



SATX

78239

# GIBBS SPRAWL

## BUSINESS PARK

*Located at Gibbs Sprawl Road & Old Cimarron Trail*

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

Delivering in Q3 2025



  
STREAM

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# PROPERTY HIGHLIGHTS

**1,087 RSF**  
Move-in ready  
office

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

**1.56 AC**  
Asphalt/  
concrete lots

**CLASS A**  
New  
construction

**Q3 2025**  
Delivering

**FENCED &  
PAVED**  
Outside storage

**12' x 14'**  
Overhead  
doors

**DOCK &  
GRADE LEVEL**  
Loading

**FULLY  
SPRINKLERED**  
Building



\*Conceptual renderings, actual design may change





SATX

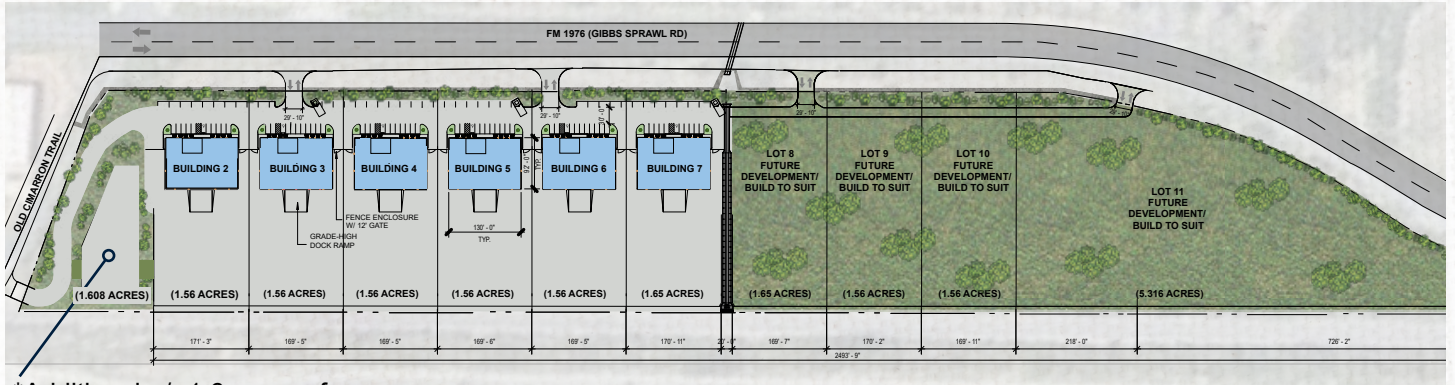
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**GIBBS SPRAWL**  
BUSINESS PARK

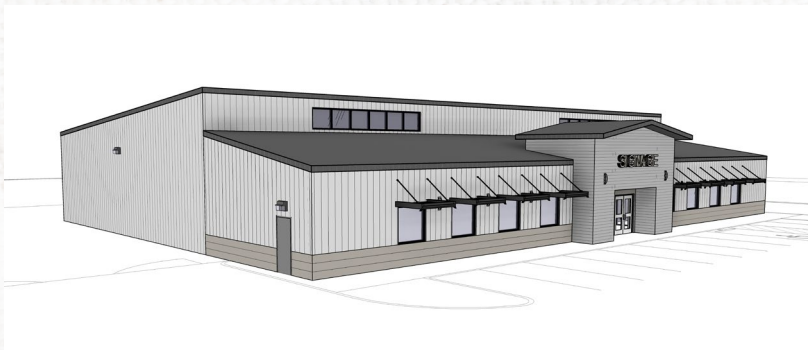
Introducing **Gibbs Sprawl Business Park**, a prime industrial and outside storage facility located in northeast San Antonio, Texas. Now available for lease, this Class A new construction offers flexibility with single or co-tenant buildings. Each building spans approximately 12,425 square feet and will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



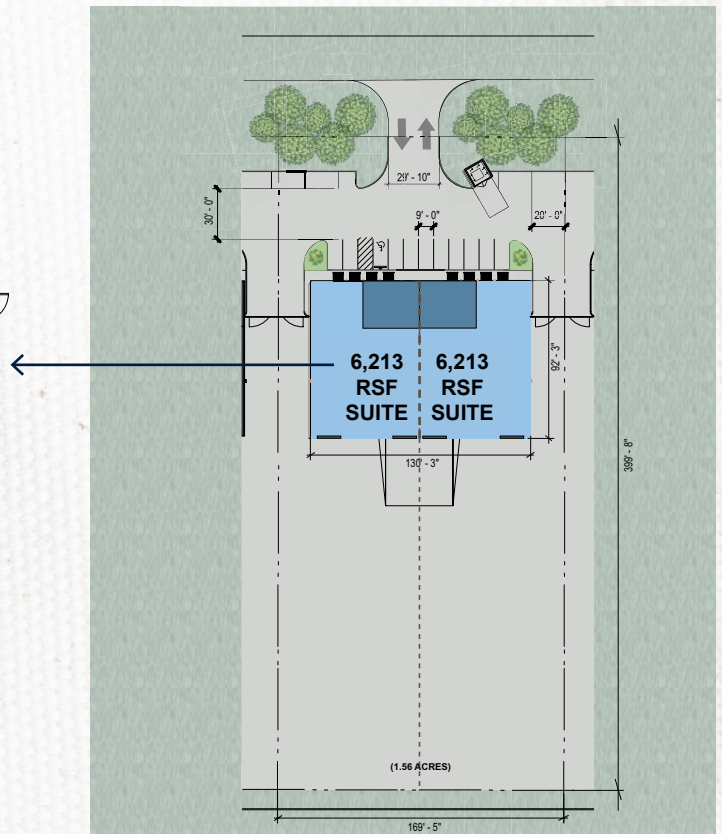
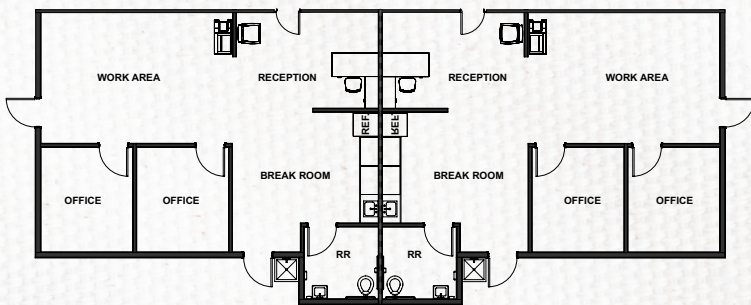
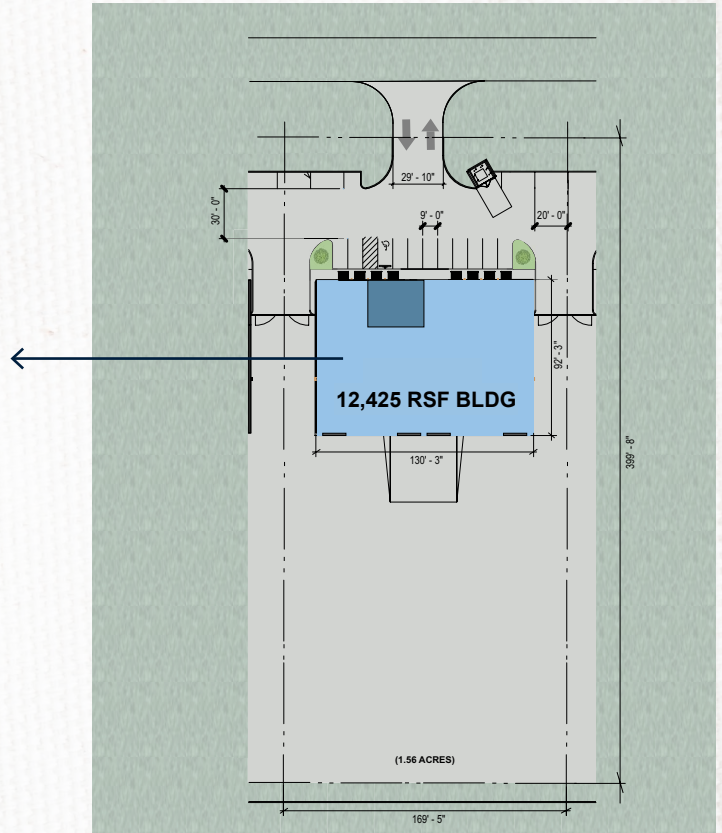
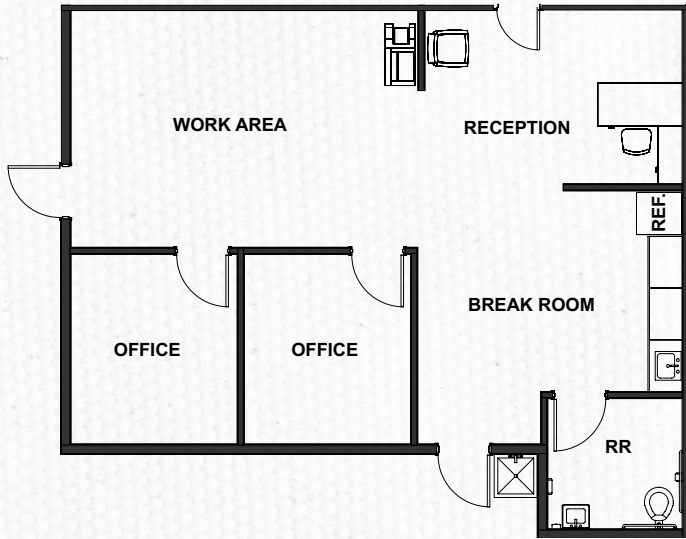
# CLASS A NEW CONSTRUCTION WAREHOUSE/SHOWROOM FOR LEASE



\*Additional +/- 1.6 acres of outside storage available



# BUILDING/LOT INTERIOR OPTIONS





**DRIVE TIMES**

**LOOP 1604 4 MINUTES**

**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



SIGNAGE



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