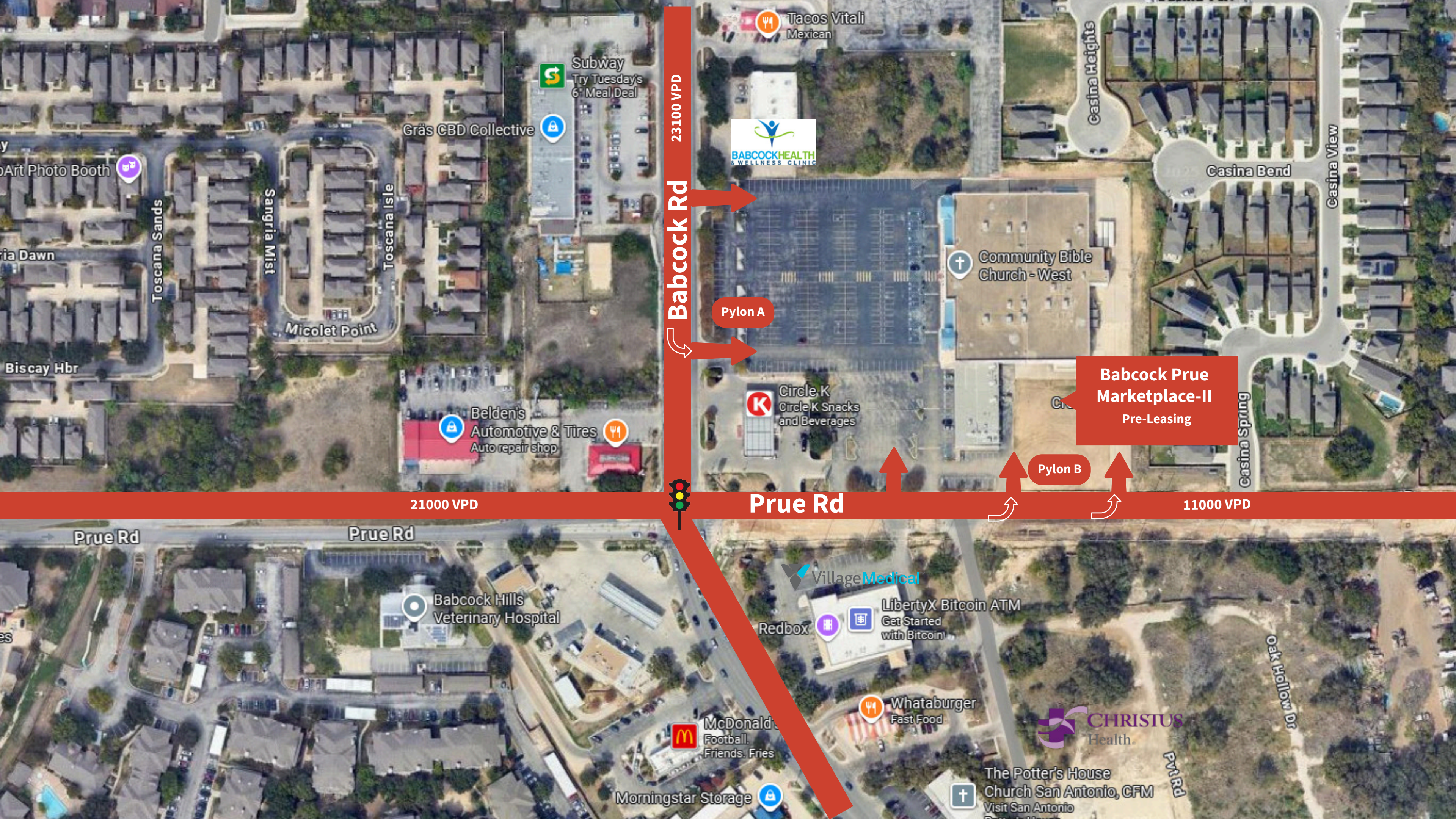


Babcock Prue Marketplace - II

Available 1215-7300 SF | Drive-through | Coming Q1 2027

**Contact:
Vishnu Vemulapalli
Success Square LLC
210.549.7284**





Babcock Rd 23100 VPD

21000 VPD

Prue Rd

11000 VPD

Pylon A

Pylon B

Babcock Prue Marketplace-II
Pre-Leasing

Tacos Vitali
Mexican

Subway
Try Tuesdays
6" Meal Deal

Gräs CBD Collective

BABCOCKHEALTH
& WELLNESS CLINIC

Community Bible
Church - West

Circle K
Circle K Snacks
and Beverages

Belden's
Automotive & Tires
Auto repair shop

Village Medical

LibertyX Bitcoin ATM
Get Started
with Bitcoin

Whataburger
Fast Food

CHRISTUS
Health

McDonald's
Football.
Friends. Fries

Morningstar Storage

The Potter's House
Church San Antonio, CFM
Visit San Antonio

Toscana Sands

Sangria Mist

Toscana Isle

Micolet Point

Casina Heights

Casina Bend

Casina View

Casina Spring

Oak Hollow Dr

Pylons Rd

NW San Antonio - 6347 Prue Rd (Med-Tail)

Executive Summary

Location: 6347 Prue Rd, San Antonio, TX 78240 (Babcock & Prue)

Coordinates: 29.5449829, -98.6130000

Opportunity: 0.66-Acre Pad (BTS) OR 3,500 SF End-cap

Zoning: C-3 (Drive-thru permitted by right)

This site is a high-volume, "med-tail" interceptor positioned directly opposite the newly opened Christus Surgical Center (Orthopedic) and adjacent to the new CBC West Campus. It anchors a rapidly emerging medical node in a signalized corner.

Strategic Medical Node Control + Operational Advantage

Medical Center Interceptor: Ideally positioned on the primary morning-side path for the 96,000+ employees of the South Texas Medical Center.

Dual Access/Full Circulation: Unrestricted ingress/egress from both Babcock and Prue Rd, featuring dedicated turn lanes on both frontages for safe patient access. An executed Master Sign Plan (SMP) secures rights for two pylon signs (Babcock & Prue), offering 360-degree visibility that tucked-away competitors lack.

C-3 Entitlement: Site is zoned C-3, allowing for medical and urgent care use by right, reducing schedule uncertainty and municipal friction.

Throughput-Ready Geometry: ±177' property depth supports a circulation plan engineered for emergency vehicle bypass and efficient patient stacking.

Medical Node Synergy + "First-in-Path" Patient Capture

Outpatient Healthcare Synergy: Positioned at the doorstep of an emerging medical corridor, well-suited for convenient-care triage, imaging referrals, PT, and specialty follow-up that benefit from nearby clinical demand drivers.

Submarket White Space: The immediate Babcock & Prue intersection remains largely unclaimed by premium, national urgent care and outpatient providers—an opportunity to establish a clear "home node" presence without competing in saturated clusters miles away.

Community Anchor Adjacency: Direct proximity to Community Bible Church West Campus provides a familiar, trusted landmark and community gathering place—supporting strong local visibility, comfort, and repeat visitation in a setting people already know and navigate.

NW San Antonio - 6347 Prue Rd (Retail/QSR)

Executive Summary

Location: 6347 Prue Rd, San Antonio, TX 78240 (Babcock & Prue)

Coordinates: 29.5449829, -98.6130000

Opportunity: 0.66-Acre Pad (BTS) OR 2,500 SF End-cap with High-Capacity Drive-Thru

Zoning: C-3 (Drive-thru permitted by right)

This is a high-volume interceptor site positioned on the primary morning-side path for the South Texas Medical Center. The project is shovel-ready with all neighbor agreements finalized and a site plan engineered to handle 2026/2027 delivery volumes.

Superior Logistics & Visibility

Traffic Growth: Combined **40,000+ VPD** (25,000+ on Babcock; 15,000+ on Prue).

Prue Rd was recently expanded to 4 lanes, providing immediate capacity for continued volume appreciation.

Dedicated Turn Lanes: Both the Prue and Babcock frontages feature **dedicated turn lanes** directly into the center, ensuring safe and friction-free ingress for high-speed morning commuters.

Circulation Flexibility: The site's 177' depth allows for superior operational flow, easily accommodating the high-capacity stacking and **mobile-order bypass** lanes required for peak-hour efficiency.

Signage Rights: An executed **Master Sign Plan (SMP)** is in place, securing rights for **two pylon signs** (Babcock and Prue frontages).

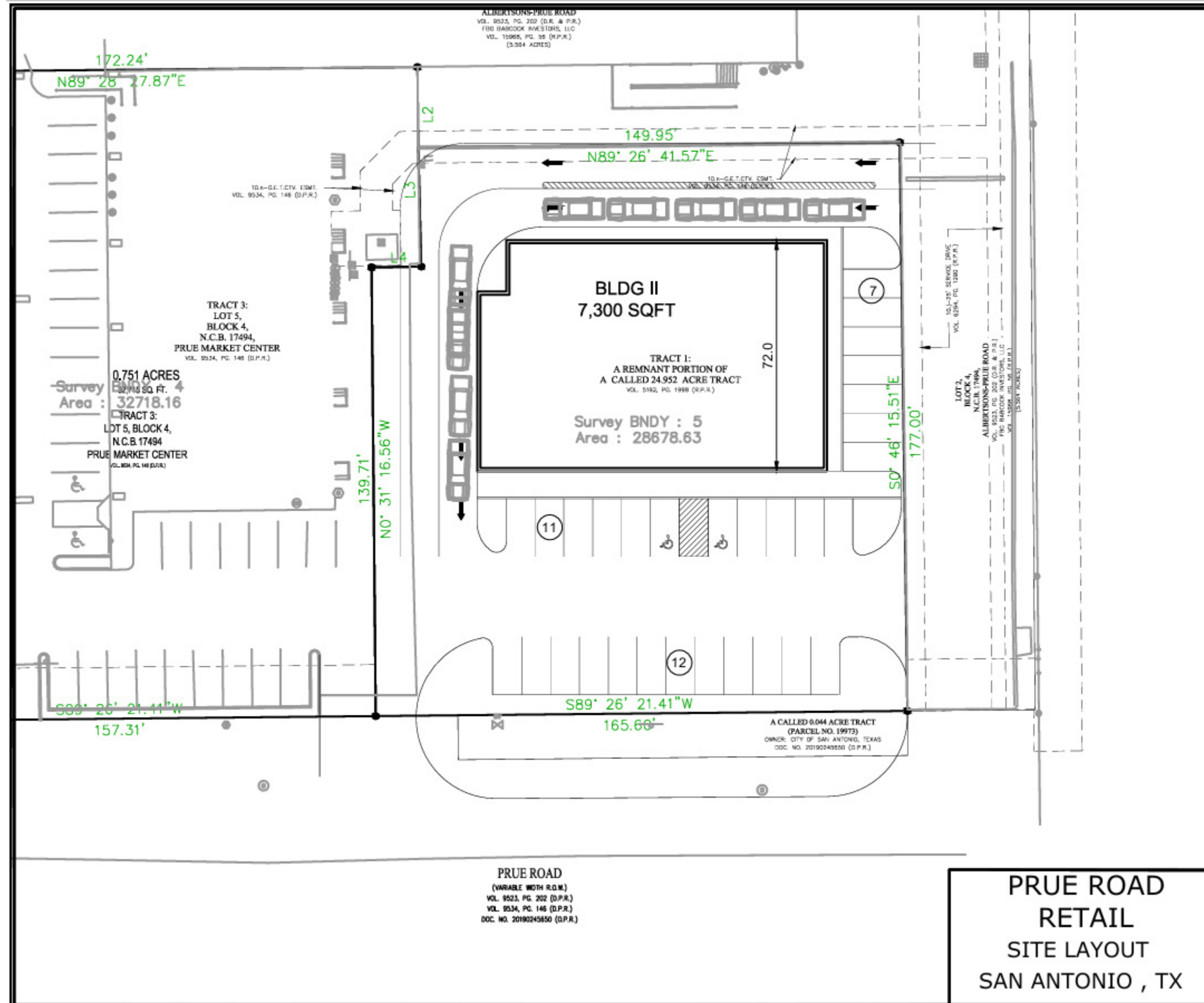
Market Context & Demand Drivers

Medical Center Engine: Directly intercepts the inbound flow of the 96,000+ employees within the South Texas Medical Center district (the region's largest economic driver with an \$18B annual impact).

Full-Daypart Lift: Immediate adjacency to **CBC West Campus** ensures unique, predictable revenue surges during Sunday services and mid-week evening programming.

Node Ownership: This site owns the **signalized hard corner**, providing superior "First-in-Path" capture and safer, signal-controlled egress.

Proposed Site Plan



Contact: Vishnu Vemulapalli

Success Square LLC

210.549.7284

Babcock Prue Marketplace - II

Conceptual Rendering



Available
1215 SF -7300 SF



Drive-through



C3-Zoning



Q1 2027



Two Pylon Signage
opportunities



5 Ingress lanes
w/ 3 turn lanes



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Babcock Prue Marketplace - II

Demographics

3-Mile Demographics

Business



5,120

Total Businesses



98,400

Total Employees



2.3

Avg. Household Size



126,800

Population



33.5

Median Age

Key Facts

Education



18.5% HS Graduate



28.2% Some College



46.4% Bachelors+

Employment



White Collar

72.1%



Blue Collar

12.4%



Services

15.5%



Unemployment Rate

3.6%

Income



\$48,200

Median Net Worth



\$66,450

Median Household Income



\$37,800

Per Capita Income

Source: U.S. Census Bureau, Esri, American Community Survey (Data as of 2025-2026).