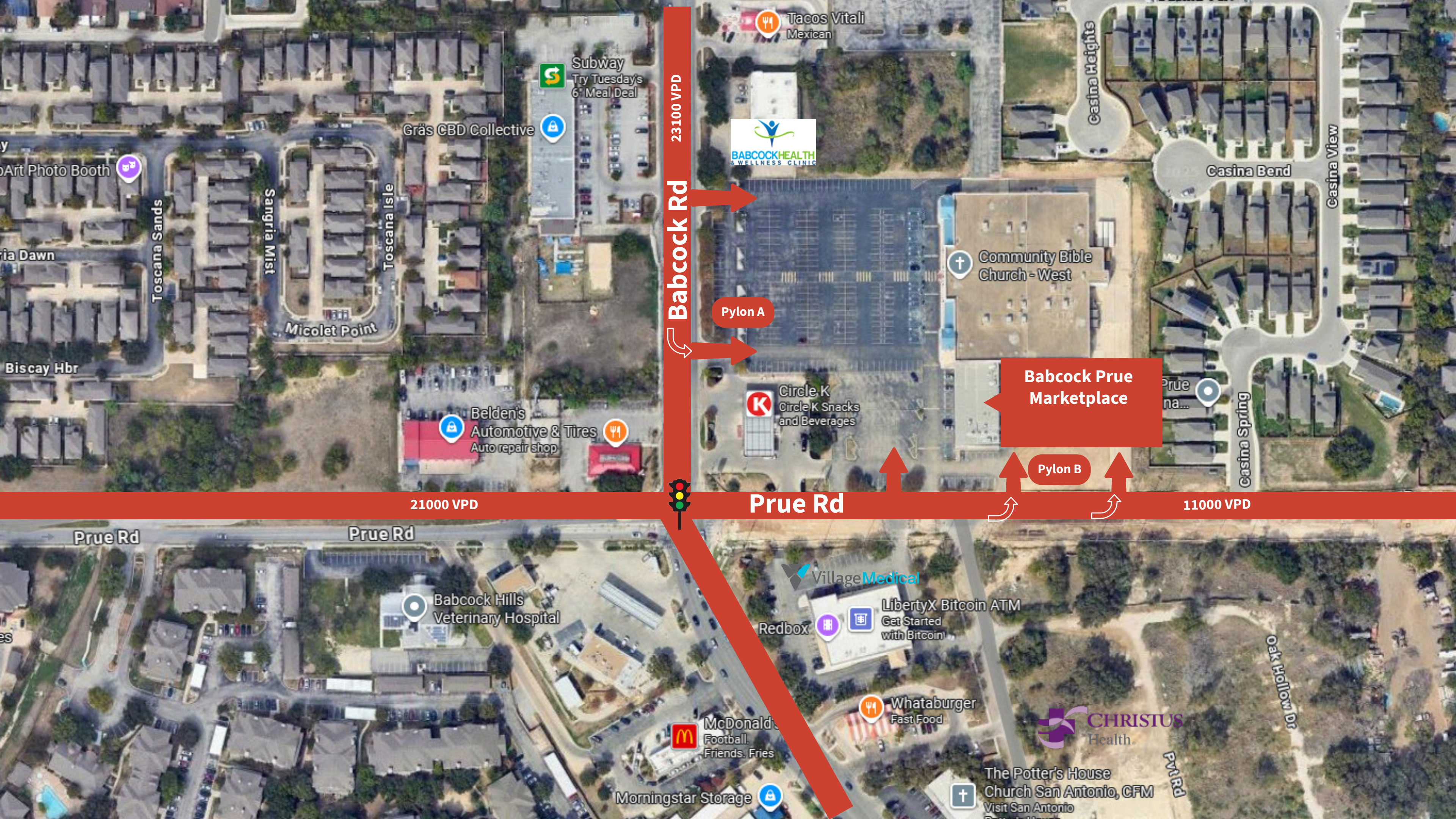


Babcock Prue Marketplace
Available Now
2nd Generation Dentist Office



Babcock Rd 23100 VPD

21000 VPD

Prue Rd

11000 VPD

Babcock Prue Marketplace

Pylon A

Pylon B

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

McDonald's Football. Friends. Fries

CHRISTUS Health

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

Morningstar Storage

NW San Antonio - 6363 Prue Rd (Retail/Office)

Executive Summary

Location: 6363 Prue Rd, San Antonio, TX 78240 (Babcock & Prue)

Coordinates: 29.5449829, -98.6130000

Zoning: Lease 2nd gen 2050 SQ FT turnkey dental office with 5 operatories.

Zoning: C-3

A move-in-ready 2050 SF second-generation dental office at the signalized intersection of Babcock Road and Prue Road in Northwest San Antonio, anchored by CBC West – San Antonio's largest church congregation – with prominent LED pylon signage on Babcock Road.

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.

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).

Location: Direct co-location with San Antonio's largest church congregation delivers unmatched community visibility and organic brand exposure to a loyal, broad-based residential membership seven days a week.

Street View



Contact: Vishnu Vemulapalli

Success Square LLC

210.549.7284

Floor Plan



Contact: Vishnu Vemulapalli

Success Square LLC

210.549.7284

Signage/Pylon



Contact: Vishnu Vemulapalli

Success Square LLC

210.549.7284

Babcock Prue Marketplace

Demographics

3-Mile Demographics

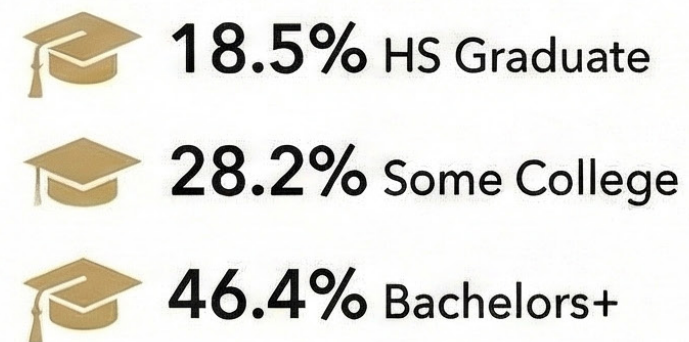
Business



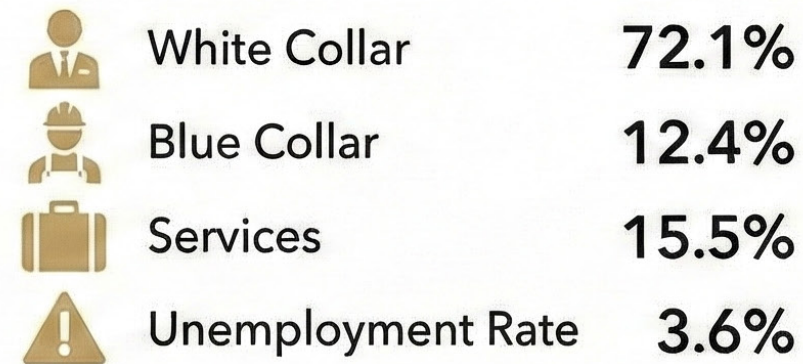
Key Facts



Education



Employment



Income



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