dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

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UTSA AREA | HIGH-VISIBILITY COMMERCIAL DEVELOPMENT SITE

7307 W Hausman Rd | San Antonio, TX 78249



DRONE FOOTAGE:
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FOR SALE

dhrealty partners inc

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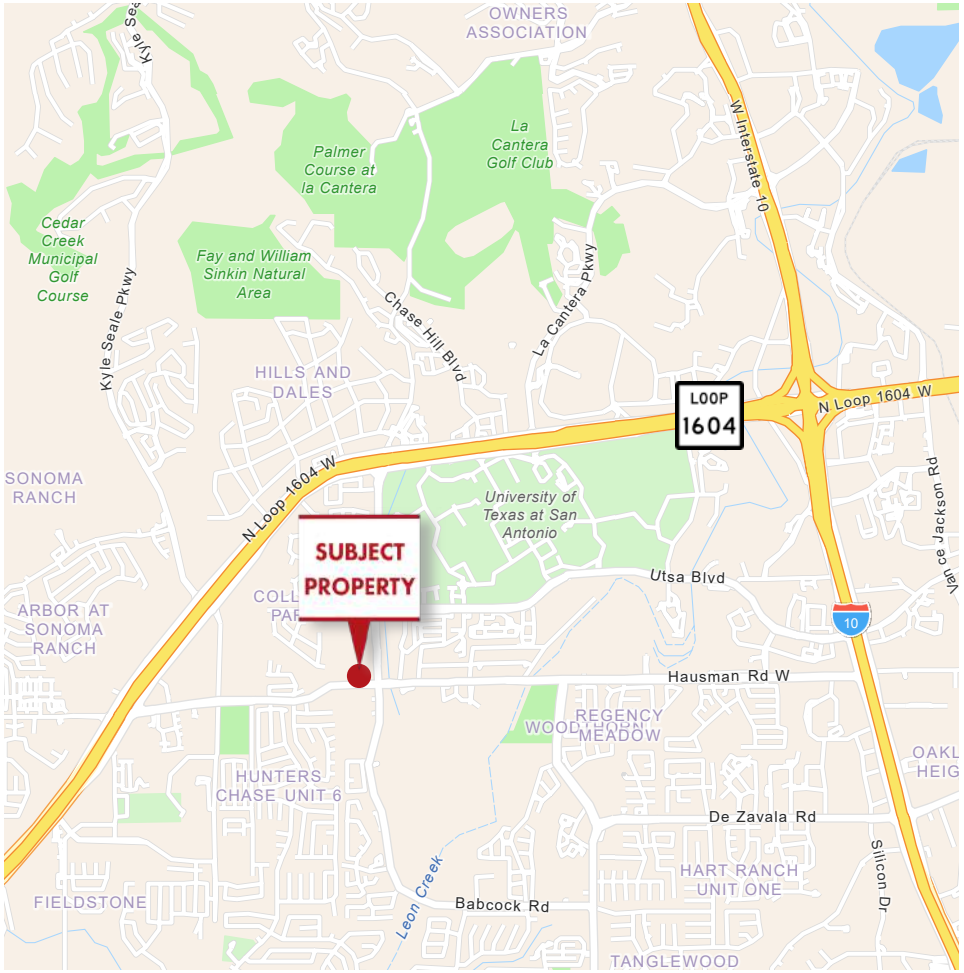
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HIGHLIGHTS

- ±3.309 Acres with ±2.409 usable acres
- ±425 Linear Feet of W Hausman Road frontage
- ±43,900 Vehicles Per Day along W Hausman Road
- ±0.8 Miles from UTSA, with over 44,000 students enrolled university-wide
- ±0.9 Miles from H-E-B at College Park
- ±6-Minute Drive to The Shops at La Cantera and Six Flags Fiesta Texas
- C-3 Zoning with water and sewer utilities on-site
- Surrounded by established residential and student housing communities

DESCRIPTION

This ±3.309-acre commercial tract offers an excellent development opportunity at the intersection of Babcock Road and W Hausman Road, inside Loop 1604. Located approximately 0.8 miles from the University of Texas at San Antonio (UTSA) and H-E-B at College Park, the property benefits from a strong surrounding residential and student population, including established apartment communities, student housing developments, and nearby neighborhoods. With approximately 425 linear feet of frontage along W Hausman Road and combined area traffic counts of ±43,900 vehicles per day, the site offers excellent visibility and accessibility. C-3 zoning and on-site water and sewer utilities further enhance its development potential. Its strategic location near UTSA, The Shops at La Cantera, The Rim, and other major retail and entertainment destinations makes it well-positioned for a variety of commercial uses.

LAND SIZE
3.309 acres total (2.409 acres net of flood)

ZONING
C3

SALE PRICE
Contact Brokers

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AERIAL PHOTOS







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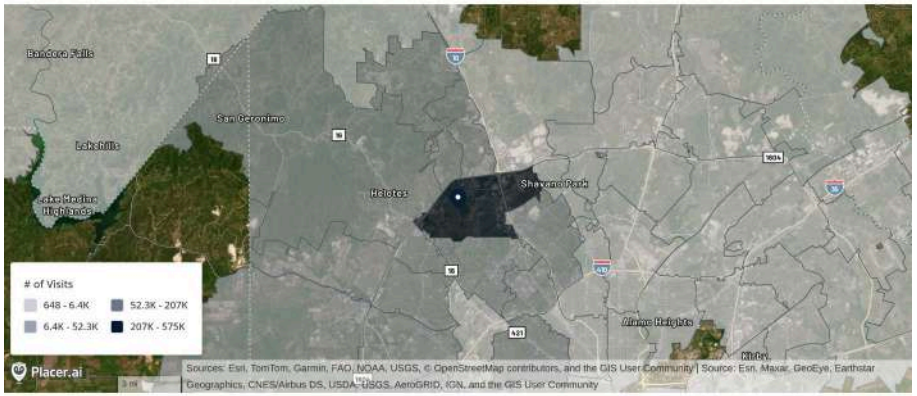
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Visitors By Origin



Zip Code	Visits (% of Total)
78249 San Antonio, TX	575K (52.3%)
78023 San Antonio, TX	49.2K (4.5%)
78240 San Antonio, TX	30.8K (2.8%)
78254 San Antonio, TX	26.8K (2.4%)
78256 San Antonio, TX	25.3K (2.3%)
78255 San Antonio, TX	24.4K (2.2%)
78250 San Antonio, TX	17.5K (1.6%)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,096	96,104	226,435
Households	4,160	38,917	95,701
Avg Household Size	2.57	2.38	2.32
Avg Household Income	$111,757	$117,271	$114,108

Source: ESRI, 2026



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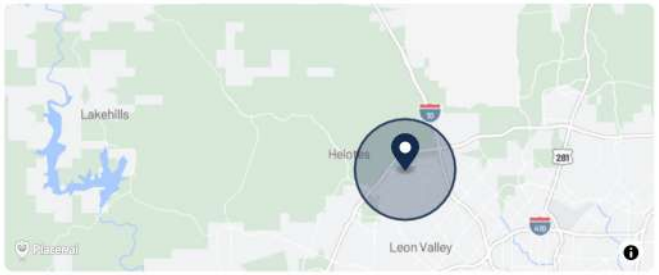
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BUSINESS GAP ANALYSIS

Trade Area



In-Demand Business Types

Business Type	Unmet Demand
Grocery Stores	$148.9M
Other General Merchandise Stores	$118.7M
Limited-Service Eating Places	$50.0M
Full-Service Restaurants	$38.7M
Gasoline Stations	$31.6M
Building Material & Supplies Dealers	$29.9M
Other Motor Vehicle Dealers	$20.7M
Home Furnishings Stores	$9.5M

Total Businesses
1,619

Total Employees
36,340

Number of Businesses in Trade Area by Industry

Industry	# of Businesses	Percentage	Benchmark
Health Care and Social Assistance	397	24.5%	106
Retail Trade	211	13.0%	110
Professional, Scientific, and Technical Services	167	10.3%	117
Accommodation and Food Services	125	7.7%	131
Finance and Insurance	91	5.6%	98
Construction	86	5.3%	88
Real Estate and Rental and Leasing	76	4.7%	133
Manufacturing	49	3.0%	102
Administrative and Support and Waste Management and Remediation Services	38	2.3%	92
Educational Services	37	2.3%	90
Arts, Entertainment, and Recreation	35	2.2%	105
Information	25	1.5%	77
Wholesale Trade	23	1.4%	84
Transportation and Storage	11	0.7%	48
Public Administration	7	0.4%	15
Agriculture, Forestry, Fishing and Hunting	6	0.4%	51
Management of Companies and Enterprises	2	0.1%	36
Utilities	2	0.1%	52

Ring - 3 Miles | Potential Market | Weighted Centroid | Data source: STI: Workplace, STI: Market Outlook | Benchmark Against: Statewide | 2025-10-01 - 2026-09-30

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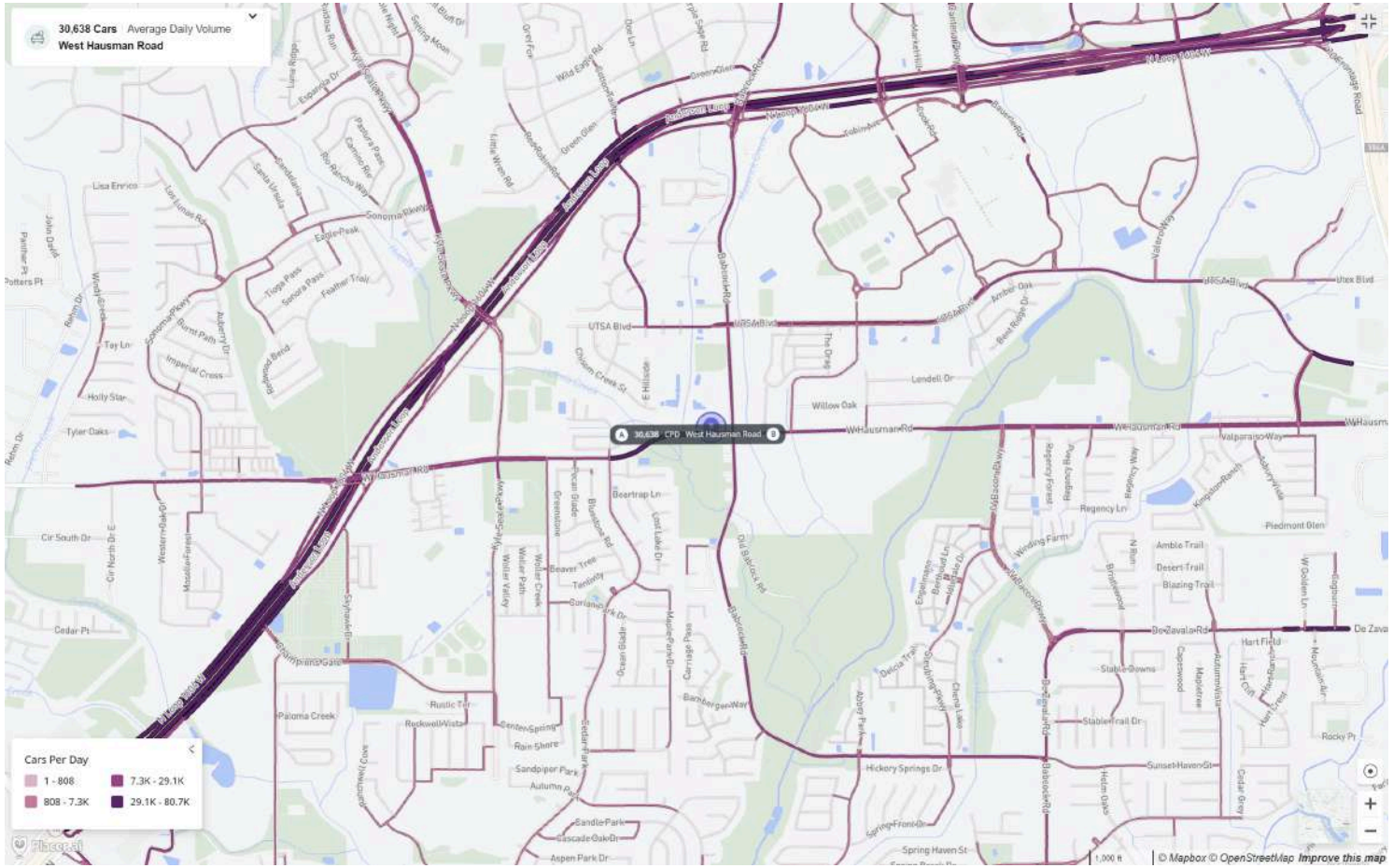
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TRAFFIC COUNTS



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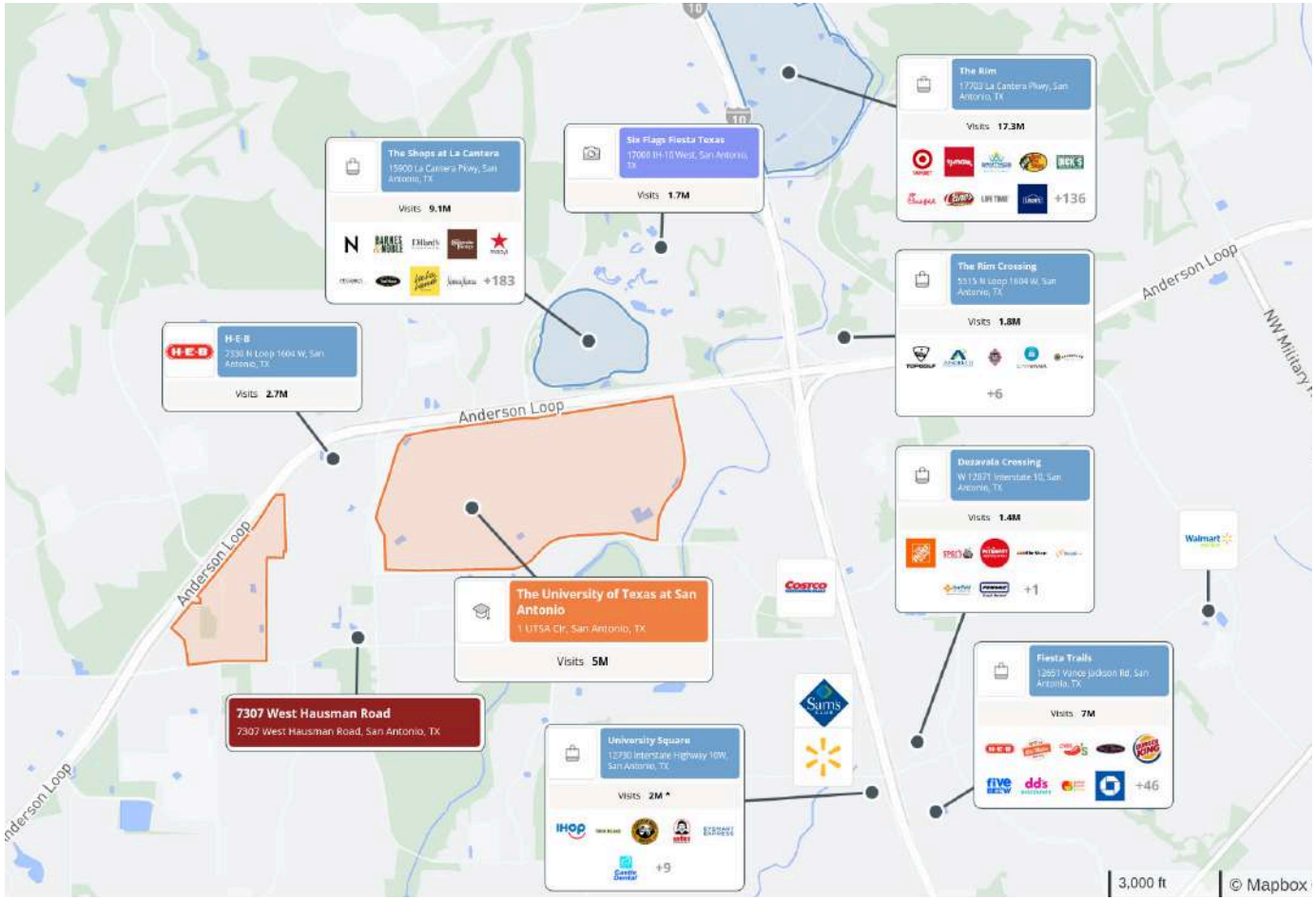
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NEARBY DESTINATIONS

- The Rim
- The Rim Crossing
- Dezavala Crossing
- Fiesta Trails
- University Square
- UTSA
- Six Flags
- The Shops at La Cantera
- H-E-B
- Costco
- Walmart
- Sam's Club

H-E-B's arrival, alongside new restaurants, retail stores, and services developing nearby, highlights the area's expanding commercial activity. This growing retail environment presents opportunities for complementary businesses, including quick-service restaurants, coffee shops, convenience retail, and neighborhood services that cater to the area's growing customer base.

UTSA's established student, faculty, and staff population, combined with continued university growth and nearby student housing and apartment communities, supports a strong surrounding consumer base. Its longstanding presence and continued expansion contribute to sustained commercial activity and demand for services in the surrounding area.

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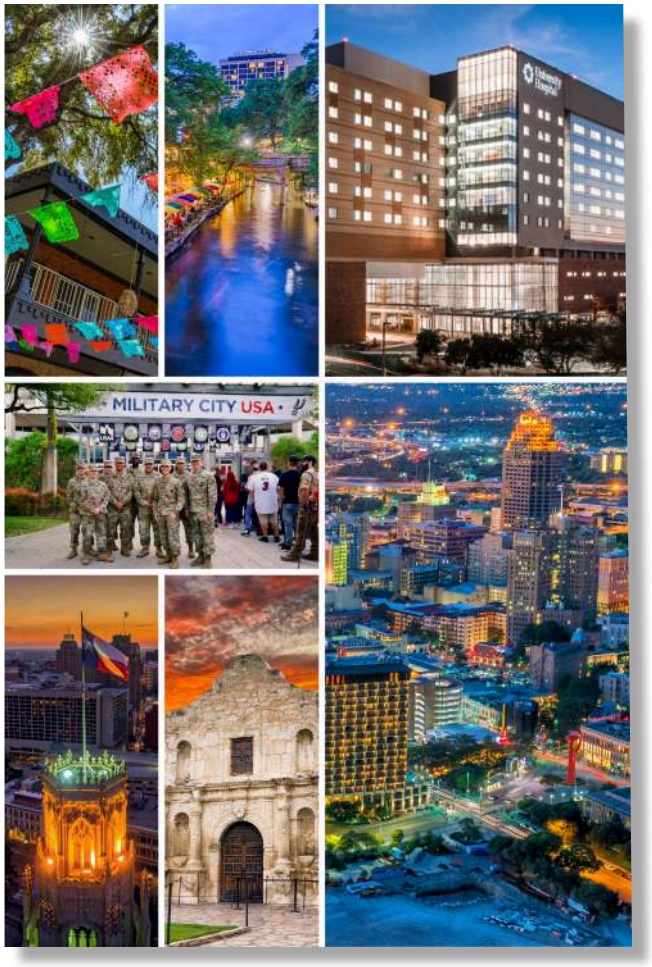
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SAN ANTONIO MARKET OVERVIEW

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	7TH	9.8	15-20%	14	60
TOTAL POPULATION	LARGEST CITY IN THE U.S.	JOB GROWTH 2018-2023	PROJECTED POPULATION GROWTH	ACCREDITED UNIVERSITIES & COLLEGES	NEW RESIDENTS PER DAY

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210.222.2424
153 Treeline Park, Suite 200
San Antonio, TX
78209

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.	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 _____

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Logan Baylor, CCIM	771911	lbaylor@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____