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Logan T. Baylor, CCIM
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THE POINT SHOPPING CENTER

6565 Babcock Rd | San Antonio, TX 78249



DRONE FOOTAGE <https://youtu.be/KyVPrllMUhc>
360° PANORAMIC VIEW <https://kuula.co/post/hkd8D>



Link to Confidentiality Agreement:

<https://bit.ly/4hKz563>

Sign to see rent rolls and full details

OFFERING MEMORANDUM



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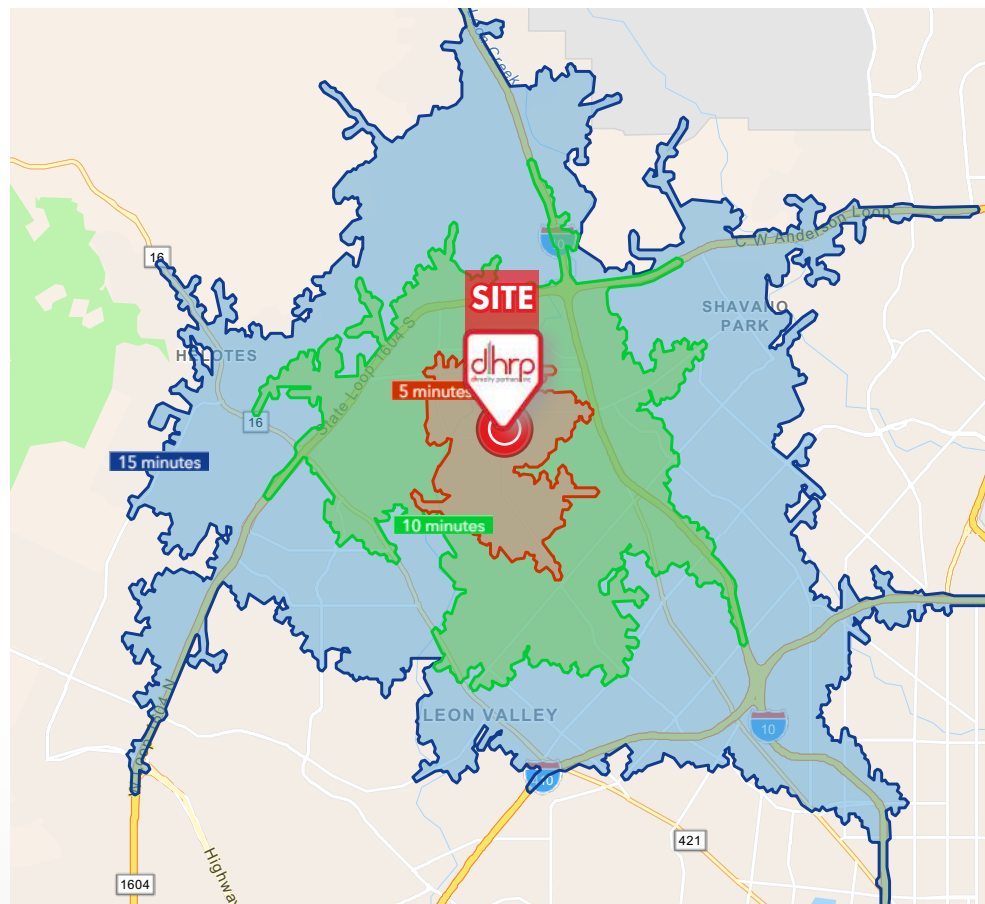
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OFFERING SUMMARY

DH Realty Partners (DHRP) presents The Point, a 29,930 SF multi-tenant retail center at the prime Babcock & De Zavala intersection. Strategically positioned within 7 minutes of UTSA, 6 minutes from I-10, and 10 minutes from San Antonio's 900-acre Medical Center. This 1983-built property benefits from dense demographics supporting diverse retail services. Recent capital improvements include a new roof (within past 6 years), exterior painting (within past 4 years), updated common area lighting (within past 2 years), and an ongoing HVAC replacement program.

HIGHLIGHTS

- 93% Occupancy
- Priced below replacement cost
- NNN Leases
- High Parking Ratio
- Monument Sign
- Located at signalized intersection
- Diverse Tenant Mix



Drive time from location shown in increments of 5 minutes, 10 minutes, and 15 minutes

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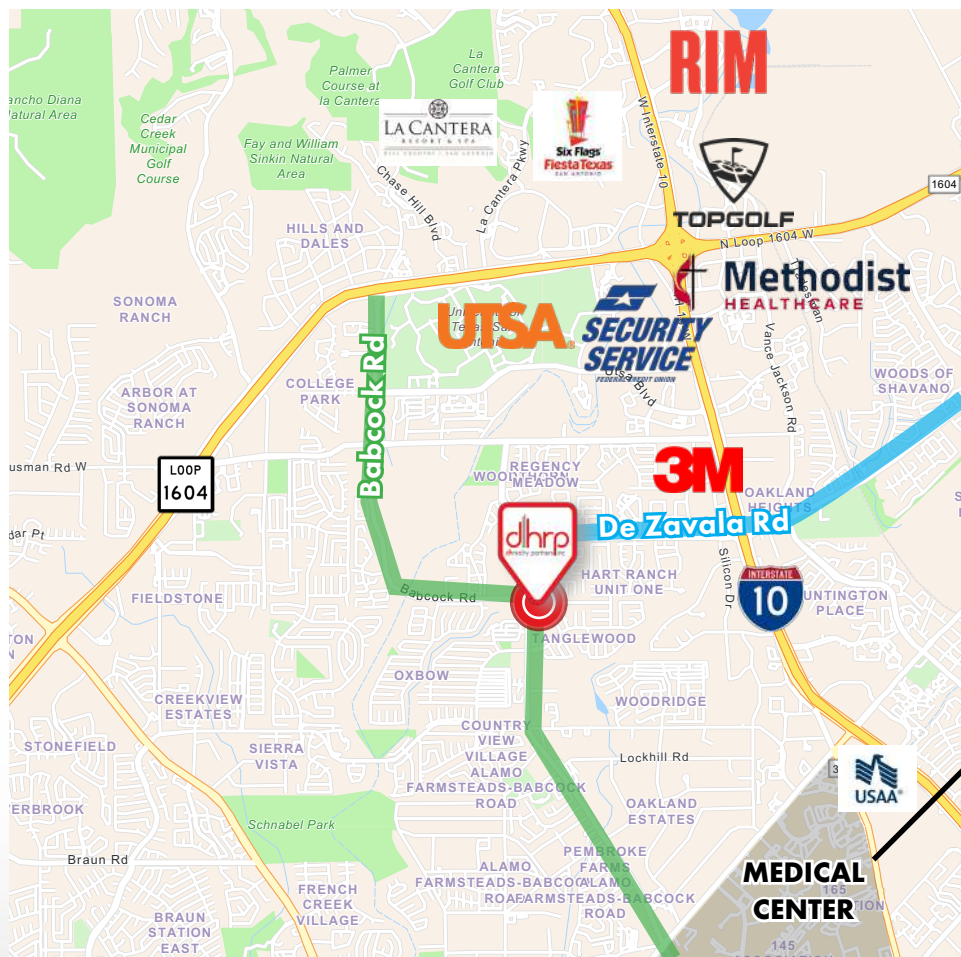
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BUILDING SIZE
29,930 SF

LAND SIZE
2.72 AC

ZONING
C-2, City of San Antonio

YEAR BUILT
1983

PARKING RATIO
5.65 per 1,000 SF

FLOOD PLAIN
No part of this property is located in the FEMA 100-year flood area.

SALE PRICE
Contact Brokers

A 900-acre campus, South Texas Medical Center (STMC) is home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health. The STMC attracts over 5 million outpatient visitors and 100,000 inpatient visitors annually supported by a workforce of 650 physicians and 3,000 employees.



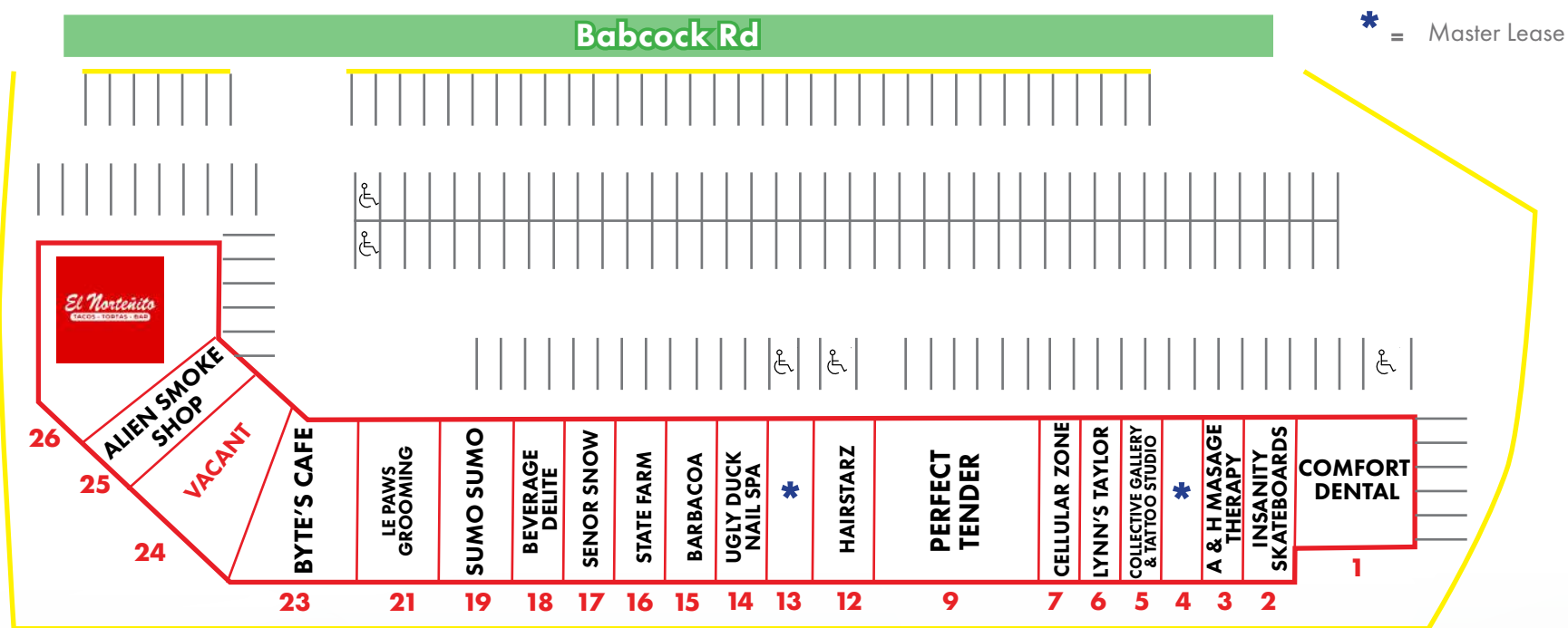
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SITE PLAN



SUITE 1 2,500 SF	SUITE 5 900 SF	SUITE 12 1,176 SF	SUITE 16 900 SF	SUITE 21 1,530 SF
SUITE 2 900 SF	SUITE 6 900 SF	* SUITE 13 600 SF	SUITE 17 600 SF	SUITE 23 2,370 SF
SUITE 3 900 SF	SUITE 7 900 SF	SUITE 14 900 SF	SUITE 18 900 SF	SUITE 24 2,000 SF
* SUITE 4 900 SF	SUITE 9 3,774 SF	SUITE 15 900 SF	SUITE 19 1,380 SF	SUITE 25 1,200 SF
				SUITE 26 3,500 SF

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POINTS OF INTEREST



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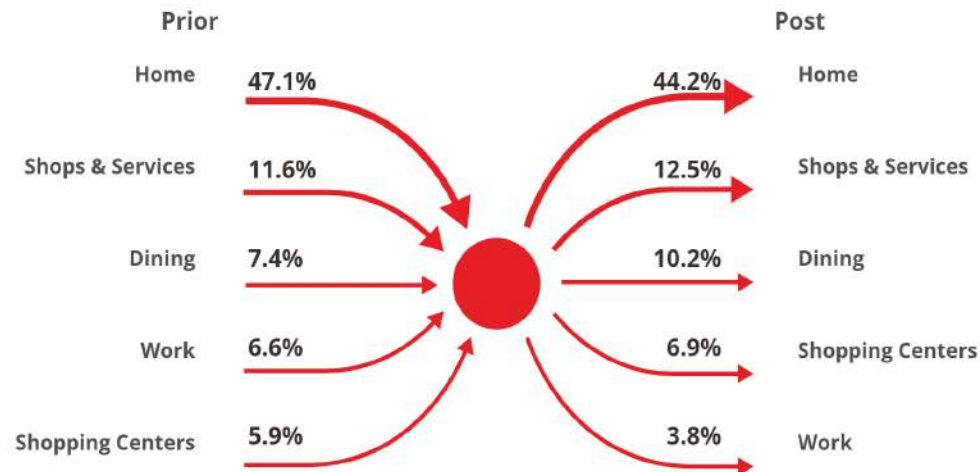
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VISITOR JOURNEY



● **6565 Babcock**
Babcock, San Antonio, TX 78249



Show by: Category Group | Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

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RANKING INDEX



6565 Babcock
Babcock, San Antonio, TX 78249

of Properties: 7

Rank	Name	Visits
1	De Zavala Oaks Shopping Center / 5860-5886 De Zavala Rd, San Antonio, TX 78249	352.6K
2*	6565 Babcock / Babcock, San Antonio, TX 78249 ⚠	287.6K
2	The Plazas at Callaghan / 7863 Callaghan Rd, San Antonio, TX 78229	272.3K
3	Town & Country Center / 10350 Bandera Rd, San Antonio, TX 78250	244.3K
4	The Plaza at UTSA / 5138 UTSA Boulevard #116, San Antonio, TX 78249	210.7K
5	Summerfield Crossing Shopping Center / 12730 Nw Military Hwy, San Antonio, TX 78231	102.8K
6	University Heights Business Park / 5563 De Zavala Rd, San Antonio, TX 78249	66.7K
7	Huntington Square / 4000 Pond Hill Rd, Shavano Park, TX 78231	57.2K

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DEMOGRAPHICS (2024)



	1 Mile	3 Mile	5 Mile
Overview			
Population	17,815	125,337	280,814
Pop density (per sq mile)	5,497	4,329	3,482
Area (sq mi) - based on Census Block Groups	3.24	28.95	80.64
Households			
Households	6,766	49,943	113,175
Family Households	4,053 (59.9%) 92	27,264 (54.6%) 84	65,278 (57.7%) 89
Non-Family Households	2,713 (40.1%) 115	22,679 (45.4%) 130	47,897 (42.3%) 121
Persons per Household	2.63 99	2.51 94	2.48 93

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2021 (ACS)

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	<div><div></div>1 Mile</div>	<div><div></div>3 Mile</div>	<div><div></div>5 Mile</div>
Household Income			
Household Average Income	\$82,994.38 <div><div></div><div>85</div></div>	\$81,825.65 <div><div></div><div>84</div></div>	\$87,473.37 <div><div></div><div>90</div></div>
Average Income per Person	\$32,343.73 <div><div></div><div>86</div></div>	\$33,316.73 <div><div></div><div>89</div></div>	\$35,908.8 <div><div></div><div>95</div></div>
Household Median Income	\$71,313.56 <div><div></div><div>103</div></div>	\$67,615.5 <div><div></div><div>97</div></div>	\$67,727.48 <div><div></div><div>98</div></div>
Housing Units			
Occupied	6,766 (96.2%) <div><div></div><div>108</div></div>	49,943 (92.3%) <div><div></div><div>104</div></div>	113,175 (91.9%) <div><div></div><div>103</div></div>
Vacant	270 (3.8%) <div><div></div><div>34</div></div>	4,154 (7.7%) <div><div></div><div>69</div></div>	9,969 (8.1%) <div><div></div><div>72</div></div>
Occupied Housing Units			
Owner occupied	3,943 (58.3%) <div><div></div><div>90</div></div>	20,897 (41.8%) <div><div></div><div>65</div></div>	54,286 (48%) <div><div></div><div>74</div></div>
Renter occupied	2,823 (41.7%) <div><div></div><div>118</div></div>	29,046 (58.2%) <div><div></div><div>164</div></div>	58,889 (52%) <div><div></div><div>147</div></div>

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SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare and bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M

TOTAL
POPULATION

7TH

LARGEST CITY
IN THE U.S.

9.8%

JOB GROWTH
2018-2023

15-20%

PROJECTED
POPULATION
GROWTH

14

ACCREDITED
UNIVERSITIES &
COLLEGES

60

NEW RESIDENTS
PER DAY



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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.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan Baylor, CCIM	771911	lbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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