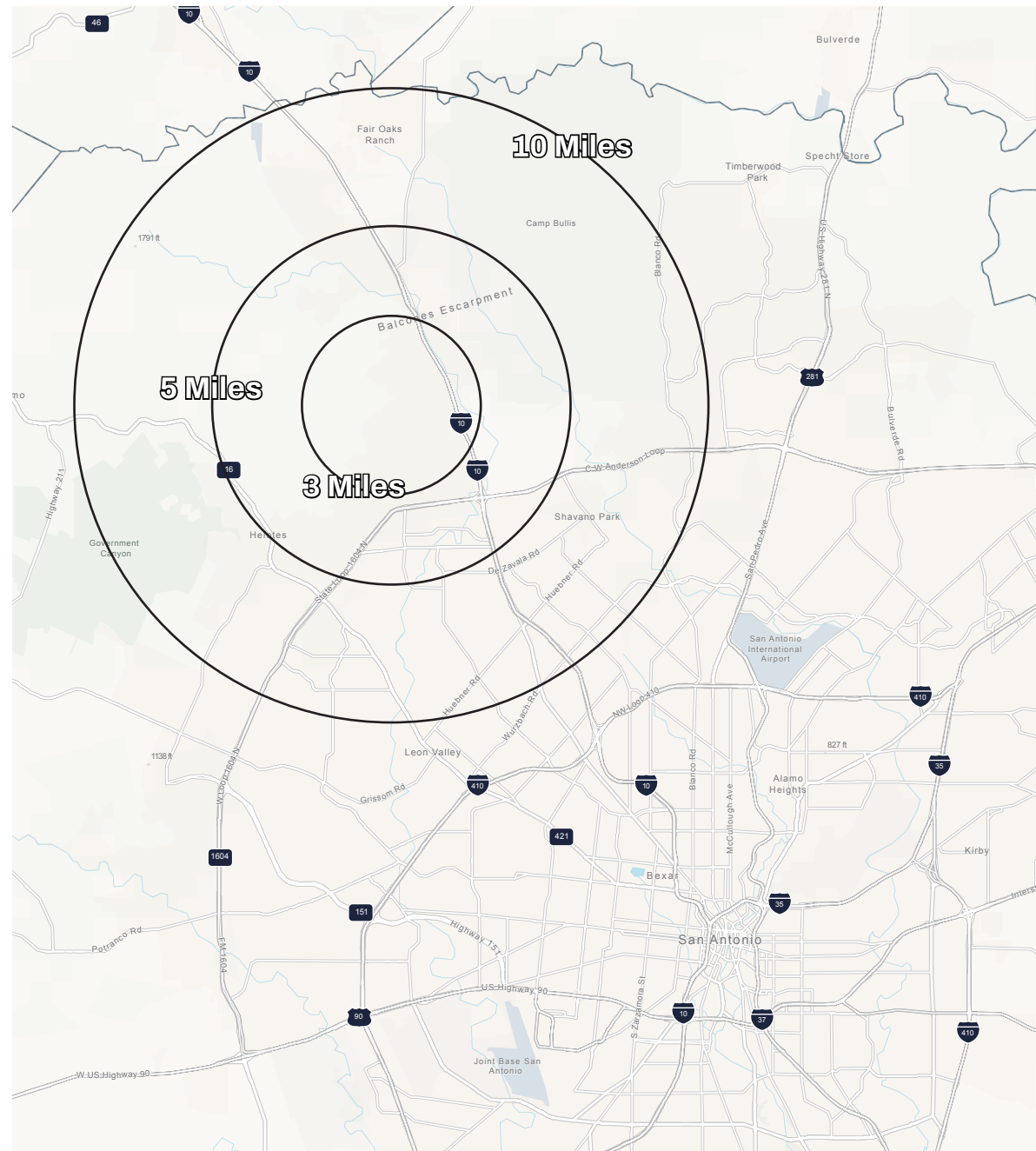
Housing Value	3 Miles	5 Miles	10 Miles
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Median Home Price	\$458,889	\$406,556	\$296,302
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Housing Units	3 Miles	5 Miles	10 Miles
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Owner-Occupied Housing	8,172	19,736	110,594
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Renter-Occupied Housing	4,138	14,293	78,187
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San Antonio, Texas

San Antonio remains a high-growth metro supported by strong population and job gains. Multifamily permitting in 2025 has dropped well below pandemic levels, signaling a likely supply correction that should improve absorption and stabilize rents after elevated vacancies and recent softening from prior overbuilding. Thousands of units are still delivering, but new supply is slowing. Single-family inventory and sales have fluctuated, reflecting steady demand for detached housing. Overall, high-growth submarkets with strong fundamentals offer attractive opportunities for both multifamily and single-family land development as supply dynamics rebalance.



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