



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**

Delivering Q4 2025

12,425 SF ON 1.56 ACRES

a
GRAYBOX
development

STREAM[®]

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PROPERTY HIGHLIGHTS

*Conceptual renderings, actual design may change

1,087 RSF

Move-in ready
office

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

1.56 - 3.16 AC

Asphalt/
concrete lots

3 PHASE
400 Amp Service
per Building

**Q4
2025**
Delivering

**FENCED
& PAVED**
Outside storage

14'
Overhead
doors

**DOCK &
GRADE LEVEL**
Loading

ESFR
Sprinklered



Q2 2025 Construction Updates



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 will feature approximately 1,087 square feet of office space for full building tenants. With outside storage allowed by right, each ESFR sprinklered building will feature 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

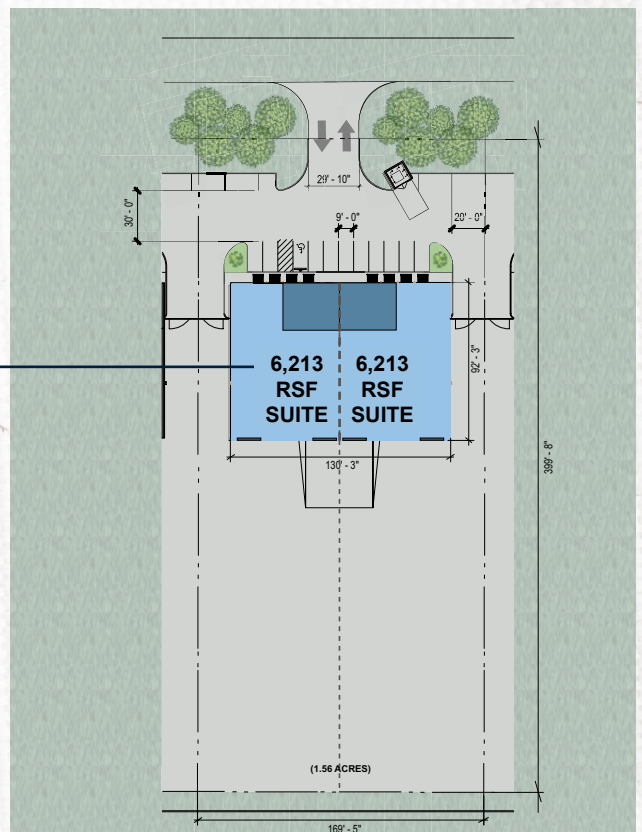
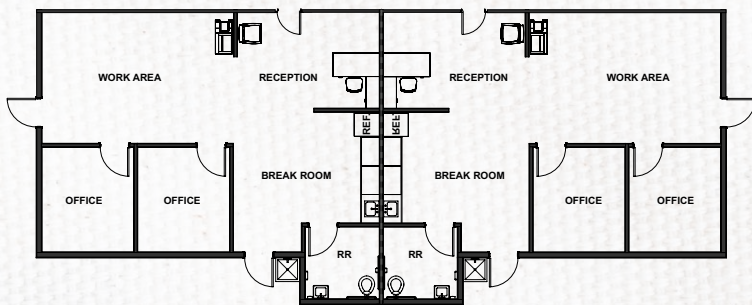
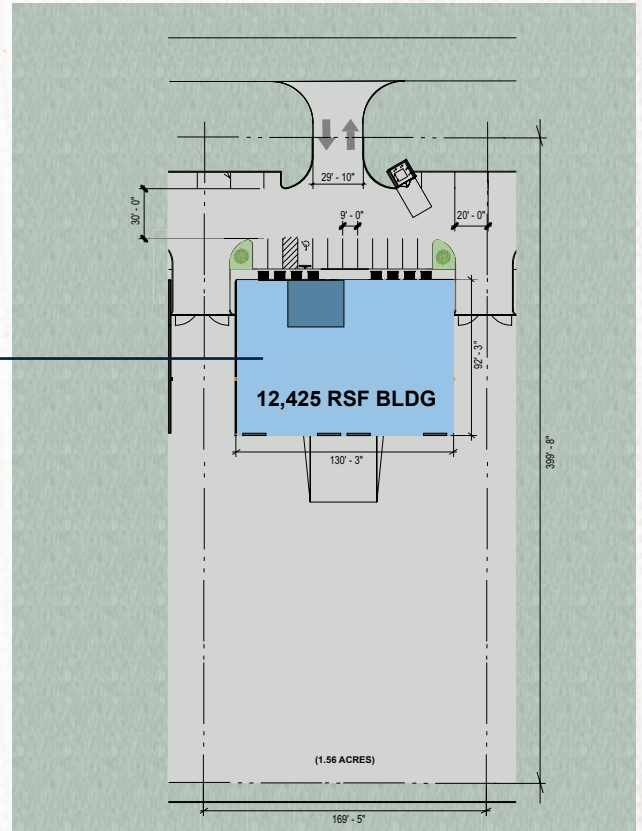
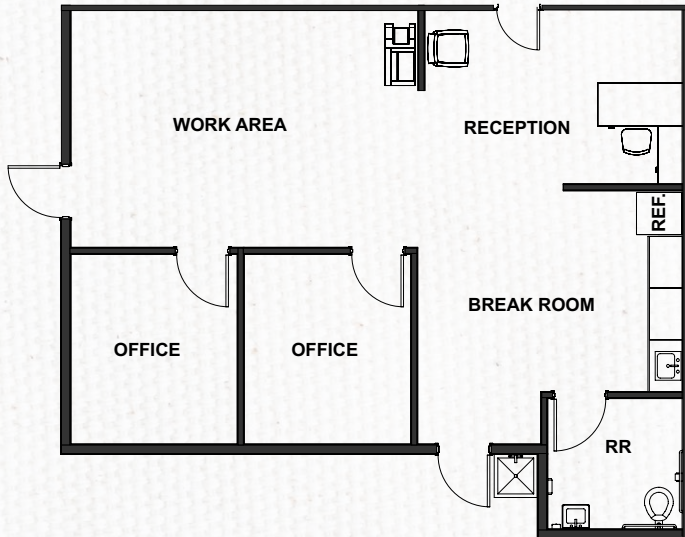
CLASS A NEW CONSTRUCTION WAREHOUSE/SHOWROOM FOR LEASE



Q3 2025 Construction Update



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



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