



Matthew Baylor
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100% CLIMATE CONTROLLED WAREHOUSE

6568 Babcock Rd | San Antonio, TX 78249



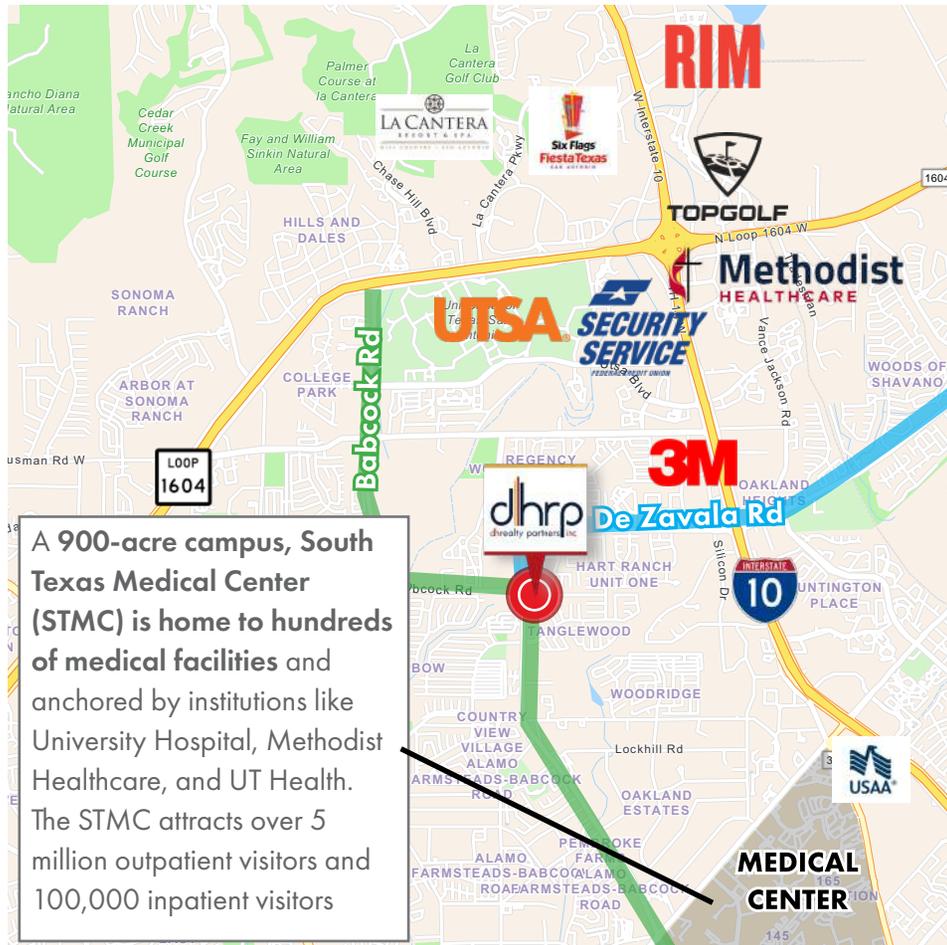
DRONE FOOTAGE: <https://youtu.be/OyBLOKcGcos>

RAINBOW INTERNATIONAL RESTORATION: <http://bit.ly/4kWHu8v>

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HIGHLIGHTS

- 17-foot clear height at the eaves
- Fenced yard
- 100% Climate controlled office & warehouse
- (2) 10' Foot grade level doors, one dock high
- Additional Income - Billboard signage provides extra revenue
- 7 minutes to UTSA, 6 minutes to I-10, 10 minutes to Medical Center

DESCRIPTION

This 0.7-acre retail/flex property sits at the high-traffic intersection of Babcock and De Zavala in Northwest San Antonio. The climate-controlled building features a modern showroom, two grade-level doors, one dock-high door, and 17-foot clear height ceilings. The location provides quick access to major destinations: 7 minutes to UTSA, 6 minutes to Interstate 10, and 10 minutes to San Antonio's Medical Center. With 19,851 vehicles passing daily and billboard income potential, this property offers strong visibility and multiple revenue streams for businesses or investors.

BUILDING SIZE
 14,569 SF

LEASE RATE
 CONTACT BROKERS

ZONING
 C3

SALE PRICE
 CONTACT BROKERS

LAND SIZE
 0.7 AC

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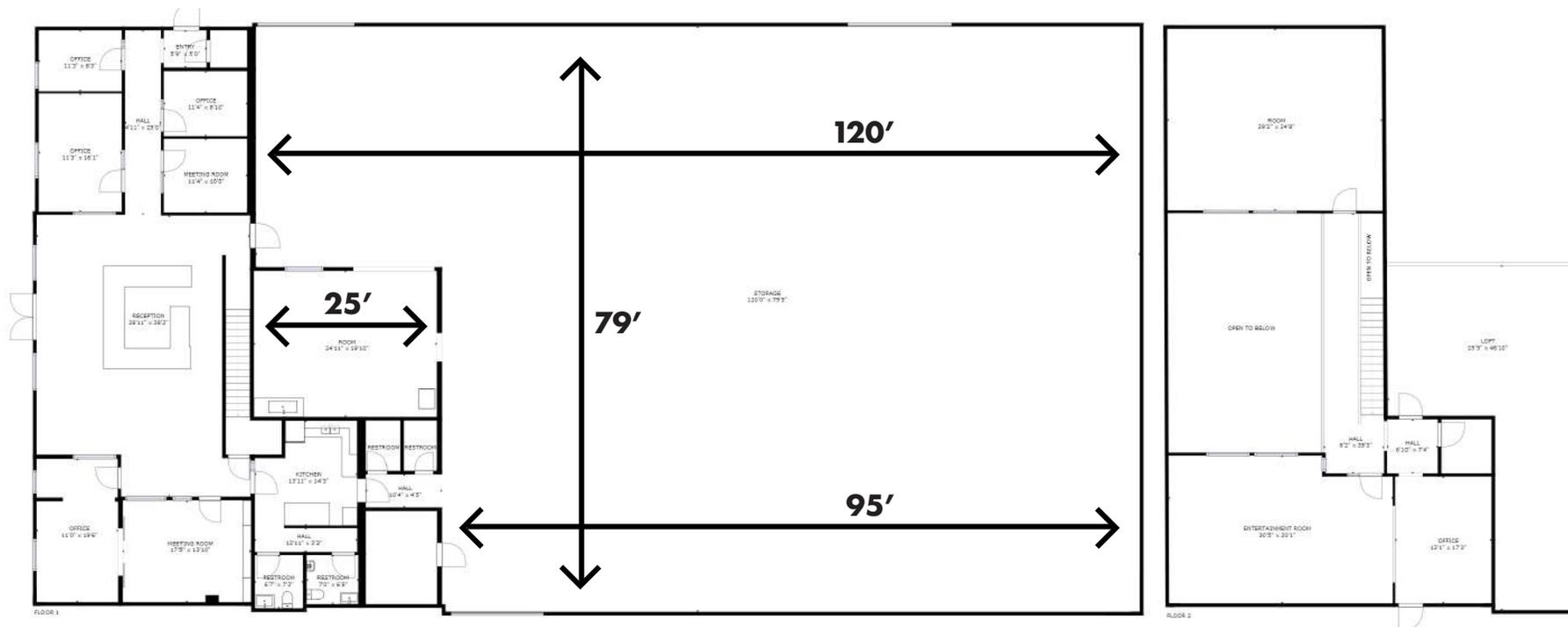
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FLOOR PLAN



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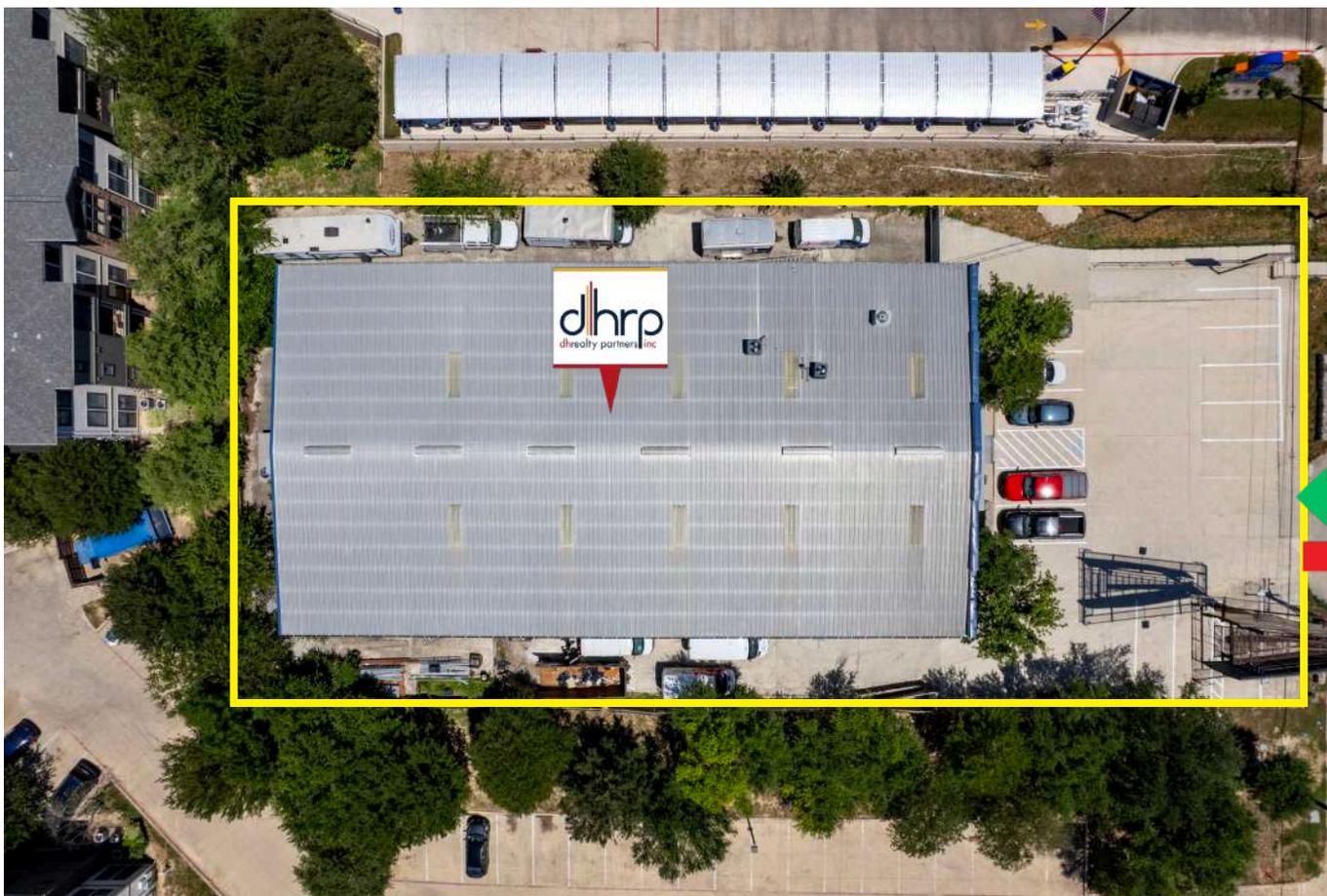
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Babcock Rd (19,851 VPN)

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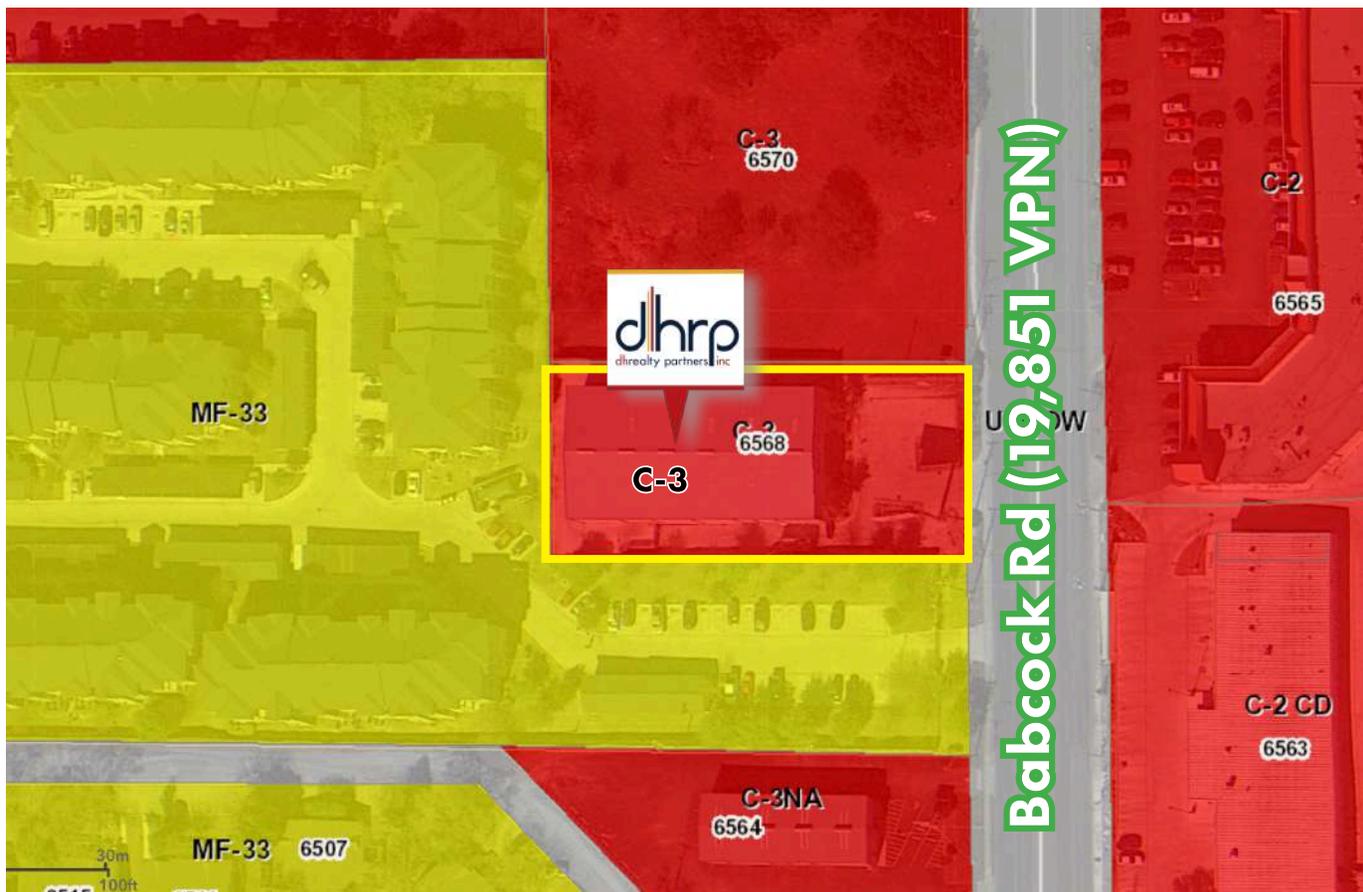
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ZONING MAP



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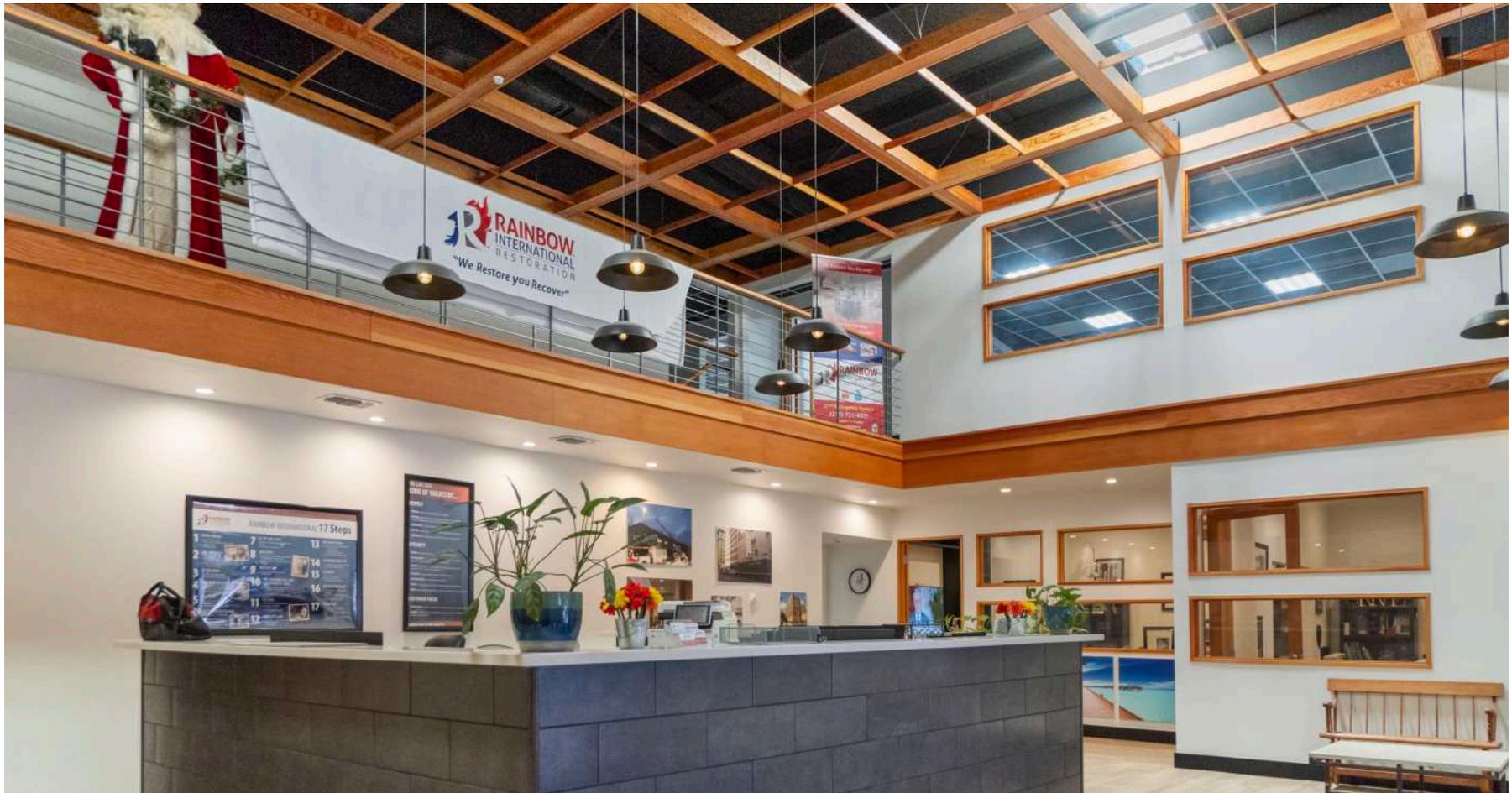
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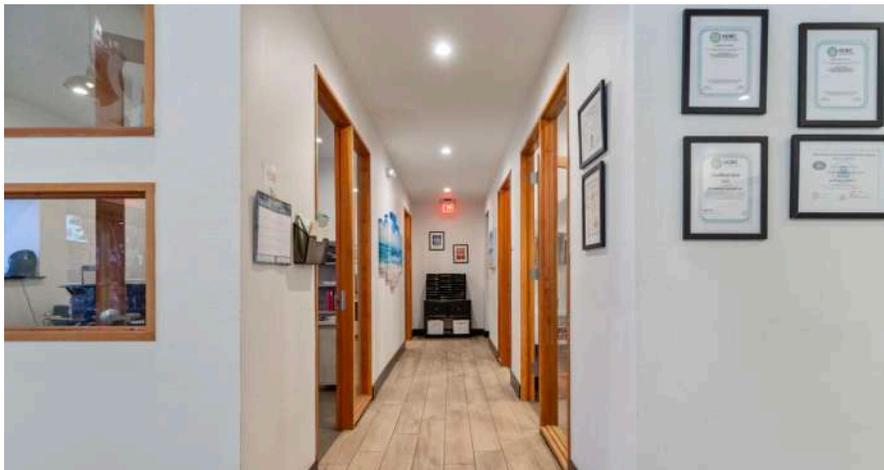
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POINTS OF INTEREST



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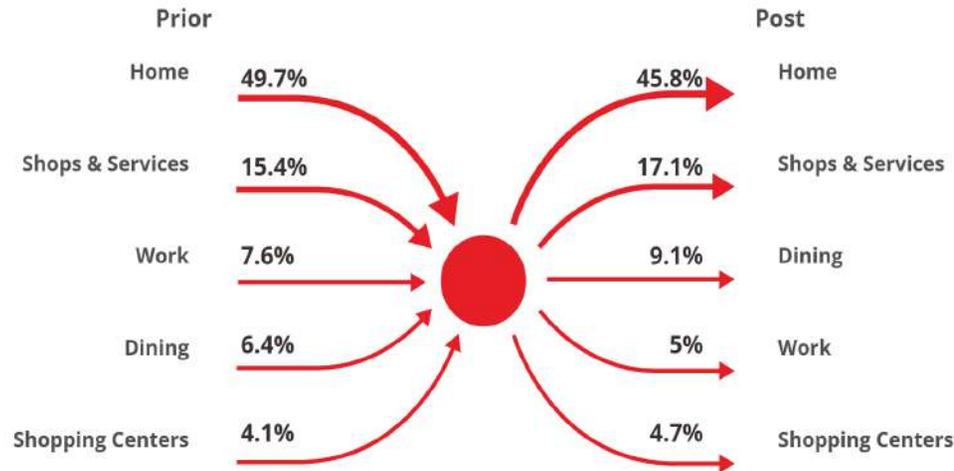
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VISITOR JOURNEY



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

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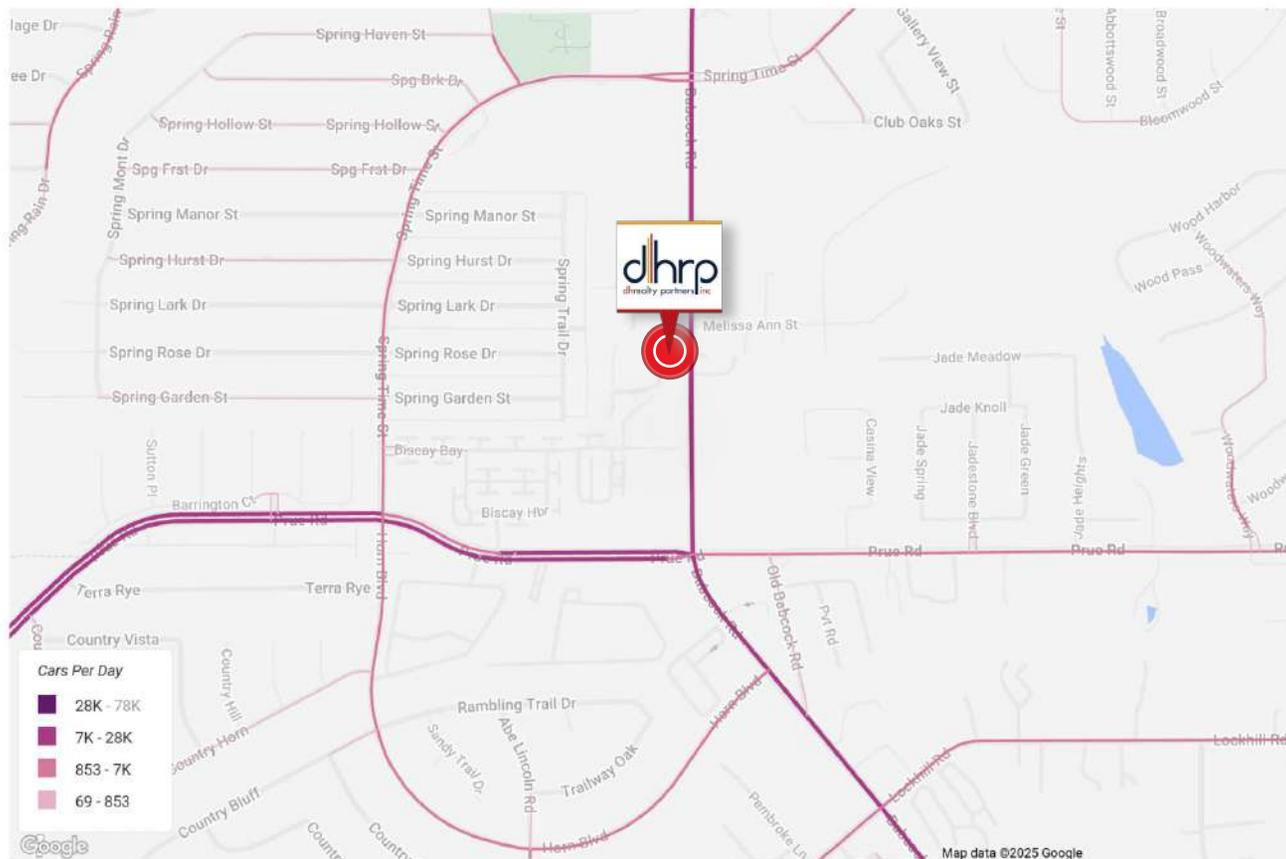
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TRAFFIC VOLUME



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DEMOGRAPHICS (2025)



	1 Mile	3 Mile	5 Mile
Overview			
Population	16,578	130,243	308,255
Pop density (per sq mile)	5,525	4,924	3,938
Area (sq mi) - based on Census Block Groups	3	26.45	78.28
Households			
Households	6,336	52,229	123,274
Family Households	3,986 (62.9%)	28,464 (54.5%)	71,898 (58.3%)
Non-Family Households	2,350 (37.1%)	23,765 (45.5%)	51,376 (41.7%)
Persons per Household	2.62	2.49	2.5
Age			
Median Age	32.72	30.35	32.12
Household Income			
Household Average Income	\$94,368.06	\$79,393.43	\$84,210.86

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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 **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.

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Phone

Daniel Briggs

311372

danielbriggs@dhrp.us

(210)222-2424

Designated Broker of Firm

License No.

Email

Phone

Michael D. Hoover

391636

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(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

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Michael D. Hoover

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Licensed Supervisor of Sales Agent/Associate

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