



6087 Babcock Rd

San Antonio, TX 78240

2.46 Acres • Signalized Corner • 175 Ft Babcock Rd Frontage • Ingress from Babcock Rd

Property Overview

2.46 AC

TOTAL LAND AREA

175 FTBABCOCK RD
FRONTAGE**CORNER**

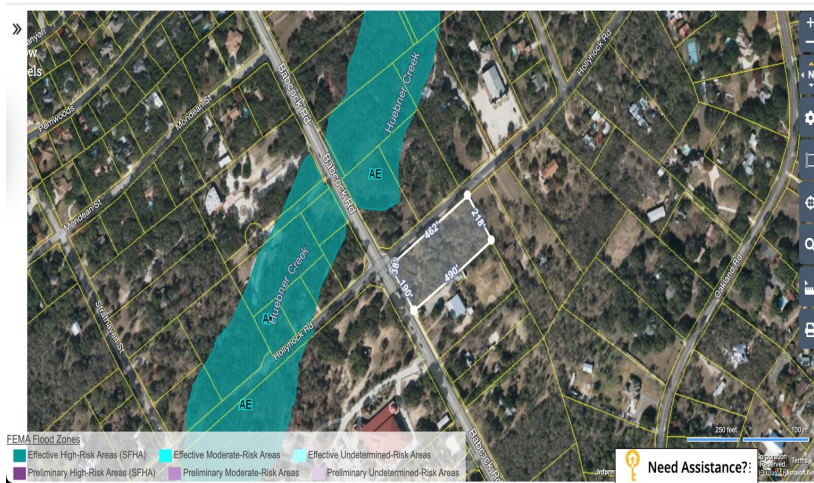
TRAFFIC SIGNAL

DIRECTBABCOCK RD
INGRESS

Highlights

- Approximately 2.46 acres on Babcock Road in San Antonio.
- Traffic stop light at the corner of Babcock Rd and Hollyhock Rd.
- Approximately 175 feet of Babcock Road frontage.
- Ingress from Babcock Road.
- Strong visibility along a major north-side corridor.
- A rare infill land position near established residential neighborhoods and commercial activity.

Location & Access



Site Access Notes

- Direct ingress from Babcock Road.
- Signalized intersection nearby at Hollyhock Road.
- Visible frontage supports convenient wayfinding and customer access.

Floodplain note: attached FEMA-view image shows flood zone area west/northwest along Huesta Creek; buyer should independently verify the parcel-specific floodplain status and any development impacts.

Potential Use Considerations

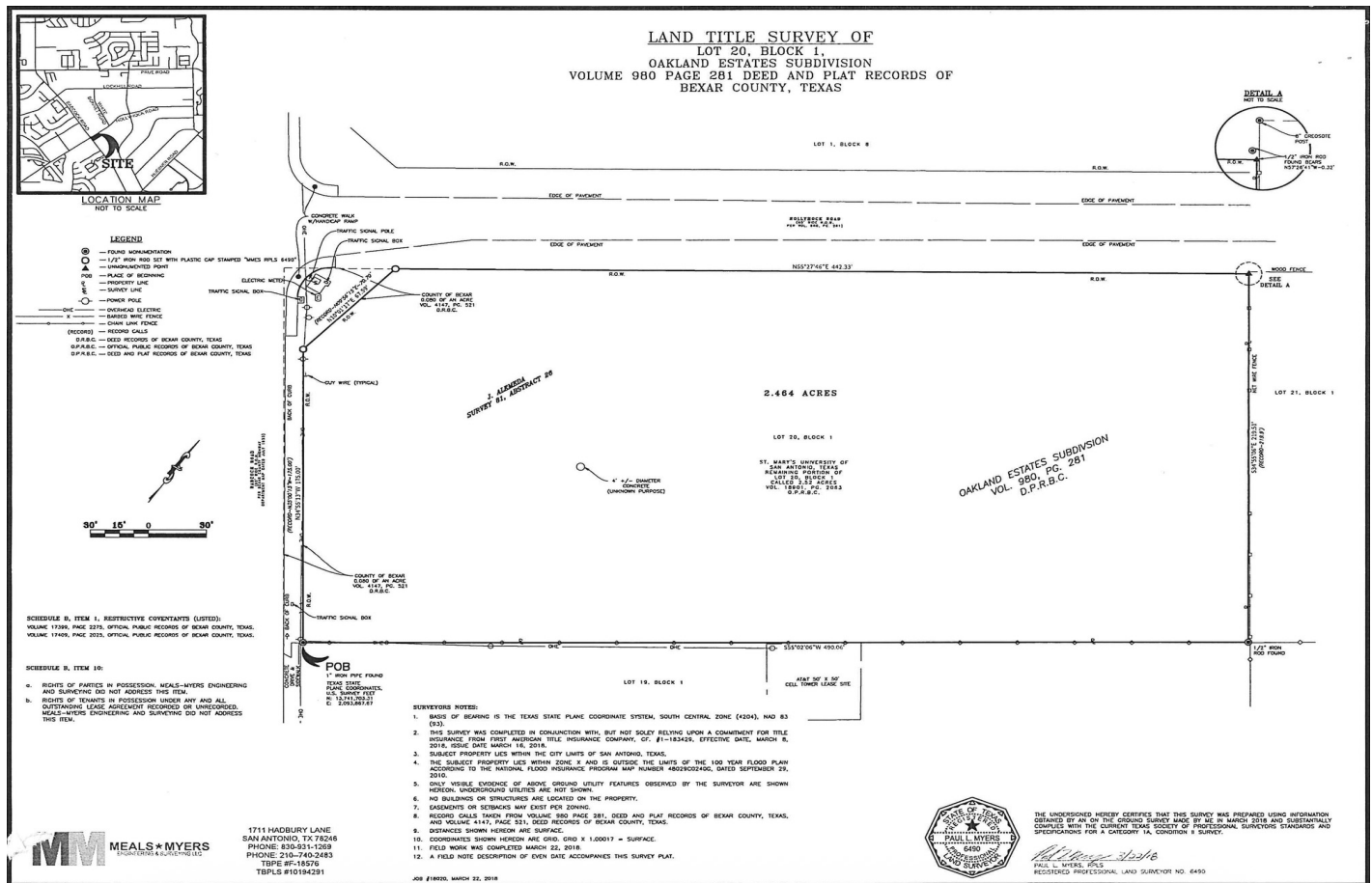
- Commercial or mixed-use development concept subject to zoning and governmental approvals.
- Professional office, service, retail, or specialty commercial concept may be worth exploring depending on zoning, site design and permitting.
- Buyer should verify utilities, drainage, tree preservation, setbacks, impervious cover limits and access requirements.

**TRAFFIC LIGHT AT
CORNER**

175 FT FRONTAGE

BABCOCK RD INGRESS

Survey & Site Dimensions



Survey Notes From Attached Survey

- Survey identifies the tract as Lot 20, Block 1, Oakland Estates Subdivision.
- Survey labels the site area as approximately 2.464 acres.
- Approximate frontage and boundary dimensions are shown on the survey exhibit; buyer to obtain and rely on current survey/title work for closing and development planning.
- A cell tower lease site is noted on the survey exhibit; buyer to review all recorded agreements, easements and lease terms.

Opportunity Summary

6087 Babcock Rd presents a visible land opportunity with Babcock Road frontage, access from Babcock Road, and a signalized intersection nearby. The site offers a meaningful land position for a buyer seeking infill acreage in an established San Antonio corridor.

Key Selling Points

- 2.46-acre infill land tract.
- Approximately 175 feet of frontage on Babcock Road.
- Traffic stop light at the corner supports access and visibility.
- Ingress from Babcock Road.
- Attached aerial, flood-view and survey exhibits are included for preliminary review.

Due Diligence Checklist

- Confirm zoning, permitted use and any overlay requirements.
- Verify floodplain, drainage and detention requirements.
- Confirm utilities and capacity for intended use.
- Review title, easements, access, survey, and any cell tower-related agreements.
- Obtain civil engineering input before finalizing development assumptions.

Broker Contact
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Disclaimer
This memorandum is for preliminary marketing purposes only. All information should be independently verified by buyer, buyer's broker, attorneys, surveyors, engineers and governmental authorities before purchase or development decisions.