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## MULTI-TENANT RETAIL FOR SALE

6423 Babcock Rd | San Antonio, TX 78249



# OFFERING MEMORANDUM



## MULTI-TENANT RETAIL FOR SALE

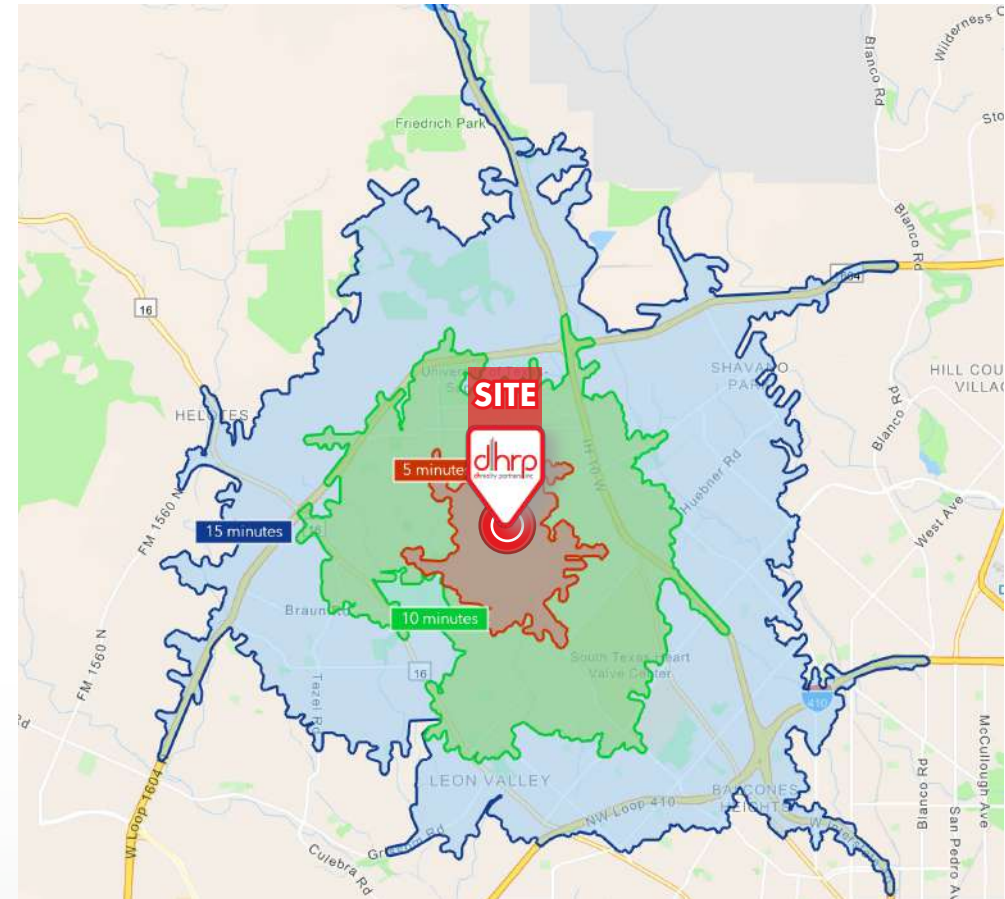
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### OFFERING SUMMARY

**DH Realty Partners (DHRP)** is pleased to present a 7,000 SF multi-tenant retail center available for sale at the prime intersection of Babcock & Prue. Strategically located just 8 minutes from UTSA, 7 minutes from I-10, and 4 minutes from San Antonio's 900-acre Medical Center, the property is ideally positioned for strong visibility and access. Built in 1994, it is supported by dense surrounding demographics and suited for a variety of medical and retail services. Nearly 70% of the building is built out as medical office perfect for an investor or an owner-operator looking to put down roots.

### HIGHLIGHTS

- All-Concrete Drive
- Close Proximity to Med Center
- Transferable 20-Year Roof Warranty
- Excellent Location



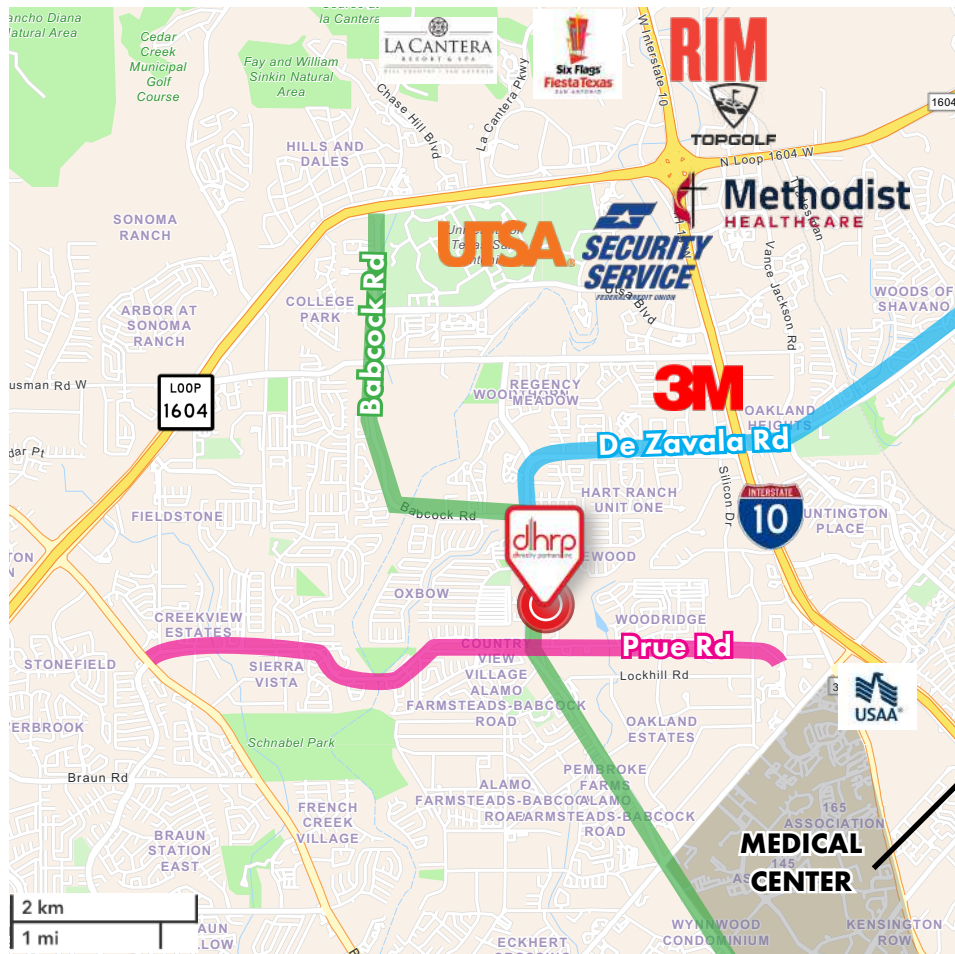
**Drive time from location shown in increments of 5 minutes, 10 minutes, and 15 minutes**

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**BUILDING SIZE**  
7,000 SF

**LAND SIZE**  
0.63 AC

**ZONING**  
C3, City of San Antonio

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

**YEAR BUILT**  
1994

**RENOVATED**  
2013

**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.



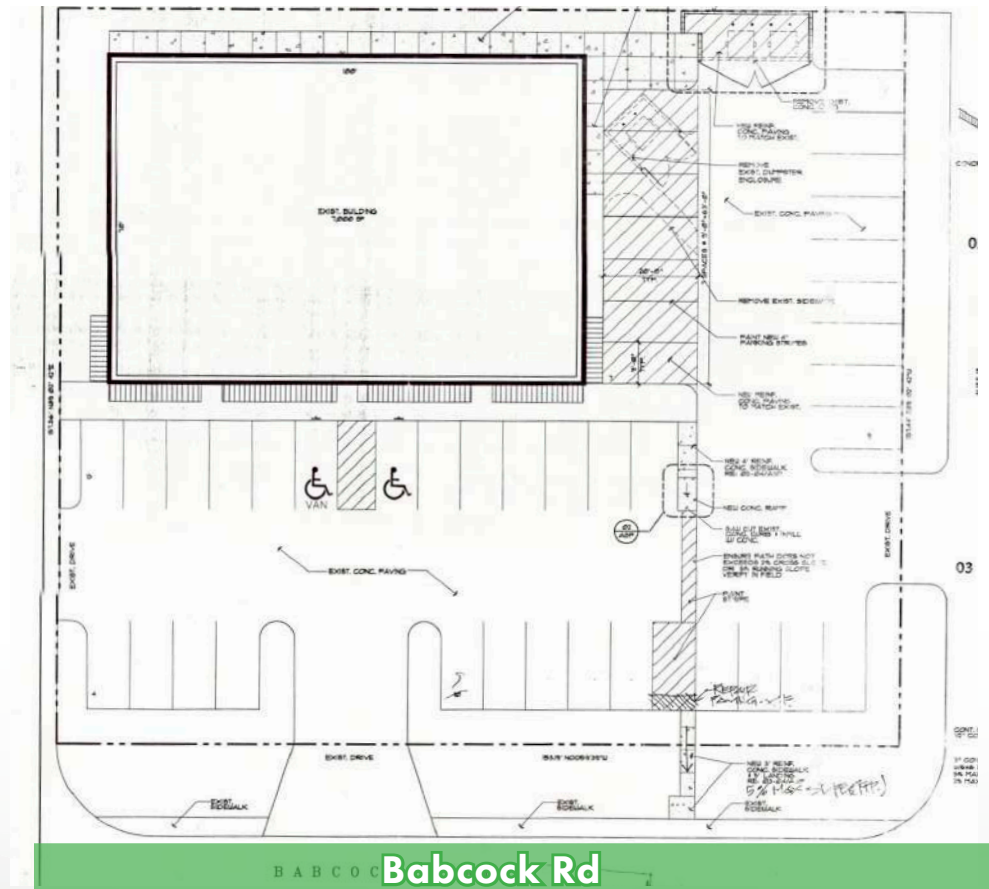
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### SITE PLAN



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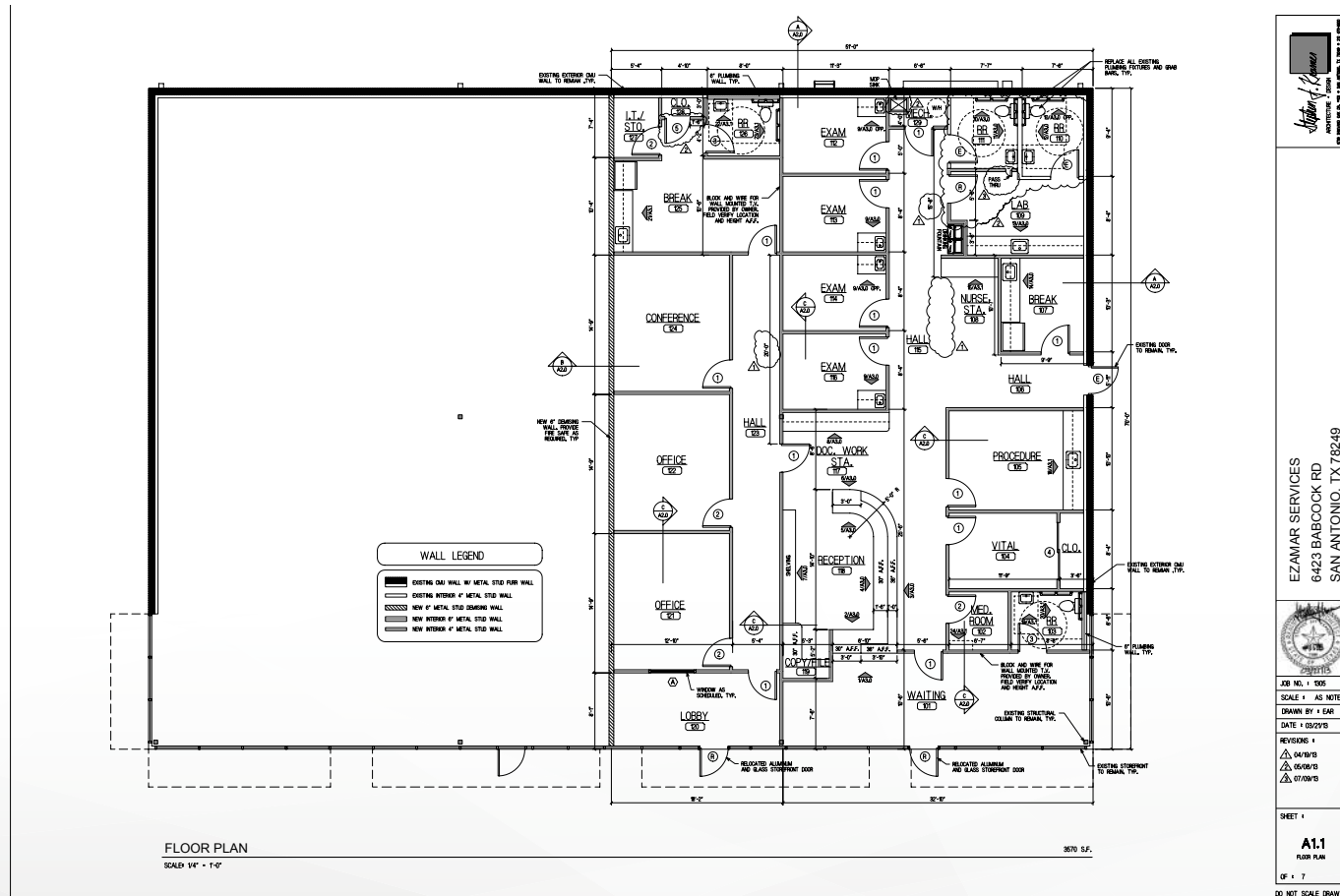




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### FLOOR PLAN



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### PHOTOGRAPHY



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### POINTS OF INTEREST



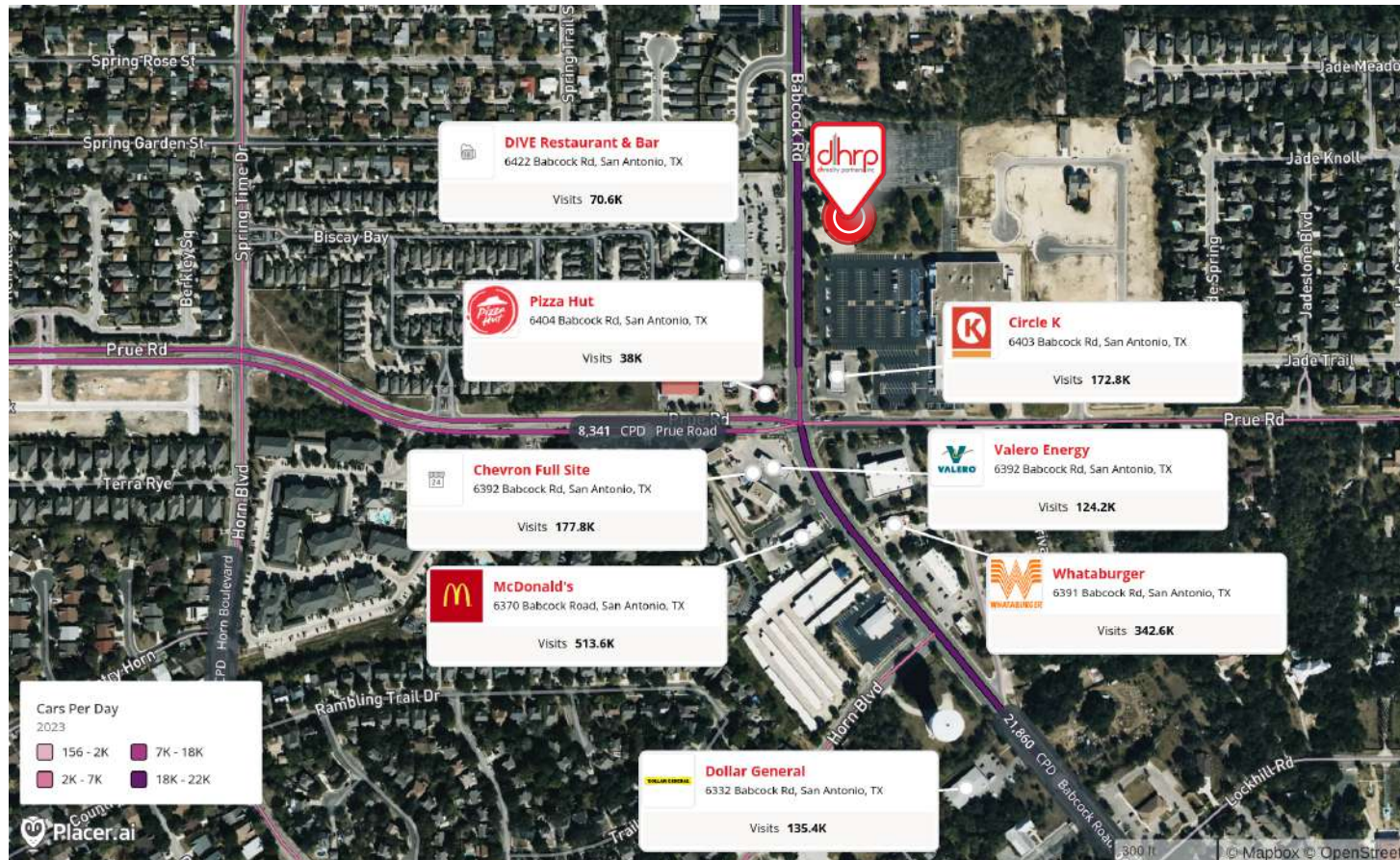
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### TOP NEARBY DESTINATIONS



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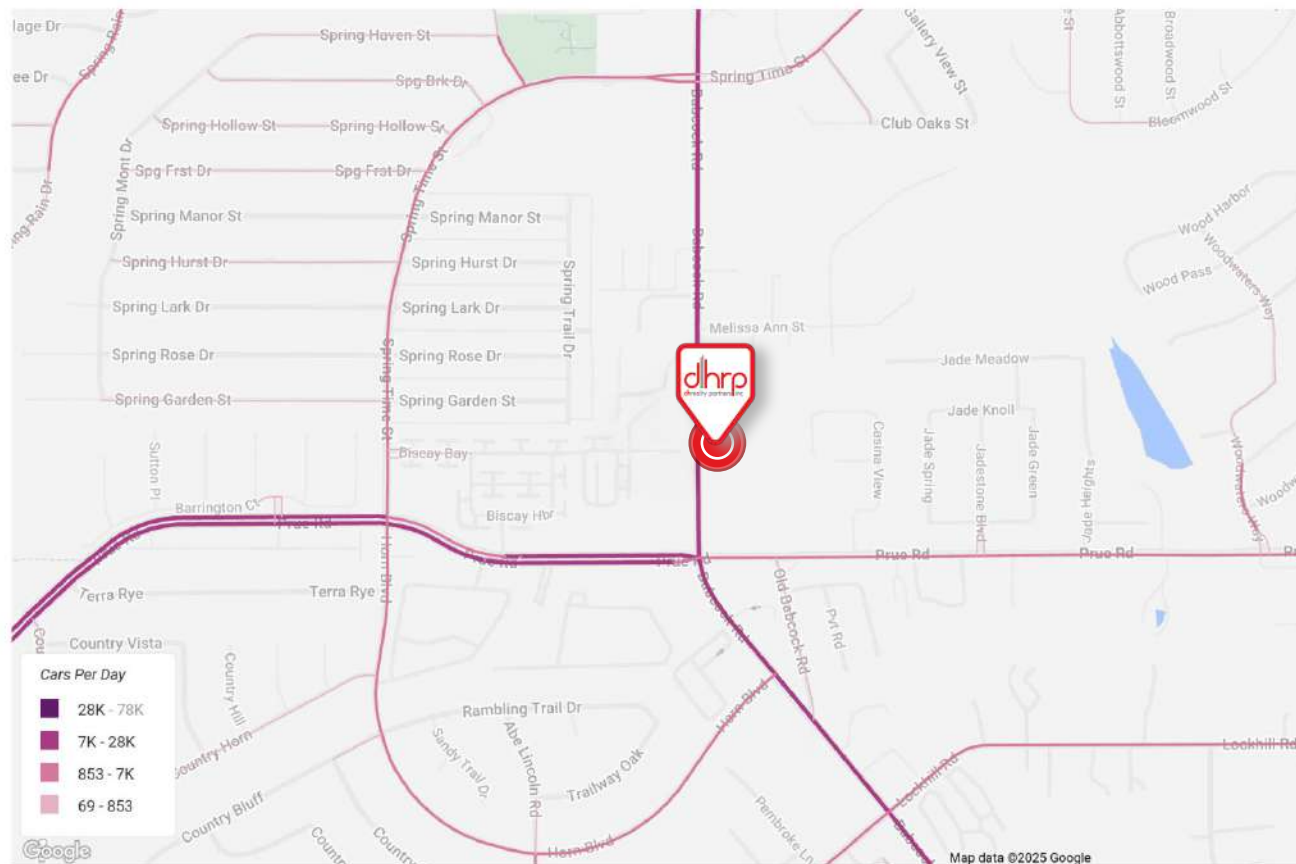
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### TRAFFIC VOLUME



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### DEMOGRAPHICS (2024)



	1 Mile	3 Mile	5 Mile
<b>Overview</b>			
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
<b>Households</b>			
Households	6,336	52,229	123,274
Family Households	3,986 (62.9%) 97	28,464 (54.5%) 84	71,898 (58.3%) 90
Non-Family Households	2,350 (37.1%) 106	23,765 (45.5%) 130	51,376 (41.7%) 119
Persons per Household	2.62 98	2.49 94	2.5 94
<b>Age</b>			
Median Age	32.72 87	30.35 8	32.12 85
<b>Household Income</b>			
Household Average Income	\$94,368.06 97	\$79,393.43 8	\$84,210.86 87

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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

**7<sup>TH</sup>**

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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)





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