

# Cielo Vista Land

±14.16 Acres

Development Opportunity  
San Antonio, Texas (MSA)

PROPERTY FOR SALE

TRANSWESTERN



±14.16 Acres

Cielo Vista Drive

Babcock Road



# Property Overview

Cielo Vista and Babcock Rd tract is an opportunity to acquire an entitled +/- 14.164 acre development site in Far Northwest San Antonio ideal for MF-18 (for up to 255 units) or R-6.

The property is ideally located at the corner of Babcock Rd & Cielo Vista Dr just Northwest of the Interstate 10 & Loop 1604 interchange. Situated in one of the most desirable residential areas in close proximity to The Shops at La Cantera and Resort, Fiesta Texas, UTSA, The Rim Shopping Center, The Dominion and many corporate campuses with exceptional hill country views.

**Cielo Vista & Babcock Road**

Site Address

**1.813**

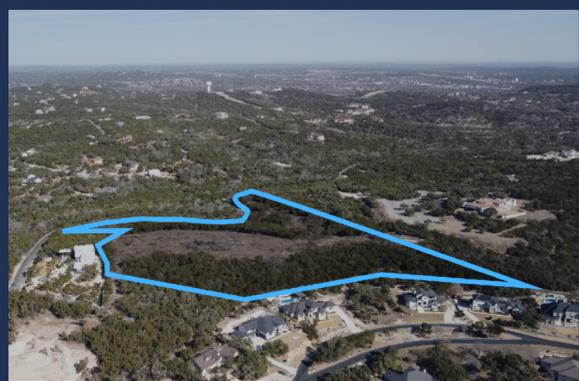
Tax Rate (2025)

**OCL**

Zoning

**\$3,850,000**  
**(\$6.24/PSF)**

Offering Price



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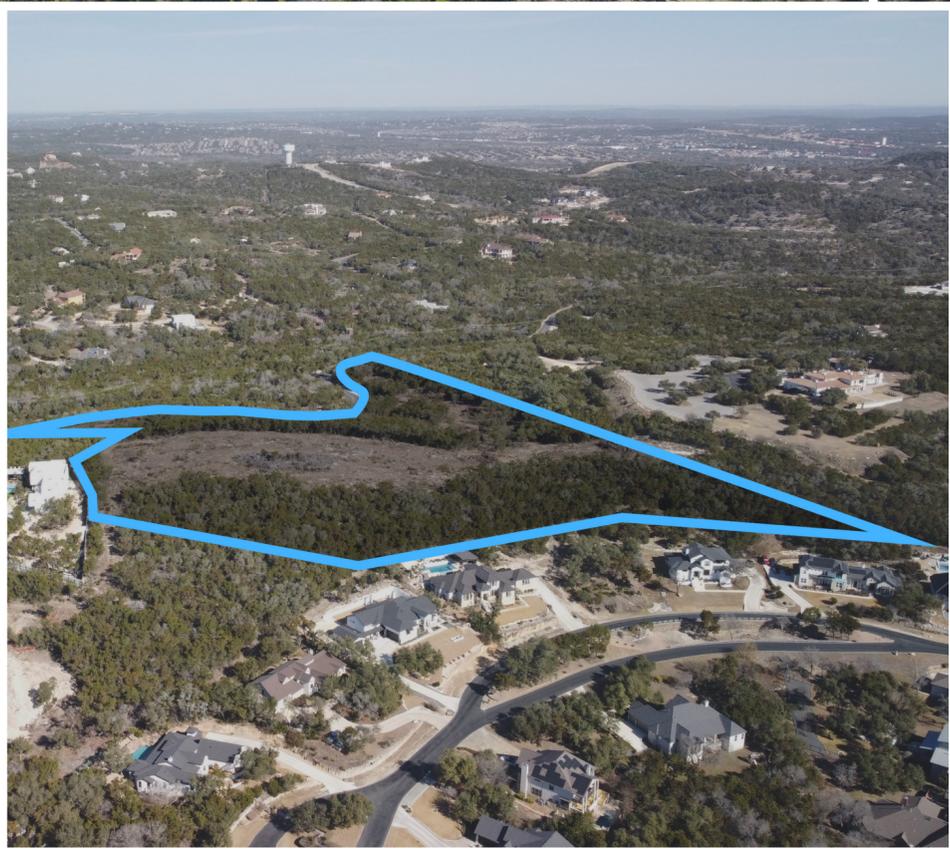


**The Shops at La Cantera**  
NORDSTROM BARNES & NOBLE  
★ macys Dillard's GRIMALDI'S  
Yard House GUCCI COACH  
TIFFANY & CO. SEPHORA LUCHESE TONY BURCH Apple Starbucks

**The Rim**  
target HOBBY LOBBY BEST BUY LOWE'S  
TOPGOLF Postino Chick-fil-A TACO BELL WENDY'S MCDONALD'S  
DICK'S SPORTING GOODS SANTIKOS

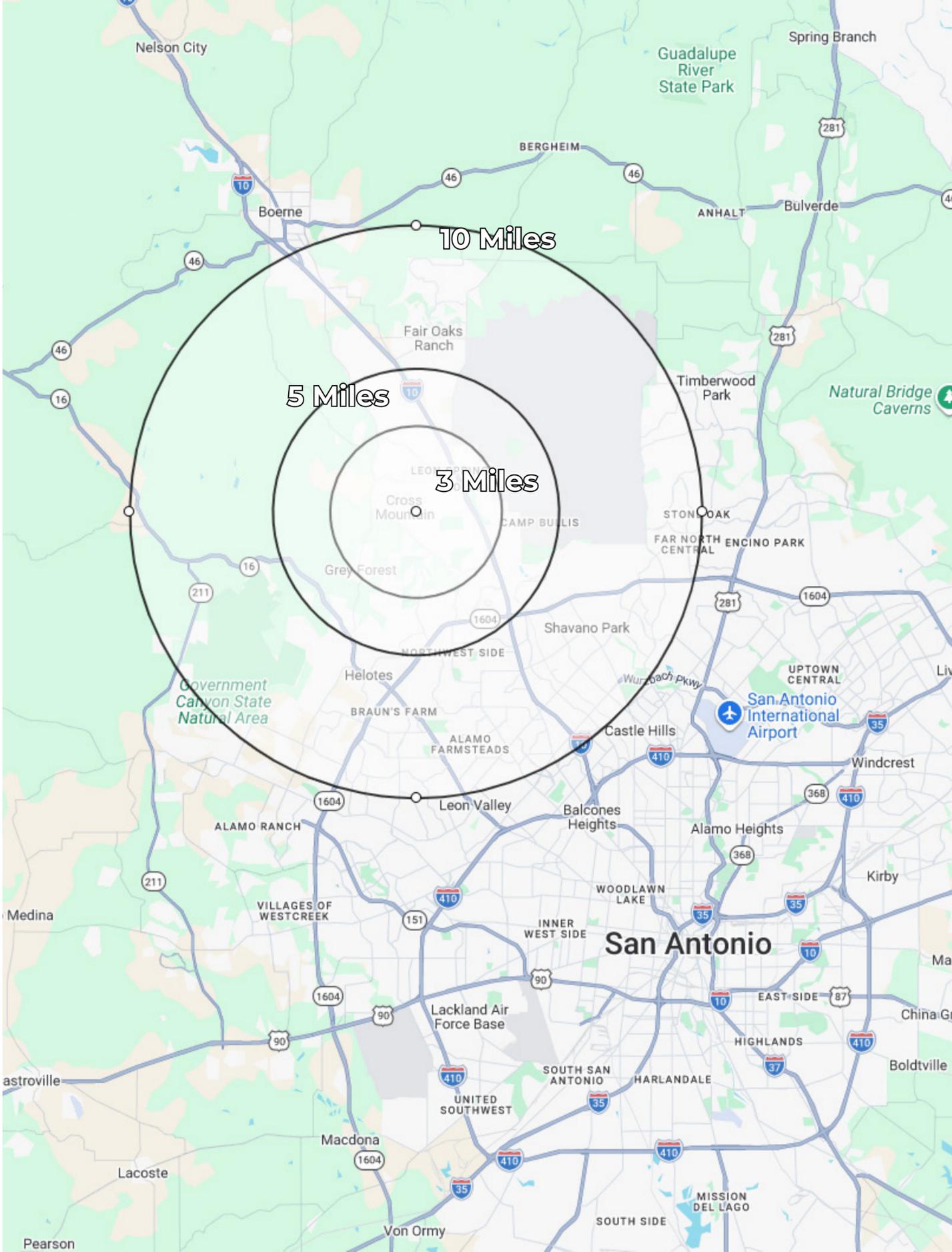
**Stone Oak Area**  
Shopping and Dining  
Medical Center





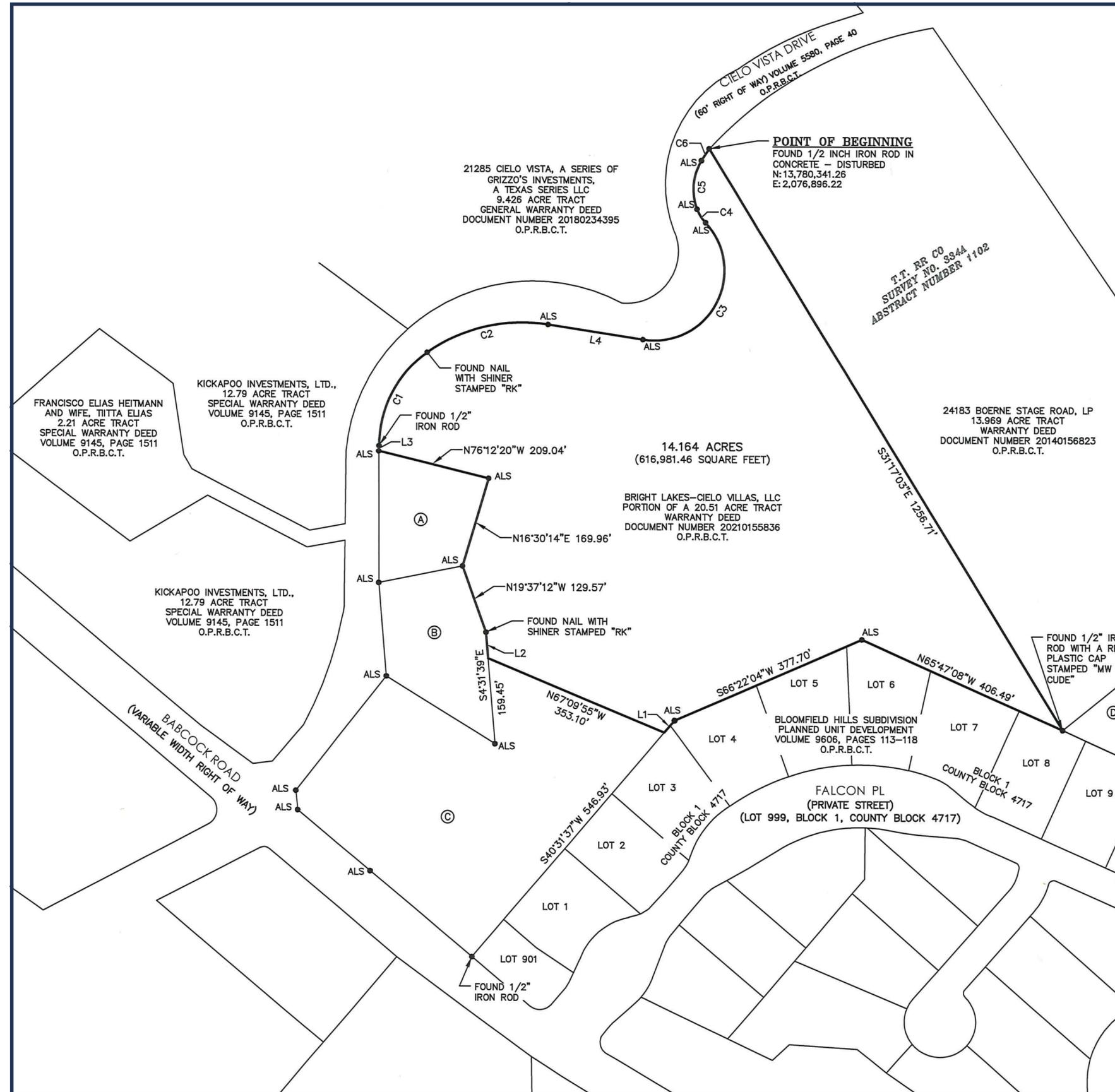
# Area Demographics

DEMOGRAPHIC COMPREHENSIVE	3 MILES	5 MILES	10 MILES
<b>Population</b>			
2024 Population	29,989	85,385	455,007
2029 Population - Projection	32,374	92,061	487,669
2024-2029 Annual Population	1.6%	1.6%	1.4%
<b>Household Income</b>			
Average Household Income	\$148,154	\$128,570	\$108,971
Median Household Income	\$113,579	\$100,695	\$84,655
<b>Housing Value</b>			
Median Home Price	\$458,889	\$406,556	\$296,302
<b>Housing Units</b>			
Owner-Occupied Housing	8,172	19,736	110,594
Renter-Occupied Housing	4,138	14,293	78,187



# Survey

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# San Antonio, Texas

San Antonio remains a high-growth metro supported by strong population and job gains. Multifamily permitting in 2025 has dropped well below pandemic levels, signaling a likely supply correction that should improve absorption and stabilize rents after elevated vacancies and recent softening from prior overbuilding. Thousands of units are still delivering, but new supply is slowing. Single-family inventory and sales have fluctuated, reflecting steady demand for detached housing. Overall, high-growth submarkets with strong fundamentals offer attractive opportunities for both multifamily and single-family land development as supply dynamics rebalance.





# 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.

11-03-2025



## 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Luis Garza	604856	luis.garza@transwestern.com	210-341-1344
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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San Antonio, Texas (MSA)

**PROPERTY FOR SALE**

 TRANSWESTERN

**LUIS GARZA, CCIM**

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