

ONE OAK HILLS

OFFERING MEMORANDUM

1901 BABCOCK RD, SAN ANTONIO, TX 78229

For Sale
OFFICE BUILDING
±29,348 sf



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The Offering

ONE OAK HILLS

1901 Babcock Rd, San Antonio, TX 78229

Endura Advisory Group is pleased to offer the opportunity to purchase One Oak Hills Office Building, a 3 story, 29,348 rentable square foot building located at 1901 Babcock Road, San Antonio, Texas adjacent to the distinguished and extensive South Texas Medical Center. The property is also adjacent to the Oak Hills Country Club and provides sweeping views and patios or balconies overlooking the golf course. The location is convenient to Loop 410 and IH 10, as well as, its proximity to the San Antonio International airport, key residential areas and surrounding amenities. Priced below replacement costs, the property offers an exceptional opportunity as a user investment with the second and third floors available for immediate occupancy.



Investment Highlights

ONE OAK HILLS

1901 Babcock Rd, San Antonio, TX 78229

LOCATION: 1901 Babcock Rd
San Antonio, TX 78229
Adjacent to the prominent
South Texas Medical Center

INVESTMENT TYPE: Owner User

RENOVATIONS: Major renovations - 2024
and parking expansion

SALE PRICE: Call for pricing

SUBJECT: 3 Story Office Building
±29,348 RBA

[Click to View / 360° Tour](#)



1ST FLR CORNER OFFICE



1ST FLR OFFICE



1ST FLR OFFICE



1ST FLR OPEN AREA



1ST FLR RECEPTION

Year Built:	1985 - Renovated 2024
Renovations:	Upgraded LED Lighting; Flooring; Conference Center; Lounge
Zoning:	C-2 (commercial district)
Parking:	4 per 1,000 RSF 93 Surface parking spaces 4 Covered parking spaces

PARKING LOT

Expanded & resurfaced in 2024, most heavily used portion of concrete parking and building access in compliance with ADA.

SECURITY

After hours card key access, LED security lighting on the building exterior and parking lot, 9 camera interior surveillance system with remote internet access.

Elevator

Otis Hydraulic 2,500 pound passenger elevator originally installed in 1985. Replaced elevator controls in 2012 by Schindler. Replaced interior surfaces of elevator in 2015.

Roof

Roof replaced in 2009, repaired and resealed roof parapet wall in 2018.

HVAC

75 Ton Trane Package Unit replaced in 2024; Phase monitor installed; Compressor for VAV boxes replaced.

ELECTRICAL

Replaced main electrical transformer in 2017; installed surge protectors on four main electrical panels; Converted 75% of lighting to LED.

PLUMBING

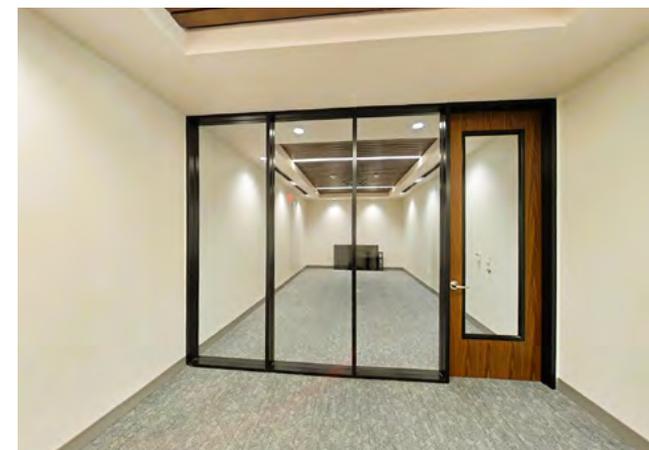
Installed new back flow valves for building and irrigation system; replaced common area water heater and added separate shut off valve; replaced all nine incoming main water valves; replaced 90% of original toilets, sinks, and faucets.

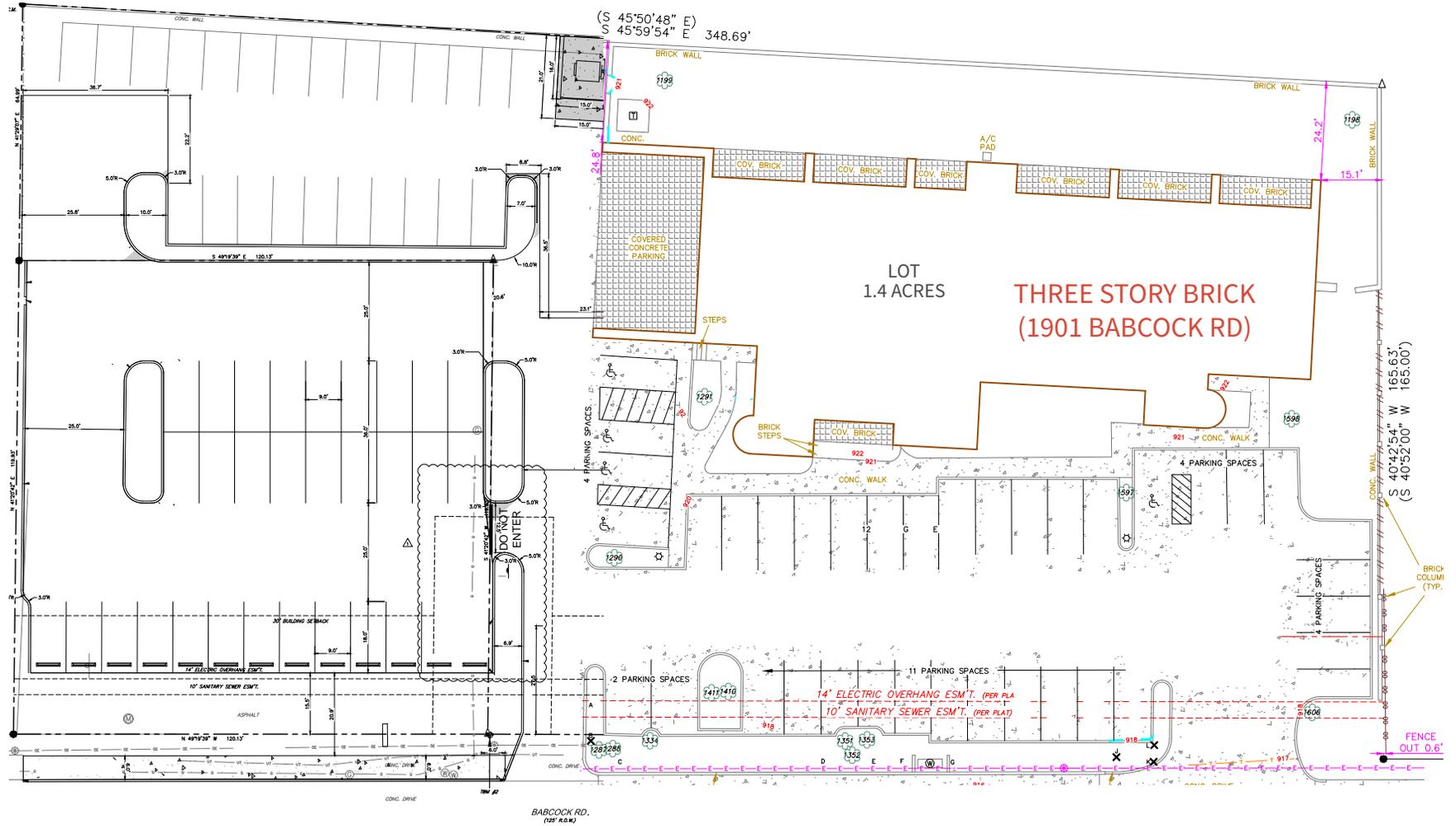
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation

Photos - 2nd Floor



Photos - 3rd Floor





Aerial - Amenities in South Texas Medical Center

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HOSPITALS

- Audie Murphey VA Hospital
- University Hospital
- Methodist Hospital
- Methodist Specialty Hospital
- St. Luke's Baptist Hospital
- Warm Springs Hospital
- UT Health San Antonio

RESTAURANTS

- Ding How Chinese
- Capo's Pizza
- Turkish Mediterranean Grill
- Jimmy John's
- Panda Express
- Sabore's Cali-Baja Mexican Grill
- Little Woodrow's Babcock
- Dairy Queen
- Epic Wings
- Panera Bread
- Chick-Fil-A
- Chipotle
- Wendy's
- Raising Cane's
- Whataburger
- Brickyard BBQ
- Wendy's
- Texas Hamburger Company
- Luby's
- Alamo Biscuit Company
- P. Terry's Burger Stand
- Torchy's Tacos

COFFEE SHOPS

- Dutch Bros Coffee
- Dunkin
- Brevity Coffee Co

South Texas Medical Center

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When the South Texas Medical Center (STMC) started in 1961, it consisted of a single hospital. Today, it is made up of over 75 medically related institutions, more than 45 clinics, 12 major hospitals, 1 higher education institution, and countless small practices, offices and non-medical businesses. The result is a professional community that is extensive in capability, surprisingly synergistic, and dynamic in its impact – not just on healthcare, but on contributions to medical research and service to patients worldwide. Add to that all of the service, hospitality and retail businesses needed by people who work and live here, and you essentially have a city within a city.

The Medical Center Alliance (MCA) was formed in 1998 to address mobility congestion through street improvements and signage enhancement and to promote the continued economic growth of the STMC. The MCA's membership is made up of the eight largest landowners in the STMC: Baptist Health System, Cancer Therapy and Research Center at The UT Health Science Center, CHRISTUS Santa Rosa Healthcare, Methodist Healthcare, Methodist Healthcare Ministries, San Antonio Medical Foundation, The University of Texas Health Science Center at San Antonio & University Health System. Since its inception, the MCA has partnered with the City of San Antonio, leading to the completion and upgrade of major STMC intersections, as well as new way finding signage throughout the area. The MCA is also committed to numerous initiatives to heighten awareness of the STMC as a valuable resource and an asset to this community and the South Texas area as a whole.

The trend of expansion in the Medical Center shows no sign of slowing down, and has caused the major stakeholders of the Medical Center Alliance (MCA) to overhaul the existing master plan—created in 2000 to improve upon existing streets and signage—in order to facilitate the expected growth of the area. The purpose of the master plan is to improve the overall campus environment, strengthen the community, promote economic growth, and address pedestrian needs in the area. This plan must not only meet current needs, but also adapt to any needs that arise in the future.



The Alamo City is a desirable place to do business due to its location in the central time zone, a low cost of living, favorable tax structure, and a young, bilingual workforce. Over the last ten years, San Antonio's economy has diversified and now features a healthy mix of business services, health care, government/defense, information technology, manufacturing, and a robust leisure and tourism industry. In addition, the city hosts five Fortune 500 company headquarters, as well as numerous corporate and regional offices, and premier government agencies.

San Antonio's Northwest corridor has become a hub for the city's best and brightest. The neighborhood is home to corporate headquarters of USAA, Valero, Security Service and Federal Credit Union, the Medical Center district of San Antonio, Camp Bullis, the main campus of University of Texas San Antonio and University of Texas Health Science Center. Northwest San Antonio has also become home to the city's most exclusive leisure and shopping, La Cantera boasts the city's most exclusive shopping, while Six Flags Fiesta Texas and world-class golf courses allow for plenty of play.

San Antonio is one of the largest and fastest growing cities in the U.S. with the Northwest submarket in particular experiencing impressive growth during the past few years. The Northwest submarket is bounded by the Bexar County Line to the northwest, Northwest Military Hwy/FM 1535 to the northeast, and US Hwy 90 to the south. The submarket's proximity to all major infrastructure arteries, including Interstate 10, Loop 410 and Loop 1604. Business in the submarket are comprised of 39% of all employees in Bexar County. Residents in the northwest submarket have an estimated median household income of \$73,399, above the Bexar County estimated median of \$70,571.



COMPANY HEADQUARTERS IN SAN ANTONIO

- **Broadway Bank**
- **Carenet Healthcare Services**
- **Frost Bank**
- **NewTek**
- **Rackspace Technology**
- **Randolph-Brooks FCU**
- **Security Service FCU**
- **SWBC**
- **USAA**
- **Taco Cabana**
- **Bill Millers Bar-B-Q Enterprises**
- **CST Brands**
- **Eye Care Centers of America**
- **IHeart Media**
- **Tesoro Corporation**
- **Valero Energy Corporation**
- **Whataburger**
- **Zachry Holdings**

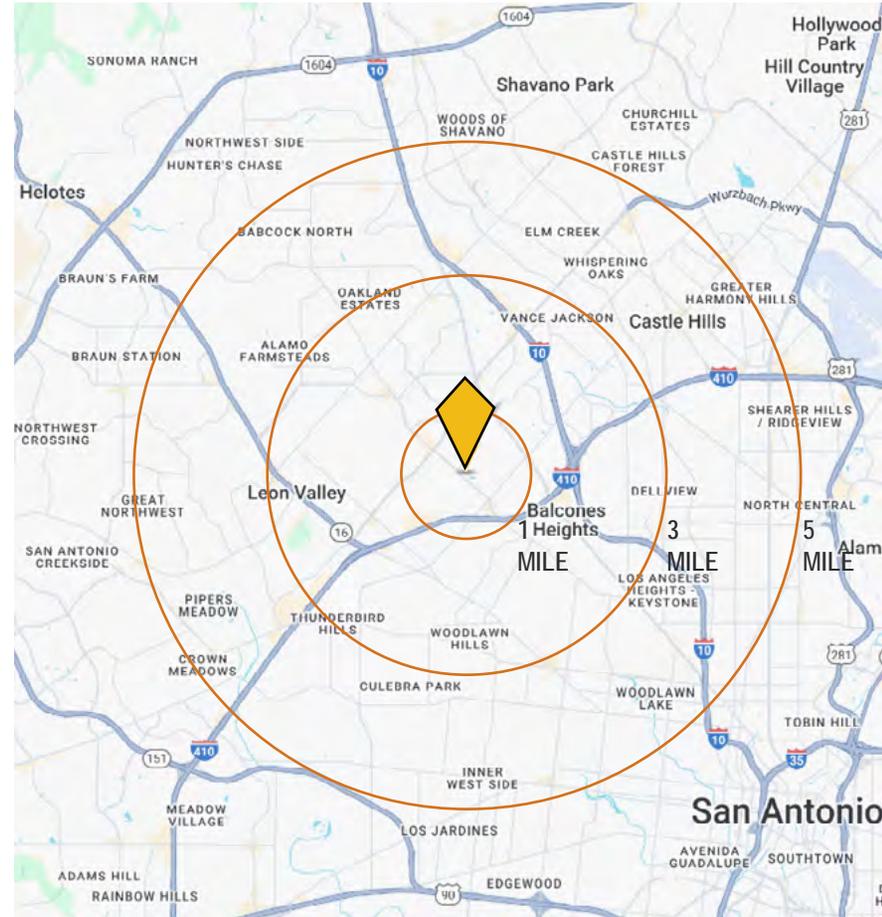
Demographics

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Radius	ESTIMATED POPULATION	ESTIMATED HOUSEHOLDS	ESTIMATED MEDIAN HOUSEHOLD INCOME	ESTIMATED MEDIAN HOME VALUE & YEAR BUILT
1 MILE	13,948	6,892	\$41,435	\$184,702 1982
3 MILE	149,374	64,980	\$46,045	\$181,945 1979
5 MILE	373,627	151,923	\$49,712	\$188,873 1979



Source: 2024 Costar

TRAFFIC COUNT

BABCOCK RD @ BEVERLY MAE RD: 51,812 vpd
 FREDERICKSBURG RD @ CALLAGHAN: 34,473 vpd
 WURZBACH RD@BABCOCK RD: 23,078 vpd

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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rick LaGrange	484122	rlagrange@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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