

AVAILABLE FOR SALE



101 and 103 Gibbs Sprawl Rd, Converse TX 78109

EXCLUSIVELY MARKETING BY

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URIAH
REAL ESTATE ORGANIZATION LLC

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1

EXECUTIVE
SUMMARY

Property Overview

Property Highlights

Property Site Outline

Nearby Amenities

Location Map

2

MARKET
OVERVIEW

San Antonio, Texas

Location Attractions

1

EXECUTIVE SUMMARY

The subject property consists of two adjacent lots with separate buildings located at 101 Gibbs Sprawl Rd and 103 Gibbs Sprawl Rd in Converse, TX 78109. The total square footage of the property is 25,481.36, with a total acreage of 0.5691. The larger building was built in 1900 and has a size of 9,772 sqft, while the smaller building was built in 1968 and has a size of 3,490 sqft. The property is zoned B-2 and has water and sewer utilities on site. The traffic counts for the area are 10,418 MPSI, and the property has a total frontage of 380 ft. The property is located near the center of Converse, on a hard corner in front of Seguin and Gibbs Sprawl. It is approximately 1.5 miles from the nearest Loop 1604 access and 2.8 miles from Randolph AFB.

The property is a combination of offices, warehouse, and garages, with the smaller building previously being used as a CrossFit gym. Currently, there are tenants in two of the offices. Both lots must be purchased together, and there is an option to purchase a 0.19-acre vacant lot on the other side of Seguin Rd.

Property Overview

ASKING PRICE:

CALL BROKER FOR DETAILS

LOT SIZE:

.569 ± acres

BUILDING 1 SIZE:

9,772 ± sqft

BUILDING 2 SIZE:

3,490 ± sqft

ZONING:

B-2

FRONTAGE:

150 ± linear ft on Gibbs Sprawl Rd
170 ± Linear Ft on N Seguin Rd

UTILITIES ON SITE:

All On Site

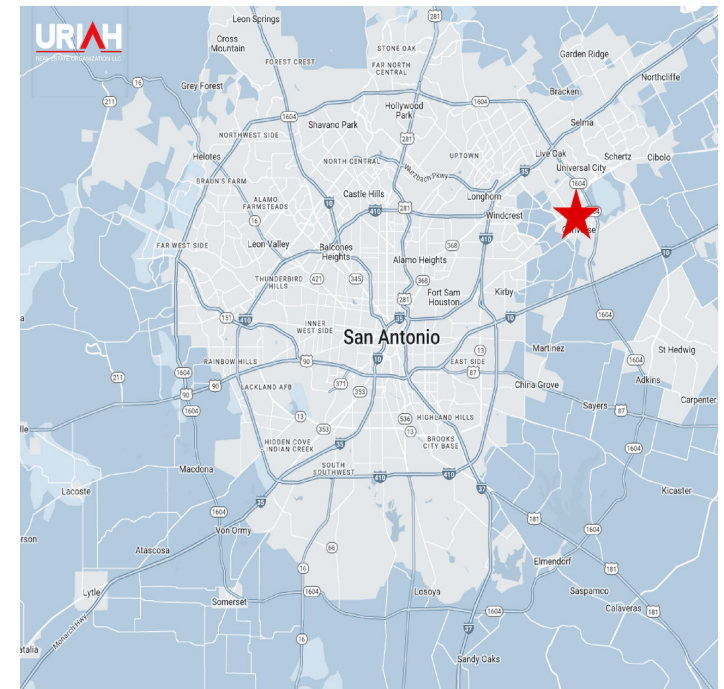
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CONTACT US



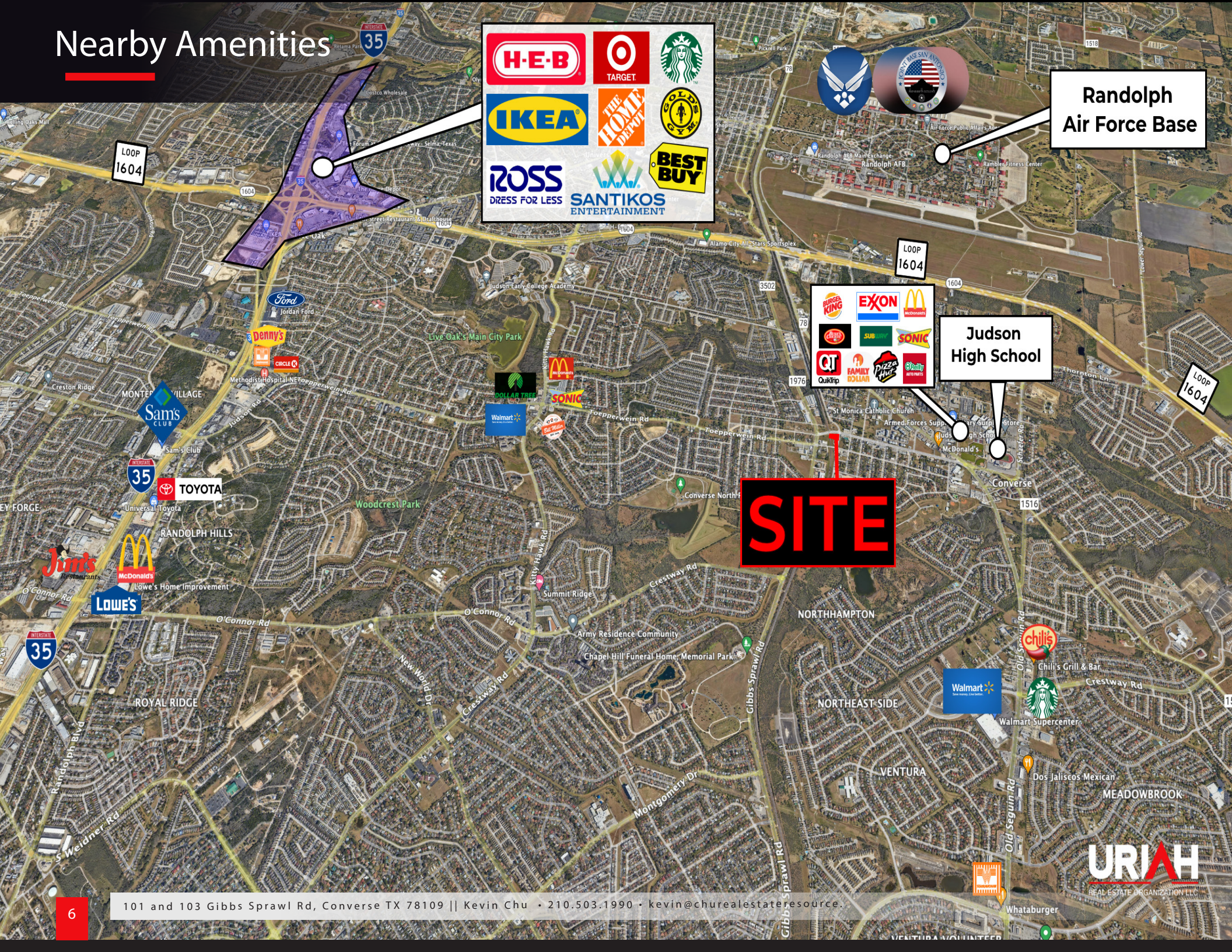
Property Highlights

- Near Loop 1604, Randolph Air Force, Judson High School and many other top attractions.
- Approx. 1.5 miles from nearest Loop 1604 access
Approx. 2.8 miles from Randolph AFB
- Retail | Restaurant | Office
- High Traffic Counts and High Visibility
10,853 VPD on Business Ln | 52,000 VPD on Loop 1604



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Nearby Amenities



Grid of retail logos: H-E-B, Target, Starbucks, IKEA, The Home Depot, Gold's Gym, Ross Dress for Less, Santikos Entertainment, Best Buy.

Randolph Air Force Base

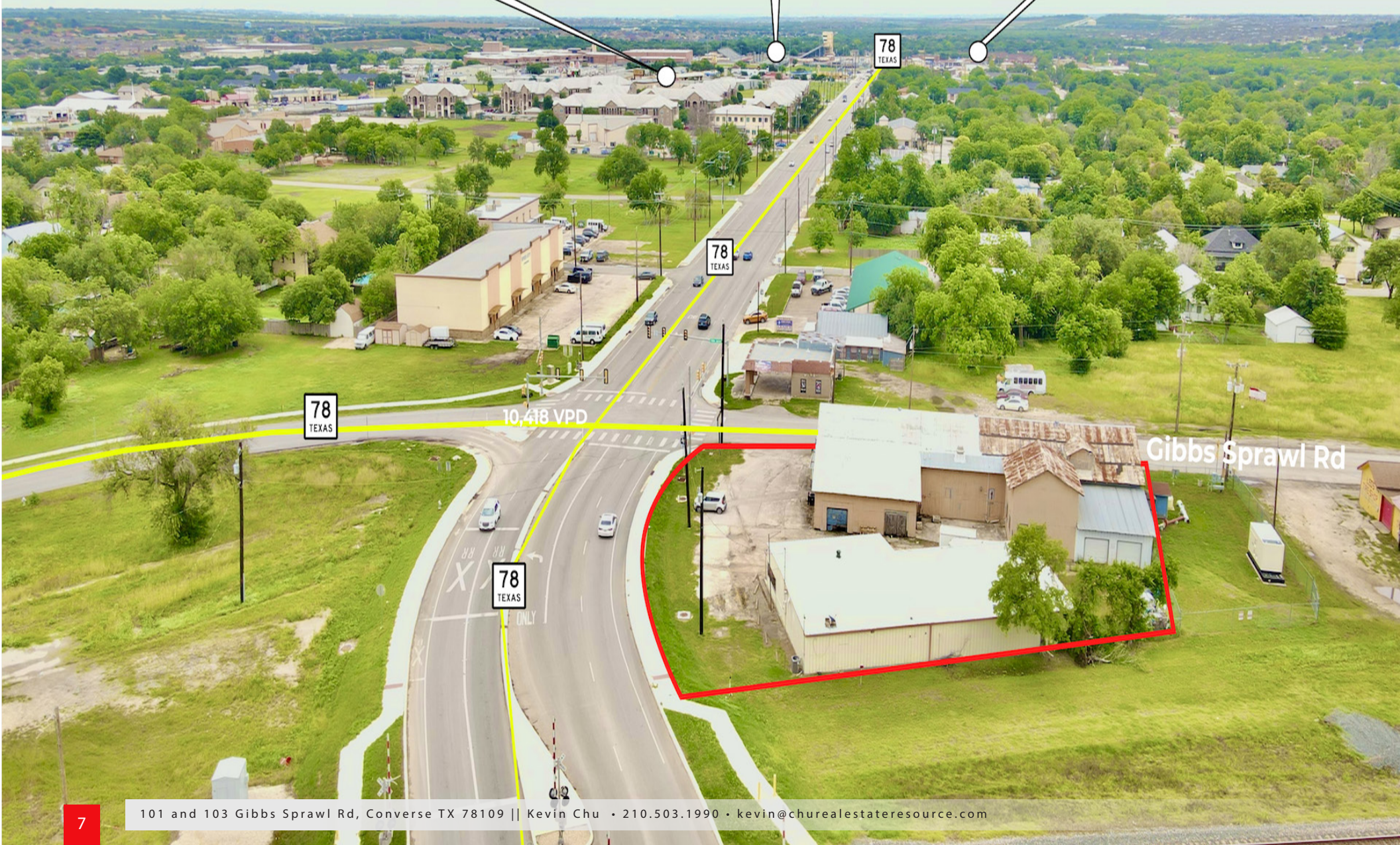
Judson High School

SITE

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Judson High School



78 TEXAS

10,418 VPD

78 TEXAS ONLY

Gibbs Sprawl Rd



**DOLLAR
GENERAL**



**78
TEXAS**

**78
TEXAS**

10,418 VPD

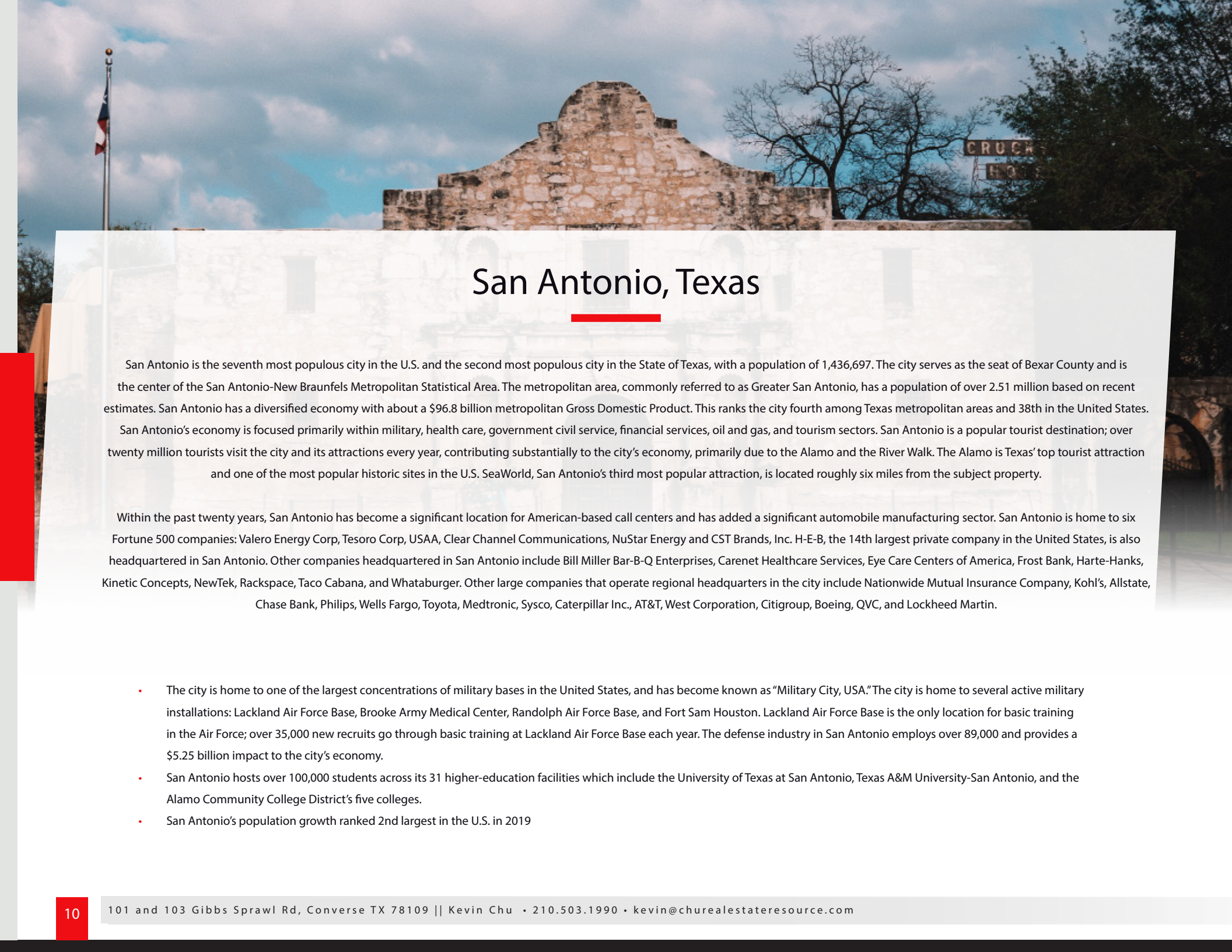
**78
TEXAS**

Gibbs Sprawl Rd

2

MARKET
OVERVIEW





San Antonio, Texas

San Antonio is the seventh most populous city in the U.S. and the second most populous city in the State of Texas, with a population of 1,436,697. The city serves as the seat of Bexar County and is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. The metropolitan area, commonly referred to as Greater San Antonio, has a population of over 2.51 million based on recent estimates. San Antonio has a diversified economy with about a \$96.8 billion metropolitan Gross Domestic Product. This ranks the city fourth among Texas metropolitan areas and 38th in the United States.

San Antonio's economy is focused primarily within military, health care, government civil service, financial services, oil and gas, and tourism sectors. San Antonio is a popular tourist destination; over twenty million tourists visit the city and its attractions every year, contributing substantially to the city's economy, primarily due to the Alamo and the River Walk. The Alamo is Texas' top tourist attraction and one of the most popular historic sites in the U.S. SeaWorld, San Antonio's third most popular attraction, is located roughly six miles from the subject property.

Within the past twenty years, San Antonio has become a significant location for American-based call centers and has added a significant automobile manufacturing sector. San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp, USAA, Clear Channel Communications, NuStar Energy and CST Brands, Inc. H-E-B, the 14th largest private company in the United States, is also headquartered in San Antonio. Other companies headquartered in San Antonio include Bill Miller Bar-B-Q Enterprises, Carenet Healthcare Services, Eye Care Centers of America, Frost Bank, Harte-Hanks, Kinetic Concepts, NewTek, Rackspace, Taco Cabana, and Whataburger. Other large companies that operate regional headquarters in the city include Nationwide Mutual Insurance Company, Kohl's, Allstate, Chase Bank, Philips, Wells Fargo, Toyota, Medtronic, Sysco, Caterpillar Inc., AT&T, West Corporation, Citigroup, Boeing, QVC, and Lockheed Martin.

- The city is home to one of the largest concentrations of military bases in the United States, and has become known as "Military City, USA." The city is home to several active military installations: Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base, and Fort Sam Houston. Lackland Air Force Base is the only location for basic training in the Air Force; over 35,000 new recruits go through basic training at Lackland Air Force Base each year. The defense industry in San Antonio employs over 89,000 and provides a \$5.25 billion impact to the city's economy.
- San Antonio hosts over 100,000 students across its 31 higher-education facilities which include the University of Texas at San Antonio, Texas A&M University-San Antonio, and the Alamo Community College District's five colleges.
- San Antonio's population growth ranked 2nd largest in the U.S. in 2019

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