

SATX 78148

GIBBS SPRAWL

BUSINESS PARK

10022-10072 FM 1976, Universal City, TX 78148

CLASS A NEW CONSTRUCTION OFFICE/WAREHOUSE WITH PRIVATE STORAGE YARDS FOR LEASE IN NORTHEAST SAN ANTONIO, TEXAS

1,087 RSF

Move-in ready
office

**6,213 -
12,425 RSF**
Suites available

1.56 - 3.17 AC

Asphalt/
concrete lots

a
GRAYBOX
development

STREAM®

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PROPERTY HIGHLIGHTS

3.17 ACRES

10022
FM 1976

1.56 ACRES

10032 - 10062
FM 1976

1.65 ACRES

10072
FM 1976
(Potential Additional
6+ Acres on Phase II)

14'

Overhead doors

**DOCK &
GRADE LEVEL**

Loading

**ESFR-
Sprinklered**

**FENCED
& PAVED**

Outside storage



GibbsSprawl.com



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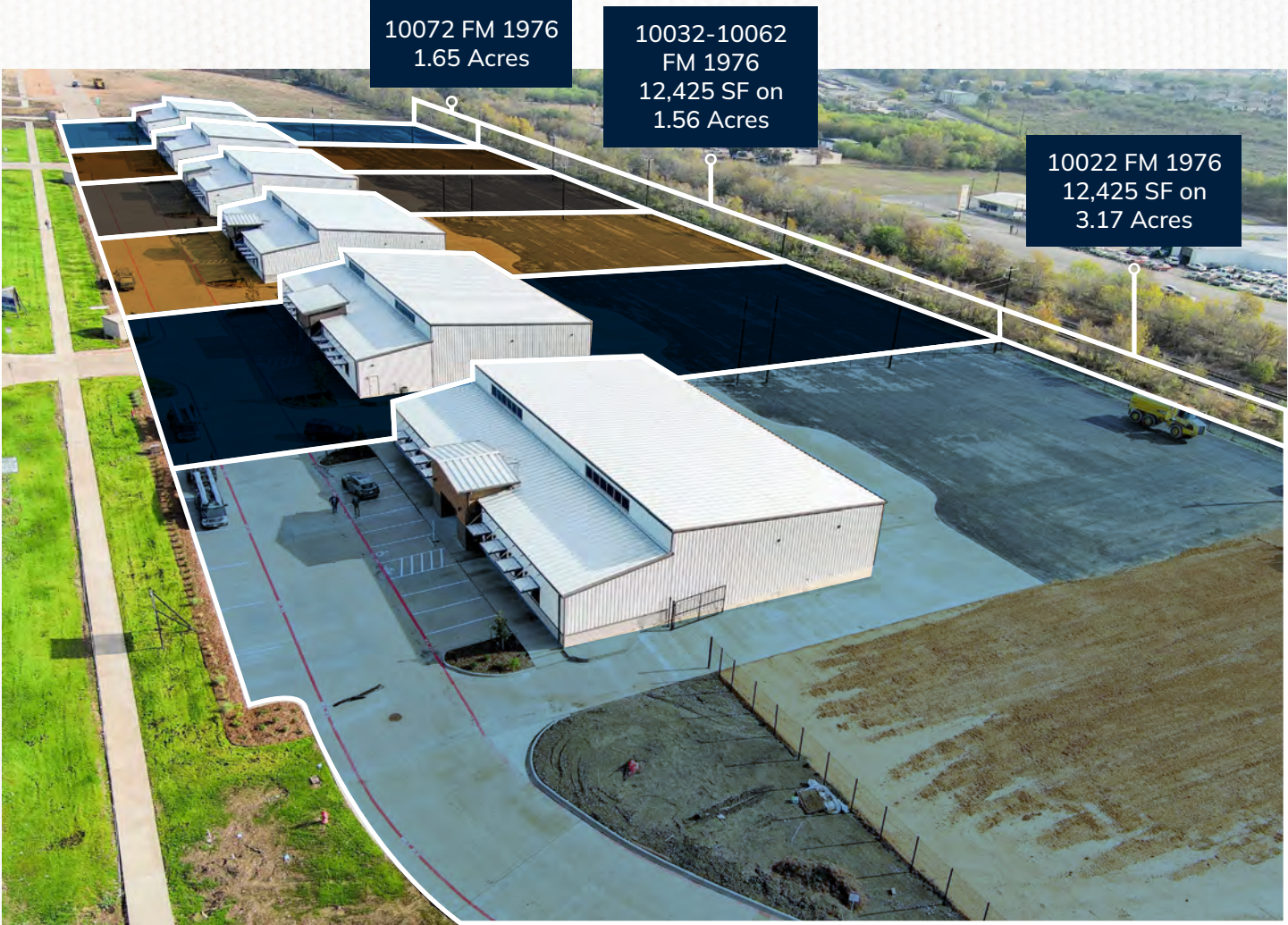
BUSINESS PARK

Introducing **Gibbs Sprawl Business Park**, a prime industrial and outside storage facility located in northeast San Antonio, Texas. Now available for lease, this Class A new construction offers flexibility with single or co-tenant buildings. Each building spans approximately 12,425 square feet and features approximately 1,087 square feet of office space for full building tenants. With outside storage allowed by right, each ESFR-sprinklered building features a 1.56-acre lot with 1 acre of fenced and paved storage area, dock and grade-level loading, and 14' overhead doors.



GIBBS SPRAWL BUSINESS PARK

CLASS A NEW CONSTRUCTION WAREHOUSE/SHOWROOM FOR LEASE



10022 FM 1976
12,425 SF on
3.17 Acres

10032 FM 1976
12,425 SF on
1.56 Acres

10042 FM 1976
12,425 SF on
1.56 Acres

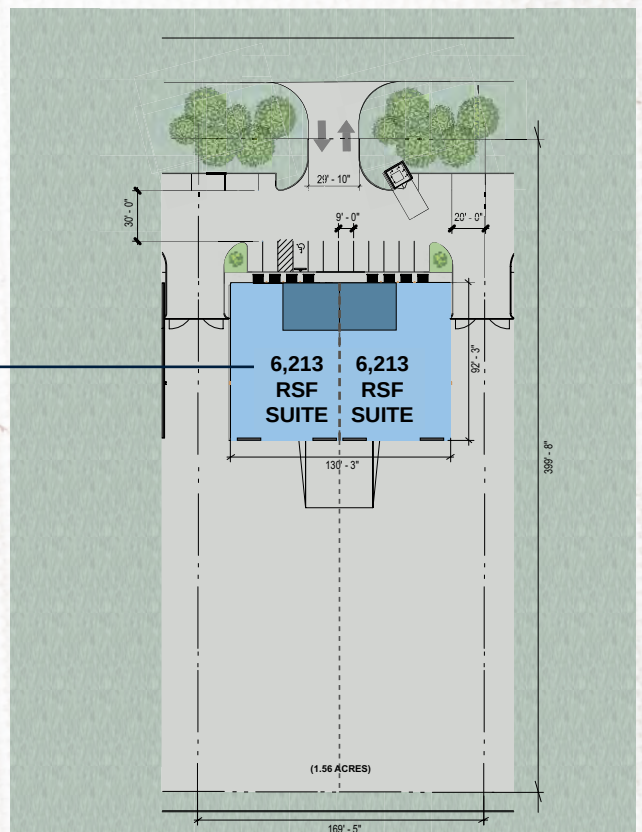
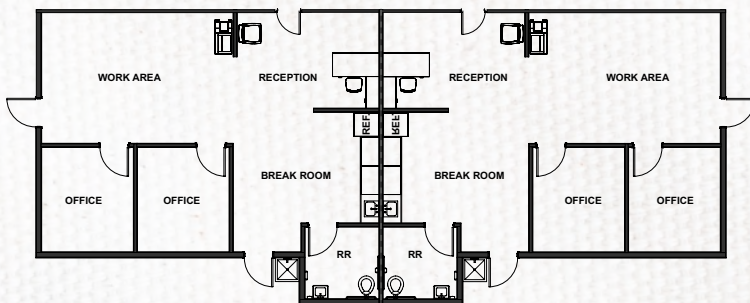
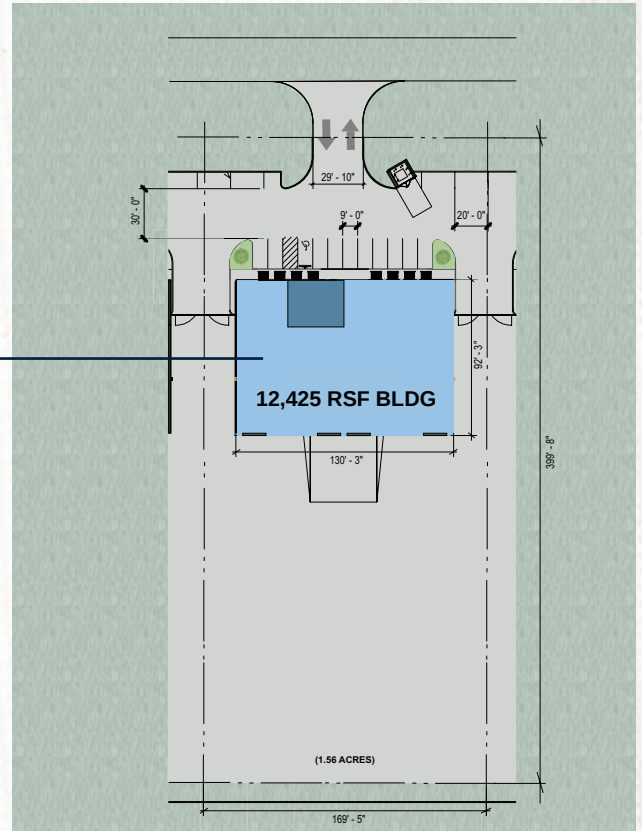
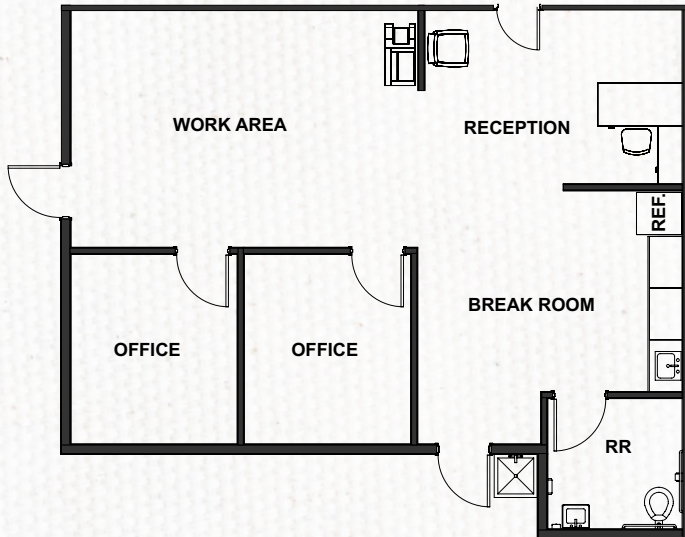
LEASED
 KENT
COMPANIES

10062 FM 1976
12,425 SF on
1.56 Acres

10072 FM 1976
12,425 SF on
1.65 Acres



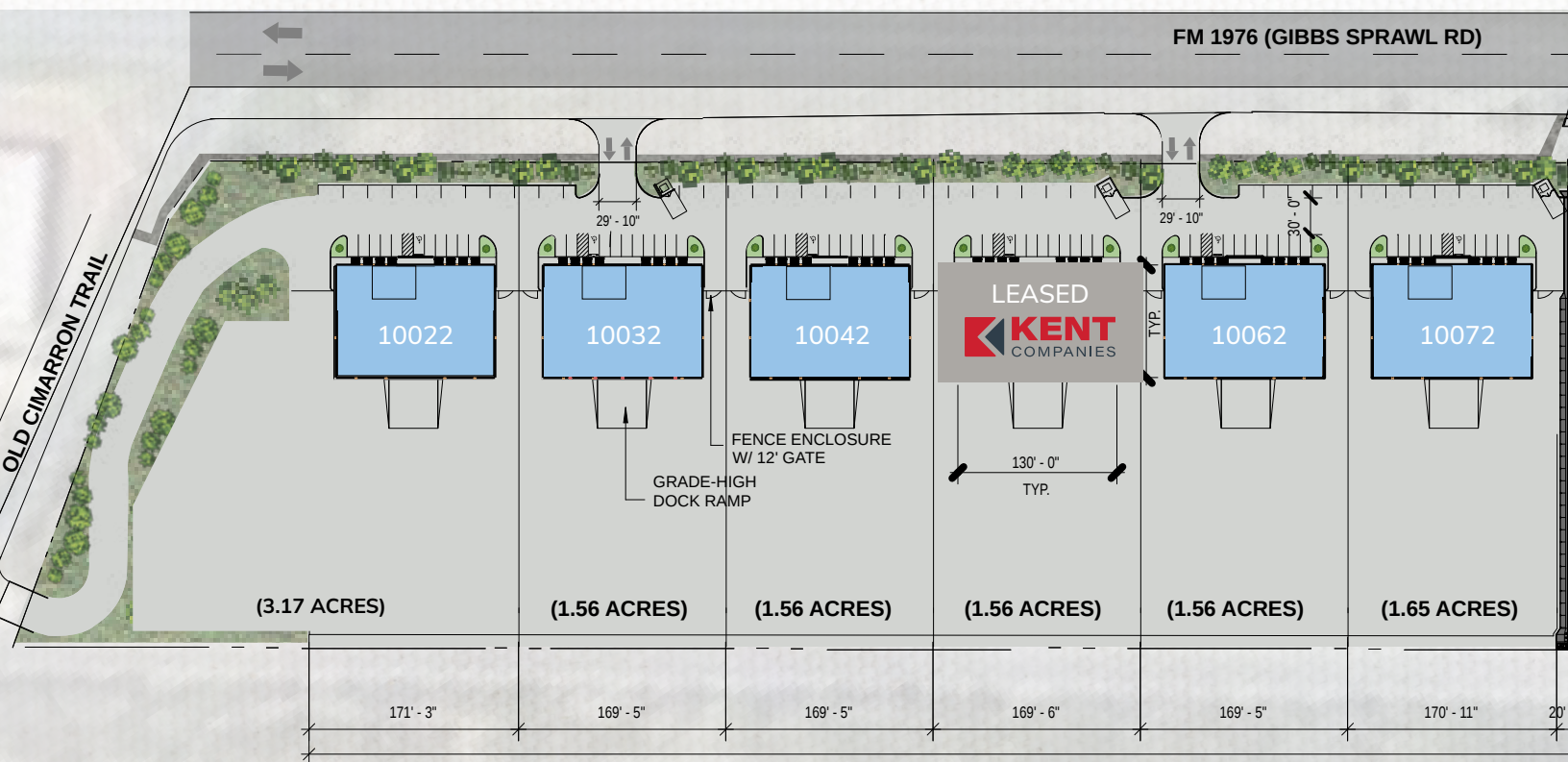
BUILDING/LOT INTERIOR OPTIONS



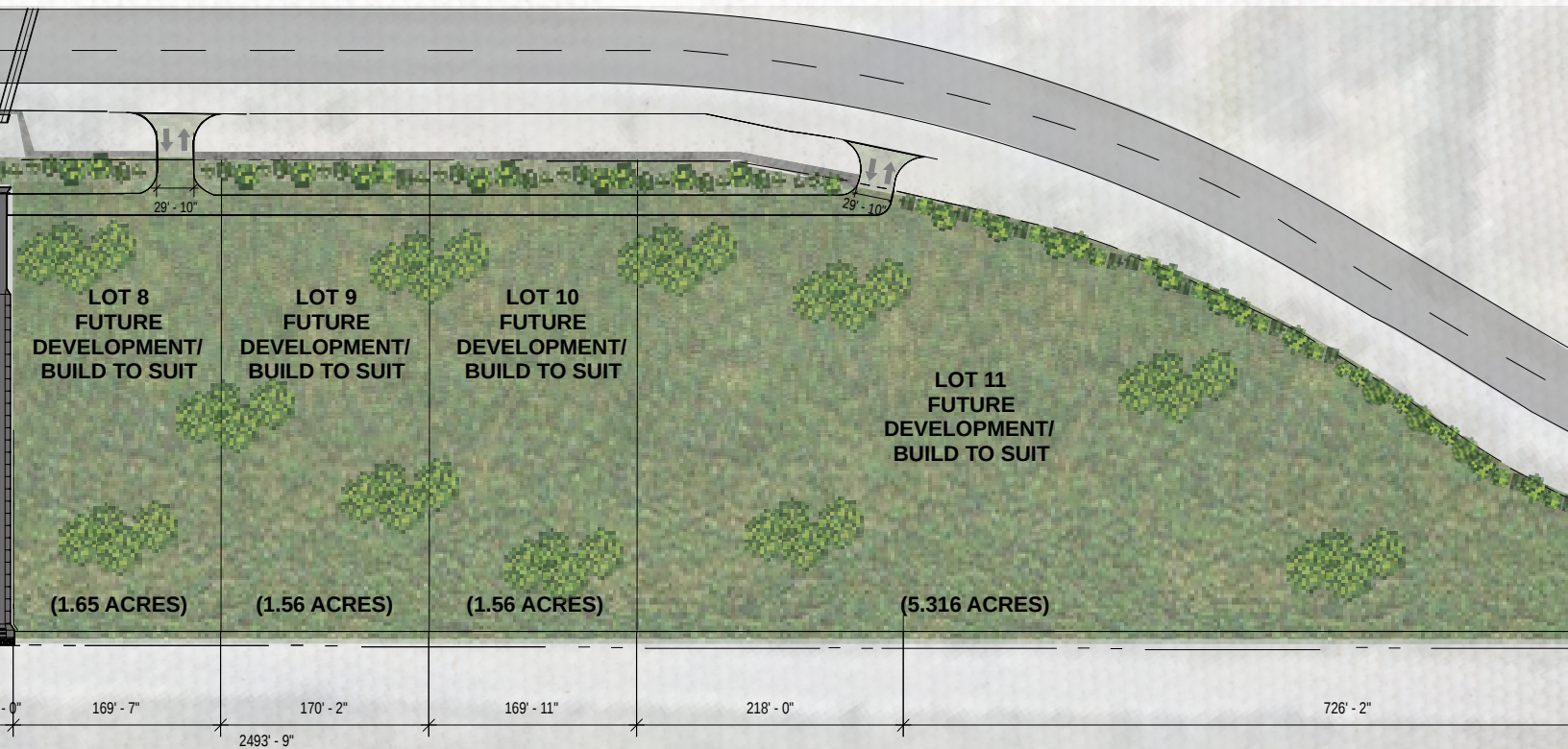




SITE PLAN



FUTURE DEVELOPMENT





**DRIVE
TIMES**

LOOP 1604 1 MINUTE

LOOP 410 11 MINUTES

35 5 MINUTES

10 12 MINUTES



DEMOGRAPHICS

(WITHIN A 10 MIN DRIVE)



134,092
Total Population



48,022
Total Households



3.3%
Unemployment



35.9
Median Age



64.1%
White Collar Employment



\$94,491
Average HH Income





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