

# \$1,975,000 - 6652 Babcock Rd, San Antonio

MLS® #1693056

## \$1,975,000

Bedroom, Bathroom, 116,784 sqft  
Commercial on 2.68 Acres

N/A, San Antonio, TX

Attention entrepreneurs and visionaries! An incredible opportunity awaits in the highly sought-after Babcock & Babcock North area. Presenting a prime 2.6-acre lot near UTSA, USAA, and the renowned Medical Center. Prepare to be amazed by the endless potential of this extraordinary property! With 449 feet of linear frontage on the road, this lot offers unparalleled visibility and exposure. Boasting desirable C-3 zoning, it's a blank canvas for your entrepreneurial dreams, whether it's a restaurant, drive-thru, retail strip mall, or medical center. Imagine owning a thriving restaurant in this prime location. With nearby institutions attracting a steady stream of customers, your eatery would become a go-to destination for locals and visitors. Delight their taste buds with exquisite cuisine and become an integral part of the community. For the convenience and efficiency of a drive-thru concept, this lot is ideal. Cater to the fast-paced lifestyles of modern consumers and be a favorite spot for busy individuals in the area. Revolutionize the drive-thru experience and leave a lasting impression. For retail enthusiasts, this lot offers a chance to curate a vibrant strip mall. Picture a bustling center of commerce with trendy boutiques and captivating shops. Draw shoppers from far and wide to experience the latest trends. Benefit from foot traffic generated by nearby institutions. Alternatively, establish a cutting-edge medical center. The demand for quality healthcare services continues to rise.



With the Medical Center nearby, your facility would be easily accessible, becoming a trusted provider in the community. This lot is an investment in your future success. Its prime location and versatile zoning create a unique opportunity for entrepreneurial growth. Act now and secure your position at the forefront of progress. Opportunities like this are fleeting, so seize this extraordinary lot today before it slips away. Build your dreams, establish your legacy, and leave a lasting impact. Your future success starts here!

**Essential Information**

|                |                 |
|----------------|-----------------|
| MLS® #         | 1693056         |
| Price          | \$1,975,000     |
| Square Footage | 116,784         |
| Acres          | 2.68            |
| Type           | Commercial      |
| Sub-Type       | Commercial Land |
| Status         | Active          |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 6652 Babcock Rd |
| Area        | 0400            |
| Subdivision | N/A             |
| City        | San Antonio     |
| County      | Bexar           |
| State       | TX              |
| Zip Code    | 78249           |

**Amenities**

|           |      |
|-----------|------|
| Utilities | None |
|-----------|------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2023 |
| Days on Market | 349            |
| Zoning         | INDUSTRIAL C-3 |

**Listing Details**

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