

\$1,000,000
Price Reduction

Seller Financing Available



±14.16 Acres

Cielo Vista Drive

Babcock Road



Cielo Vista & Babcock Rd

LAND FOR SALE | ±14.16 ACRES

Cielo Vista Drive
San Antonio, TX 78255

 Transwestern

About the Property

Development Opportunity

The Cielo Vista and Babcock Rd tract offers a prime opportunity to acquire an entitled ±14.164-acre development site in Far Northwest San Antonio, well-suited for MF-18 zoning (allowing up to 255 units) or R-6 residential use.

Positioned at the corner of Babcock Rd and Cielo Vista Dr, just northwest of the I-10 and Loop 1604 interchange, the property sits within one of the area's most desirable residential corridors. It offers close proximity to The Shops at La Cantera, La Cantera Resort, Six Flags Fiesta Texas, UTSA, The Rim, The Dominion, numerous corporate campuses, and features outstanding Hill Country views.

PROPERTY FEATURES

- Cielo Vista and Babcock Road
- OCL zoning
- 1.813 tax rate (2025)
- Seller Financing Available

~~\$3,800,000~~

\$2,800,000 reduced price

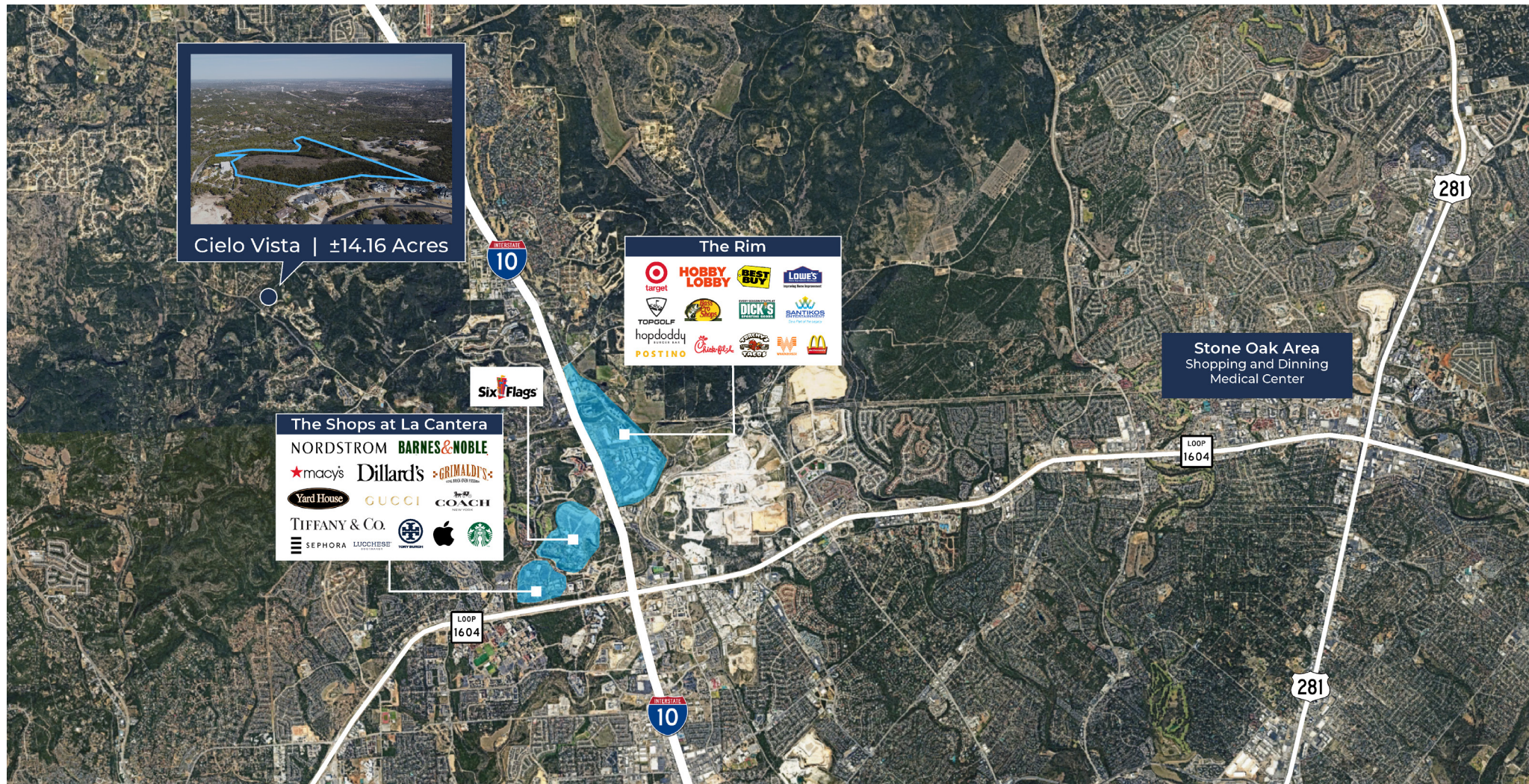


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Nearby Amenities



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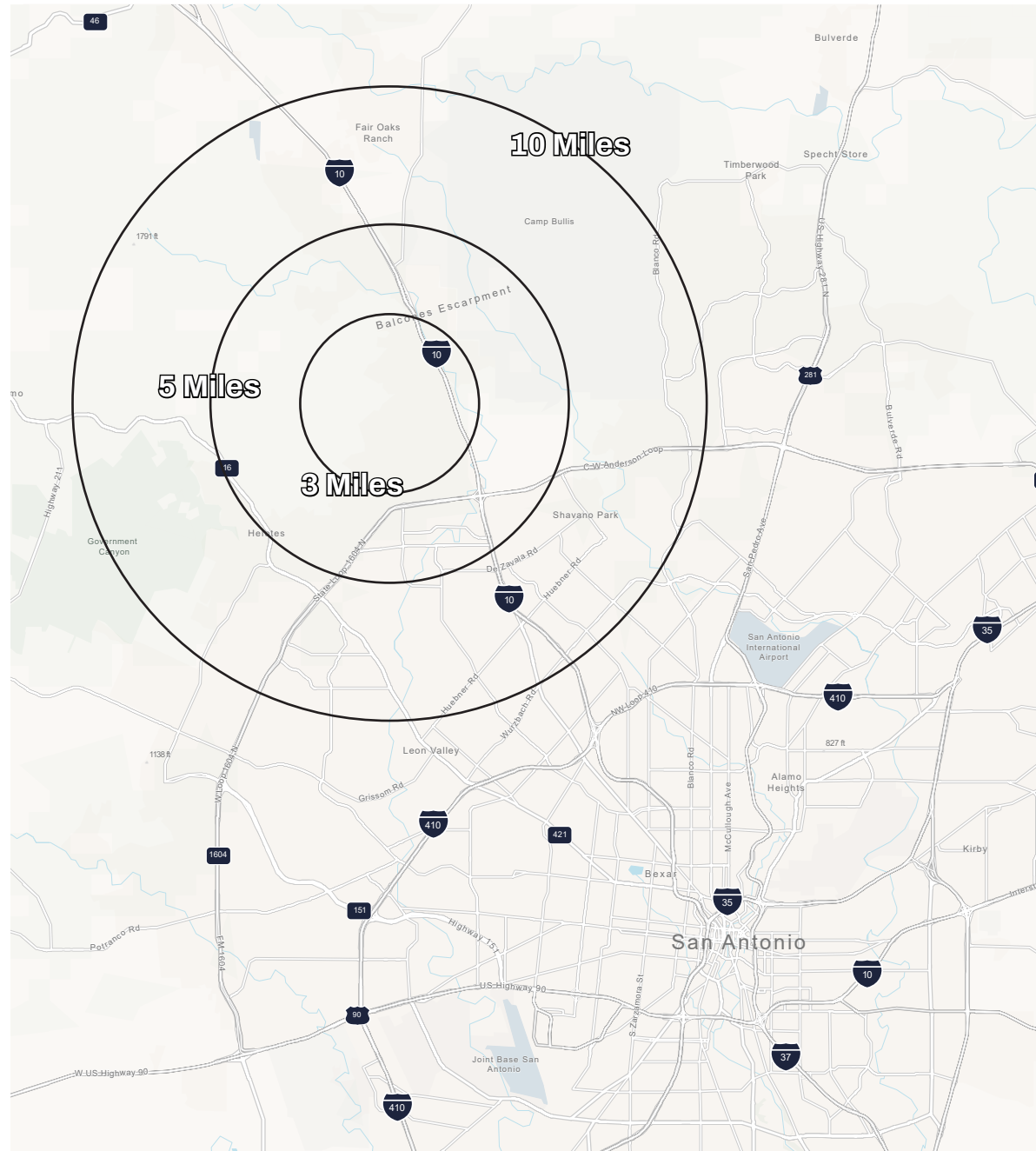
Demographics

Population	3 Miles	5 Miles	10 Miles
2025	26,721	86,466	454,473
2030 Projection	28,601	92,399	479,406
2025–2030 Annual	1.4%	1.4%	1.1%

Household Income	3 Miles	5 Miles	10 Miles
Average Household Income	\$160,049	\$137,761	\$118,023
Median Household Income	\$131,152	\$107,154	\$90,488

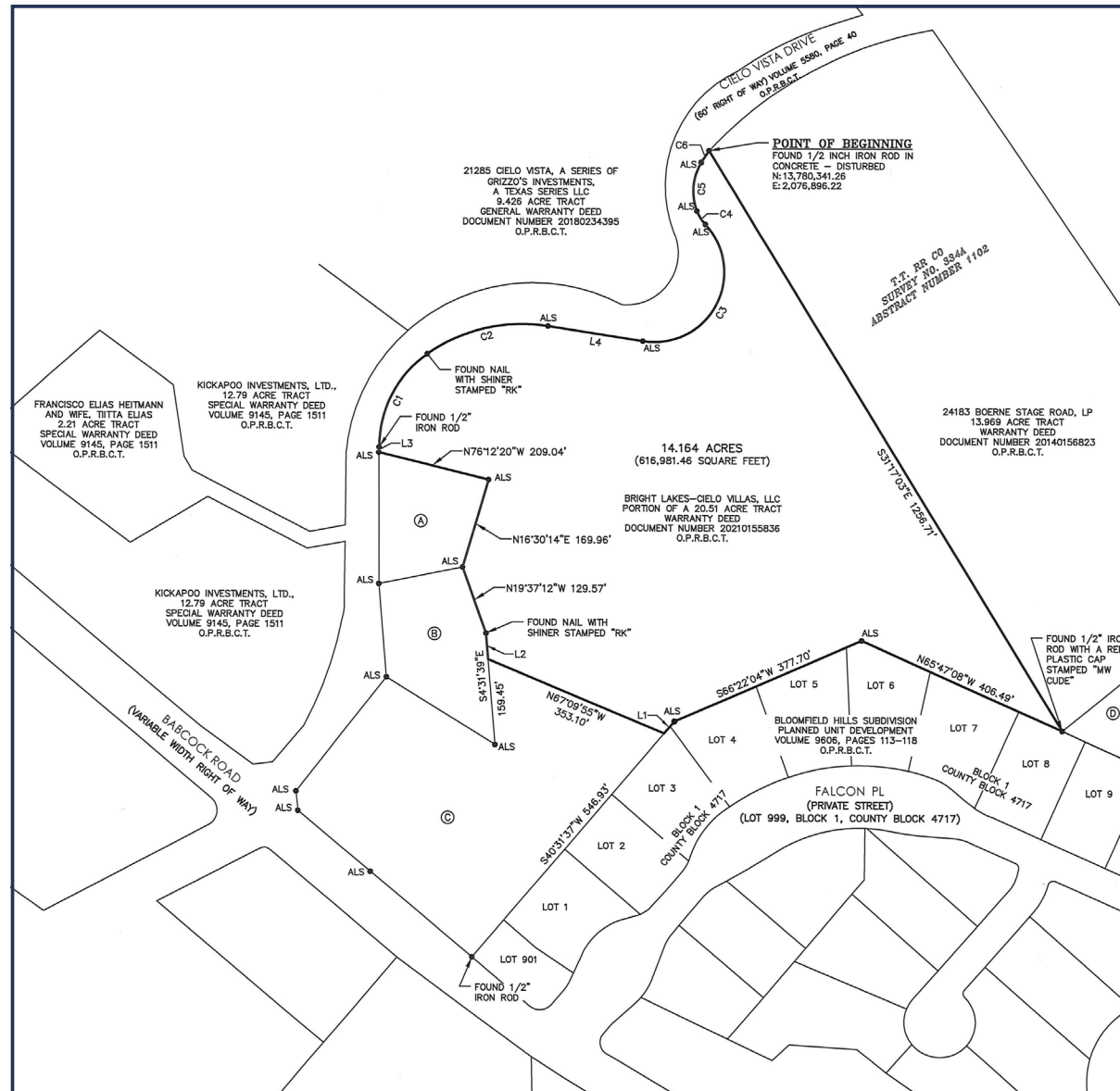
Housing Value	3 Miles	5 Miles	10 Miles
Median Home Price	\$564,114	\$484,634	\$366,258

Housing Units	3 Miles	5 Miles	10 Miles
Owner-Occupied Housing	7,160	20,266	109,003
Renter-Occupied Housing	3,675	14,143	76,527



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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.



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Get in Touch

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