

# 36.34 Acres

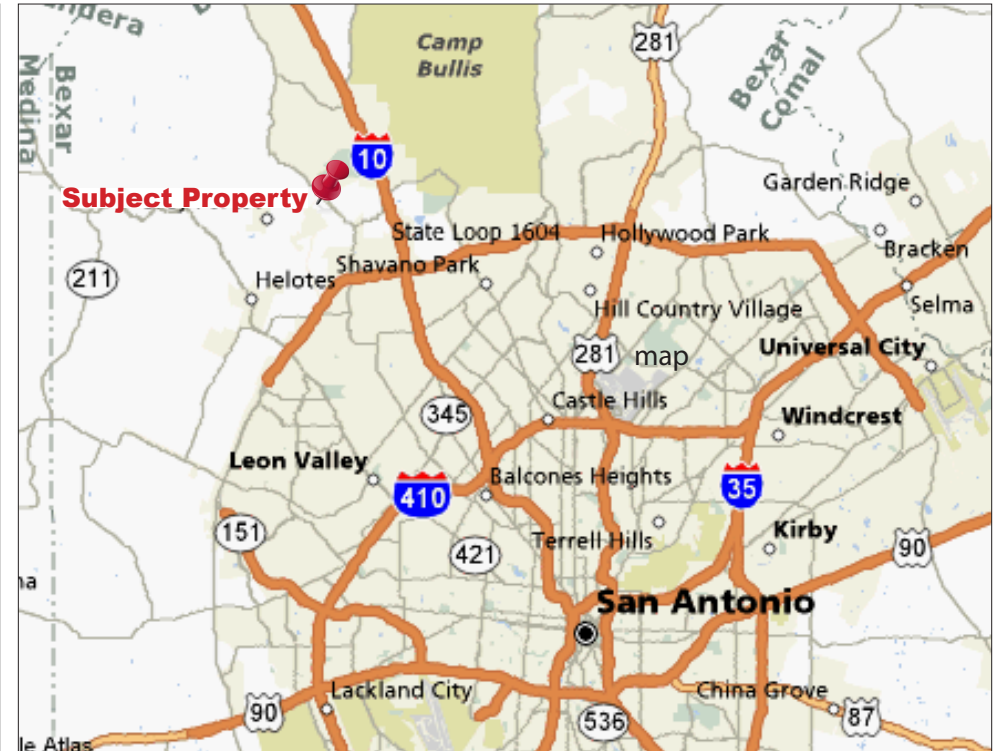
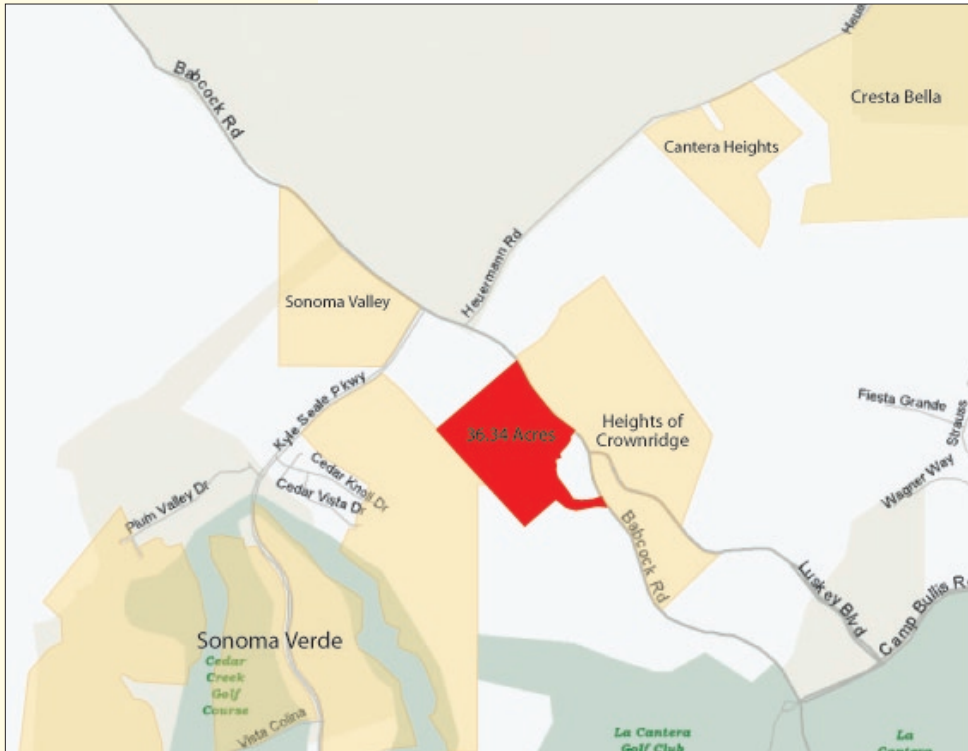
San Antonio, Texas

# FOR SALE

## Undeveloped Land

19389 Babcock Road

San Antonio, TX 78255



5953 Dallas Parkway, Suite 200B  
Plano, Texas 75093  
972.781.2800 telephone  
972.781.2802 facsimile  
[www.baruchproperties.com](http://www.baruchproperties.com)

and



23535 I-10 West, Suite 1201  
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# 36.34 Acres on Babcock Road

San Antonio, Texas

# FOR SALE

**Location:** The subject property is located on the southwest side of Babcock Road southeast of Kyle Seale Parkway and Heuermann Road in the northwestern portion of the City of San Antonio, Bexar County, Texas.

**Size:** 36.34 acres

**Description:** The property is an undeveloped piece of land with generally level terrain. It has moderately dense cover of trees and shrubs.

**Floodplain:** Approximately 7.34 acres of the property are within the 100-year floodplain of Maverick Creek.

**Frontage:** The property has approximately 1,179.73 feet of "broken" frontage along the south side of Babcock Road.

**Zoning:** **OCL - Outside City Limits**  
The property is outside the San Antonio city limits and is thus unzoned. It does fall within the City's extra-territorial jurisdiction, and would be subject to the City's development code.

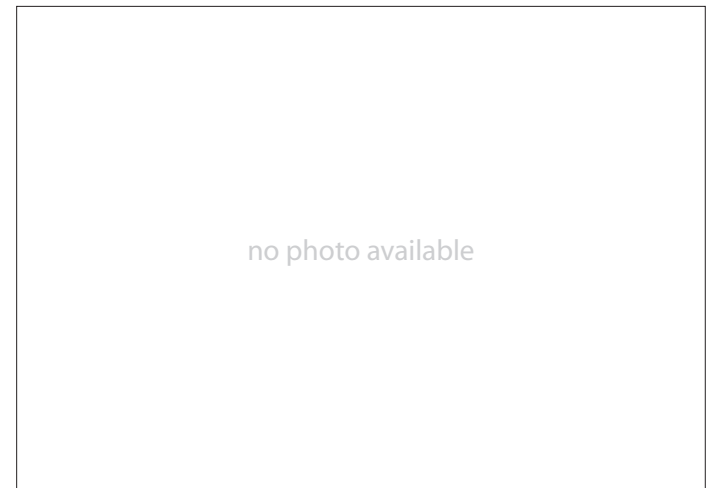
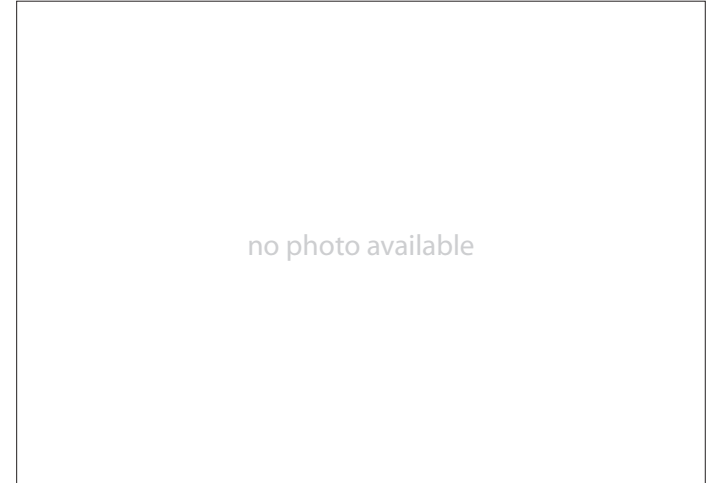
**Utilities:** Public water is available to the site. According to the San Antonio Water Service, a sewer line extension along Babcock Road, to be completed in early 2008, will be available to the subject property.

**Price:** Call for details.

**Demographics:**

<u>Radius</u>	<u>Population</u>	<u>Average Household Income</u>
1 mile	501	\$107,849
3 miles	11,592	\$94,961
5 miles	45,191	\$81,838

**Comments:** This property is directly adjacent to the Sonoma Verde and Heights of Crown-ridge developments.



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