

Matthew Baylor
210.381.3398
mbaylor@dhrp.us



Logan T. Baylor, CCIM
210.326.1095
lbaylor@dhrp.us



THE POINT SHOPPING CENTER

6565 Babcock Rd | San Antonio, TX 78249



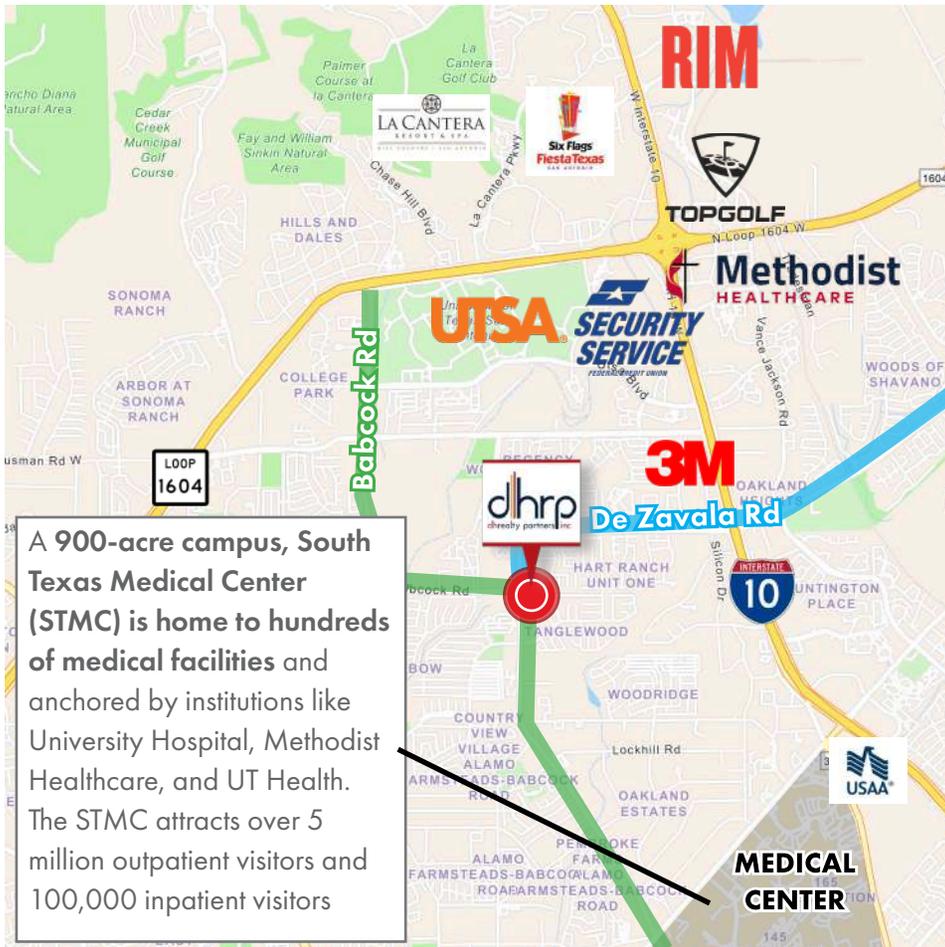
DRONE FOOTAGE <http://bit.ly/3W7V92p>
360° PANORAMIC VIEW <https://kuula.co/post/hkd8D>

FOR LEASE



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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

HIGHLIGHTS

- Excellent Location
- 7-minute drive from the University of Texas at San Antonio
- Recent capital improvements
- 6 minutes from I-10
- 10 minutes from San Antonio's largest Medical Center

DESCRIPTION

The Point is a 29,930 SF multi-tenant retail center available for lease at the prime intersection of Babcock & De Zavala. Strategically located just 7 minutes from UTSA, 6 minutes from I-10, and 10 minutes from San Antonio's 900-acre Medical Center, the property is ideally positioned for strong visibility and access. Built in 1983, it is supported by dense surrounding demographics and suited for a variety of retail services. Recent capital improvements include a new roof (within the past 6 years), exterior painting (within the past 4 years), updated common area lighting (within the past 2 years), and an ongoing HVAC replacement program.

BUILDING SIZE

29,930 SF

AVAILABLE SPACE

Suite 6: 900 SF
 Suite 16: 900 SF

ZONING

C-2, City of San Antonio

LEASE RATE

Contact Brokers

PARKING RATIO

5.65 per 1,000 SF

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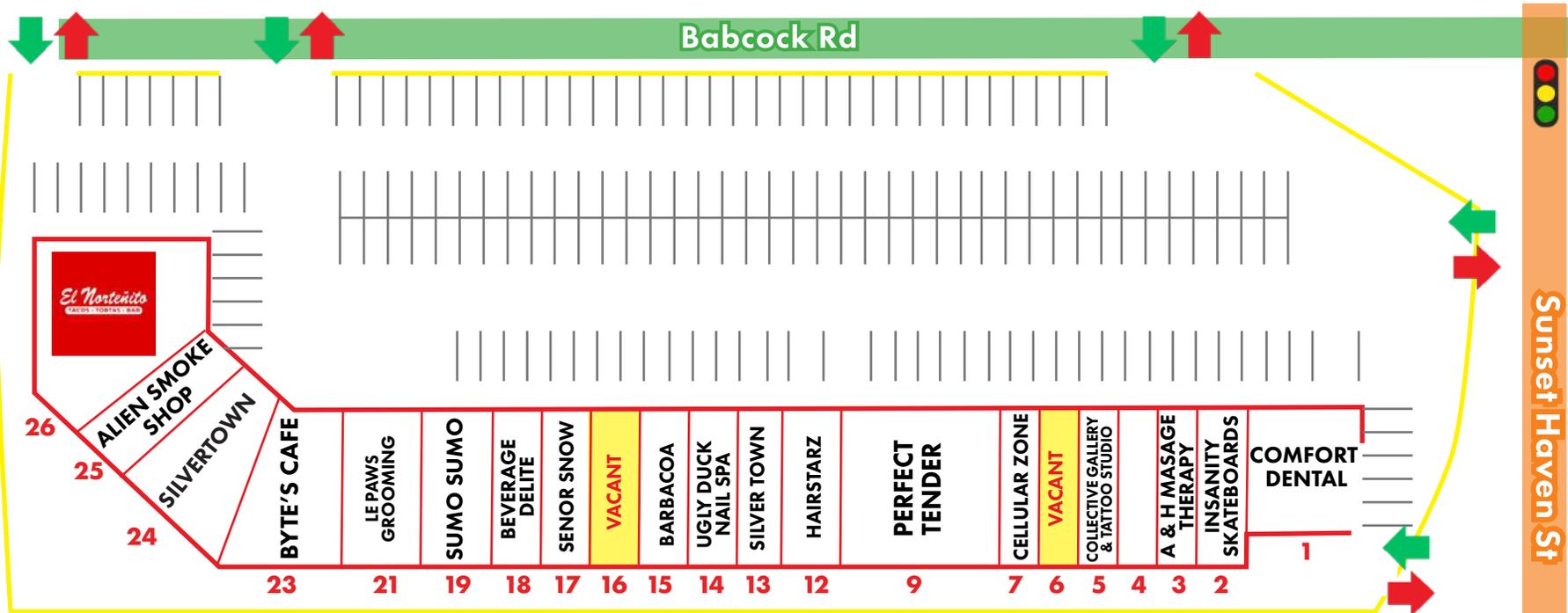


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SITE PLAN

* = Vacant



2,500 SF	SUITE 5 900 SF	SUITE 12 1,176 SF	* SUITE 16 900 SF	SUITE 21 1,530 SF
900 SF	* SUITE 6 900 SF	SUITE 13 600 SF	SUITE 17 600 SF	SUITE 23 2,370 SF
900 SF	SUITE 7 900 SF	SUITE 14 900 SF	SUITE 18 900 SF	SUITE 24 2,000 SF
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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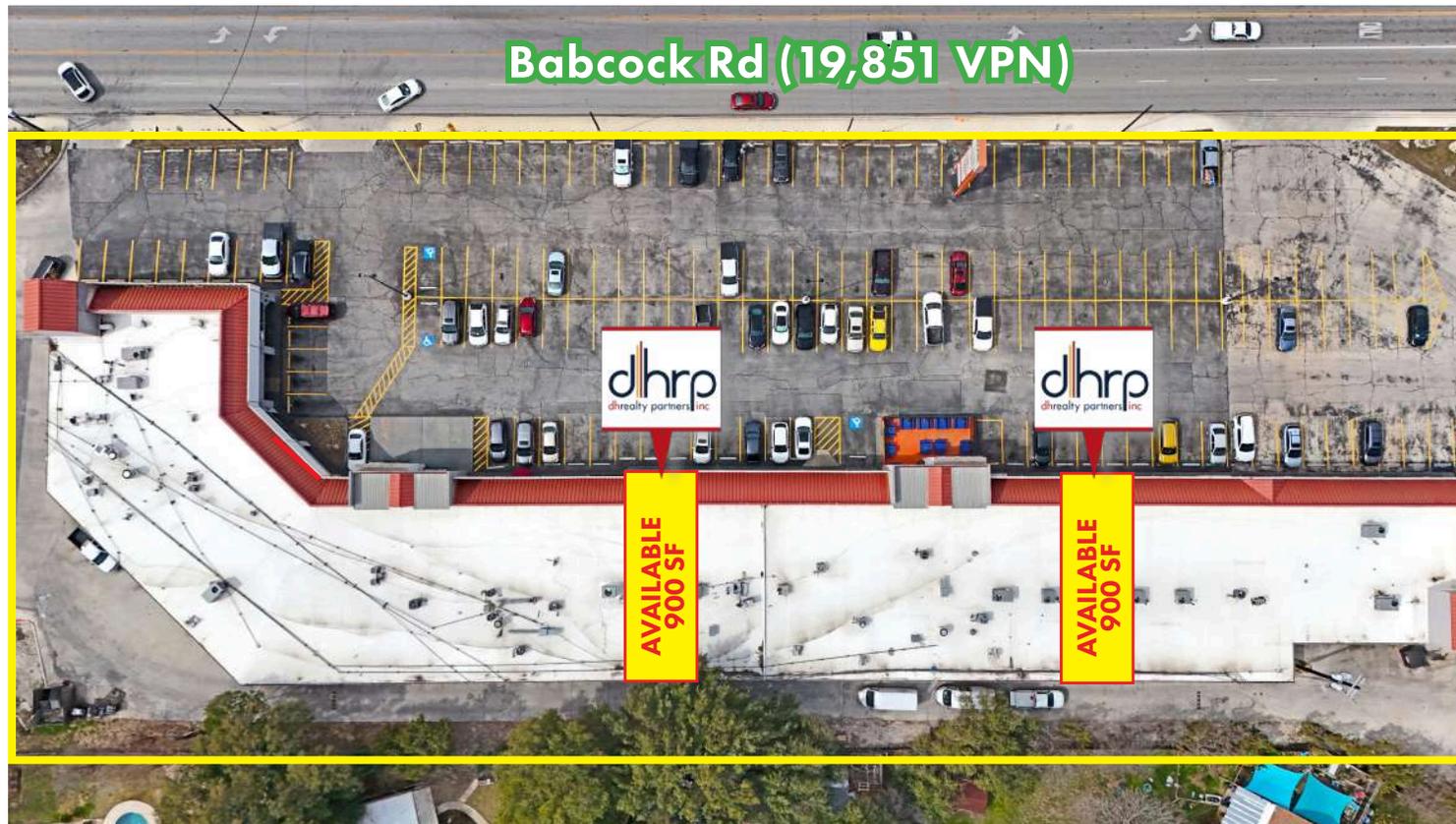
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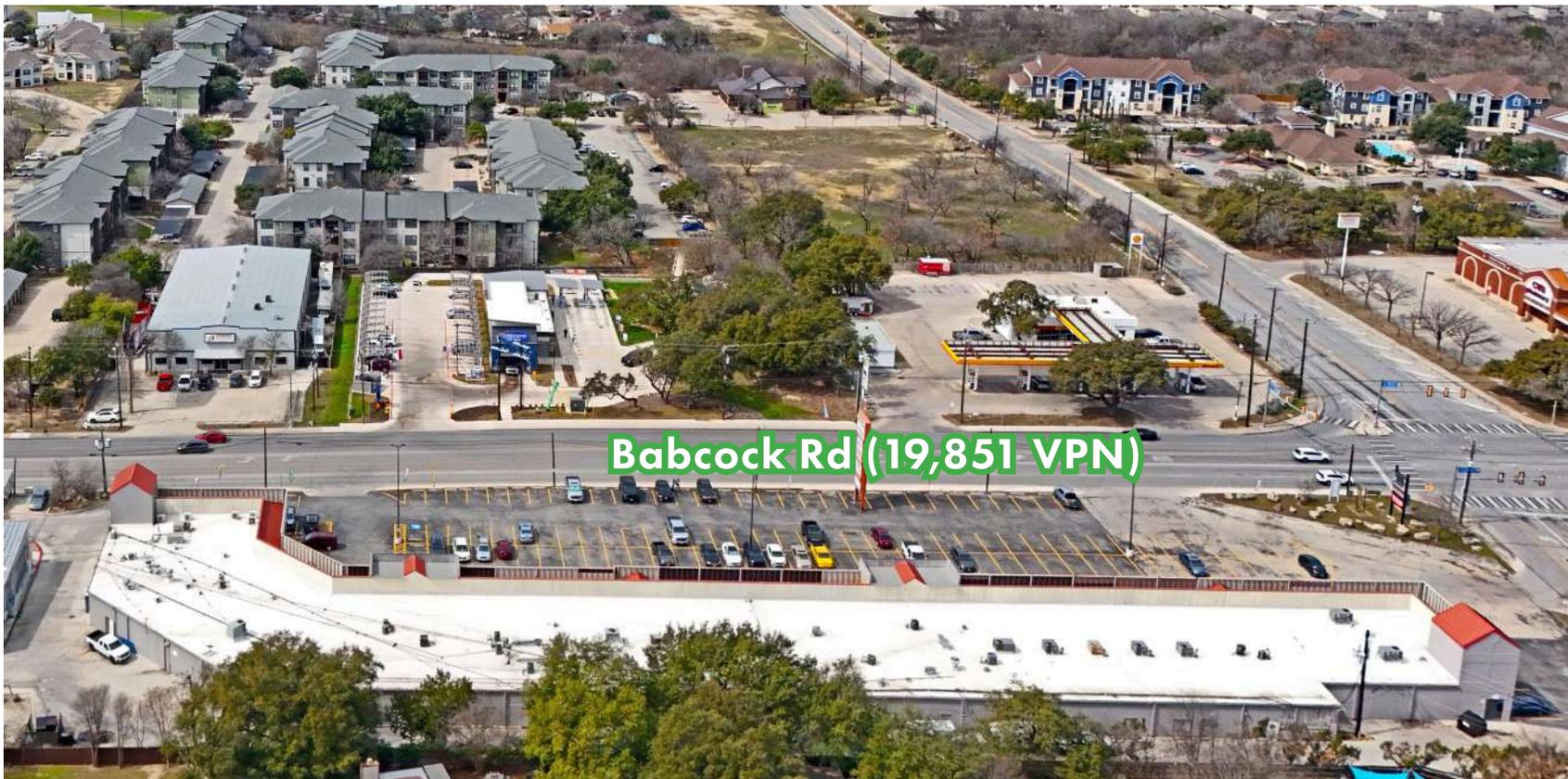
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POINTS OF INTEREST



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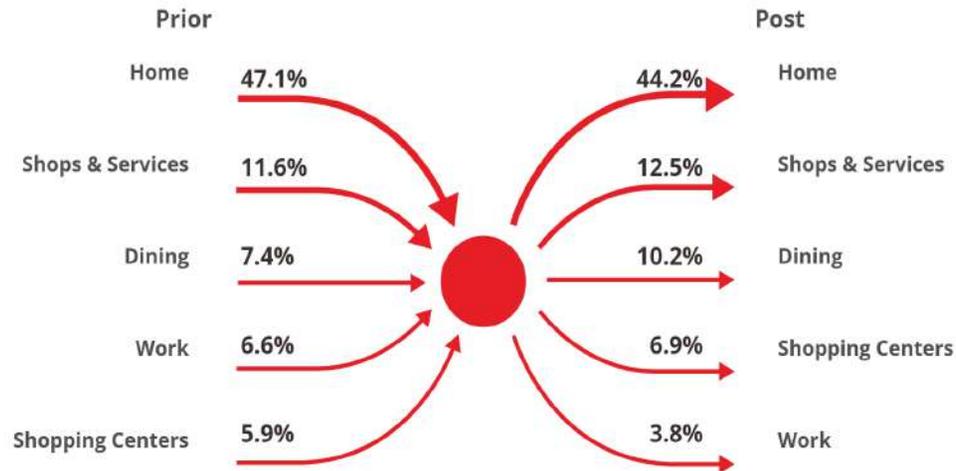
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VISITOR JOURNEY



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



● 1 Mile ● 3 Mile ● 5 Mile

Overview

	1 Mile	3 Mile	5 Mile
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

	1 Mile	3 Mile	5 Mile
Households	6,766	49,943	113,175
Family Households	4,053 (59.9%) 	27,264 (54.6%) 	65,278 (57.7%) 
Non-Family Households	2,713 (40.1%) 	22,679 (45.4%) 	47,897 (42.3%) 
Persons per Household	2.63 	2.51 	2.48 

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

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DEMOGRAPHICS



Household Income

Metric	1 Mile	3 Mile	5 Mile
Household Average Income	\$82,994.38 (85)	\$81,825.65 (84)	\$87,473.37 (90)
Average Income per Person	\$32,343.73 (86)	\$33,316.73 (89)	\$35,908.8 (95)
Household Median Income	\$71,313.56 (103)	\$67,615.5 (97)	\$67,727.48 (98)

Housing Units

Category	1 Mile	3 Mile	5 Mile
Occupied	6,766 (96.2%) (108)	49,943 (92.3%) (104)	113,175 (91.9%) (103)
Vacant	270 (3.8%) (34)	4,154 (7.7%) (69)	9,969 (8.1%) (72)

Occupied Housing Units

Category	1 Mile	3 Mile	5 Mile
Owner occupied	3,943 (58.3%) (90)	20,897 (41.8%) (65)	54,286 (48%) (74)
Renter occupied	2,823 (41.7%) (118)	29,046 (58.2%) (164)	58,889 (52%) (147)

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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.

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.

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.

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 **BUYER** 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 BUYER'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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.	License No. 147342	www.dhrp.us	(210)222-2424
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	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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Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

Daniel Briggs

311372

danielbriggs@dhrp.us

(210)222-2424

Name of Designated Broker of Licensed Business Entity, if applicable

License No.

Email

Phone

Michael D. Hoover

391636

hoover@dhrp.us

(210)222-2424

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Logan Baylor, CCIM

771911

lbaylor@dhrp.us

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Name of Sales Agent/Associate

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Date

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