

FOR LEASE

± 3,405 SQ AVAILABLE
HOT CORNER/OFFERING \$40.00/
PSF TI/ PRE-LEASING
NOW! RETAIL - 2 SPACES

15900 FM1957

SAN ANTONIO, TEXAS 78253

**\$38/SF/YR
\$3.17/SF/MO**



FOR MORE
INFORMATION
PLEASE CONTACT

NICK ANTHONY
210.849.9283
nanthony@cbcalamo.com



**COLDWELL BANKER
COMMERCIAL** | ALAMO CITY

CBCALAMO.COM

LEASE

SAHOTA CENTER @ CR381
15900 FM1957, San Antonio, TX 78253



Lease Price:	Varied
Building Size:	± 7,425 SQFT
Available Lease Space:	± 3,405
Year Built:	2025
Subtype:	Retail, Office, Restaurant
Zoning:	OCL - Commercial
Year Built:	2025
Parking Spaces:	37

PRIME RETAIL SPACE IN BOOMING NW SAN ANTONIO:

Seize the opportunity to establish your business in one of San Antonio's fastest-growing areas! Don't miss your chance to capture this growing consumer base. As the area continues to develop, early movers will have a significant advantage in establishing their brand and customer loyalty.

Contact us today to schedule a viewing and secure your space in this thriving community!

Pre-leasing available - Plan your future success today!

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PROPERTY HIGHLIGHTS:

- Total available space: \pm 3,405 sq ft.
- Flexible options: Minimum \pm 1,620 sq ft spaces available.
- Location: Intersection of CR381 and Potranco Rd, ZIP 78253.
- Ideal for: Retail, professional offices, small services, restaurants.

WHY CHOOSE THIS LOCATION?

Rapidly Expanding Market:

Far northwest San Antonio is experiencing explosive growth.

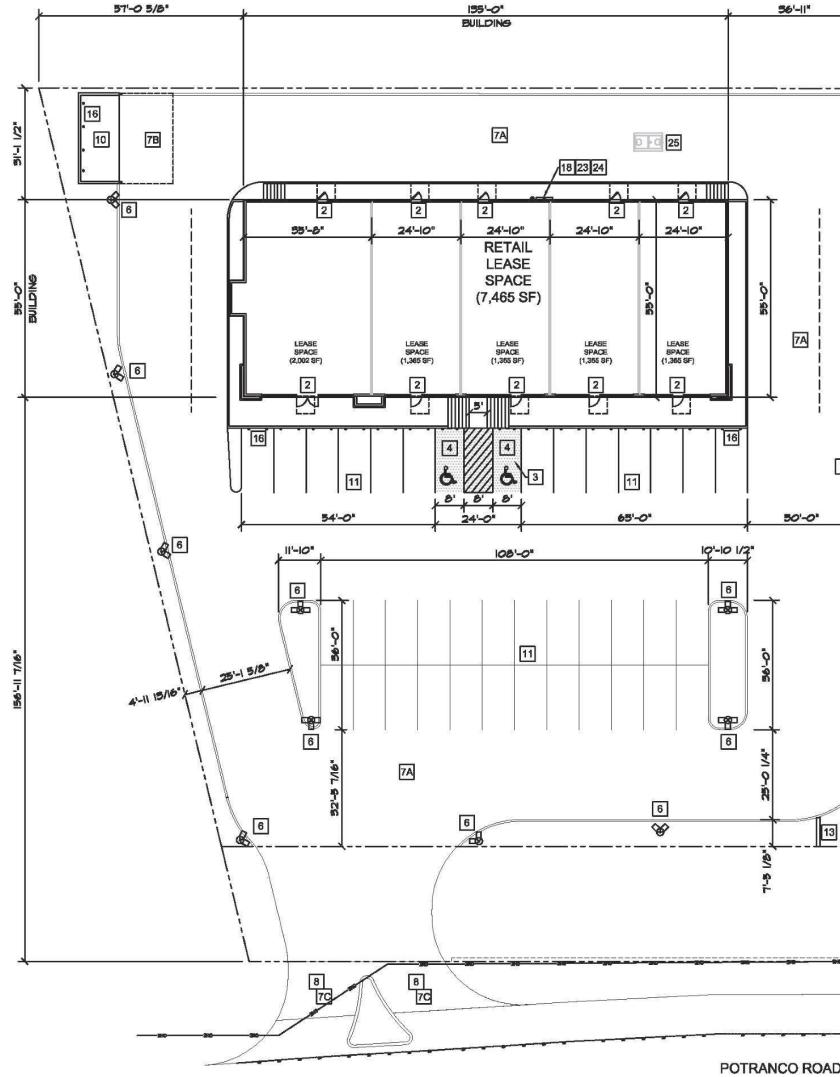
New Developments:

Housing projects and schools are sprouting up in the immediate trade area.

Diverse Opportunities:

Perfect for various businesses, including:

- Medical offices (doctor)
- Insurance agencies
- Salons and spas
- Fitness centers and martial arts studios
- Restaurants and eateries



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AVAILABLE SPACES

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AVAILABLE SPACE #1:

PRE-LEASING OFFERING:	\$40/psf TI
Rate:(End-Cap):	\$40/SF/YR
SQFT:	± 1,617 - 3,405 SQFT
Subtype:	Retail, Office, Restaurant
Lease Type:	NNN
Lease Term:	5+ Years
Year Built:	2025

AVAILABLE SPACE #2:

PRE-LEASING OFFERING:	\$40/psf TI
Rate:	\$38/SF/YR
SQFT:	1,820 SQFT
Subtype:	Retail, Office, Restaurant
Lease Type:	NNN
Lease Term:	5+ Years
Year Built:	2025

±

± 1,365 - 5,425 SQFT

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EXTERIOR FINISH SCHEDULE

NOTES:
1. TO VERIFY ALL FINISHES WITH OWNER PRIOR TO CONSTRUCTION.
2. PRODUCT SUPPLIER TO SUBMIT COLOR SAMPLES OF ALL MATERIALS TO OWNER.
3. MATERIALS TO BE USED BY OWNER AS PER OWNERS SPECIFICATIONS.

4" X 8" X 16" AUSTIN CUT LIMESTONE
1/2" THICK, 1/2" CHAMFERED, 1/2" DURGALEAN VINYL COATED METAL COPING
SUSCEPTIBLE TO ABUSE, ETC AND
JOINTS AS REQUIRED. COLOR: LIGHT
CHAMFERED GREY
SHERWIN WILLIAMS SW600X

EPS FINISH USE HIGH IMPACT
REINFORCING MESH IN AREAS
BELOW PROVIDE EPS CONTROL
JOINTS AS REQUIRED. COLOR: DARK
GREY - SHERWIN WILLIAMS SW600X

PREFINISHED METAL HALL PANELS
SHOWN IN COLOR: DARK GREY.
APPROVED EQUAL: "HORIZONTAL"**
CHAMFERED GREY.

AWNING SPECIFICATIONS

PRE MANUFACTURED AWNING
BY MAPEI. EXTERIOR CANOPIES
SHOWN IN COLOR: DARK GREY.
COLOR TO BE SPECIFIED BY OWNER.

CAP FLASHING SPECIFICATIONS

EPS FINISH USE HIGH IMPACT
REINFORCING MESH IN AREAS
BELOW PROVIDE EPS CONTROL
JOINTS AS REQUIRED. COLOR: LIGHT
CHAMFERED GREY
SHERWIN WILLIAMS SW600X

EPS FINISH USE HIGH IMPACT
REINFORCING MESH IN AREAS
BELOW PROVIDE EPS CONTROL
JOINTS AS REQUIRED. COLOR: DARK
GREY - SHERWIN WILLIAMS SW600X

EXTERIOR LIGHTING

11.11 EXTERIOR LIGHTING COLOR AS SPECIFIED
DOWN SPOUTS SPECIFICATION

11.12 DOWN SPOUTS -
12" X 12" COLLECTOR BOXES AND 6"
DOWN SPOUTS WITH THROUGH WALL
JOINTS. COLOR: CHAMFERED GREY.
TO MEET ALL LOCAL, STATE, AND
FEDERAL CODES.

EXPOSED STEEL SPECIFICATIONS

STRUCTURE, LADDER, ETC ATTACHED TO BUILDING
PAINT TO MATCH BUILDING PAINT
COLOR: CHAMFERED GREY.

SIGNAGE SPECIFICATIONS

INTERIALLY ILLUMINATED SIGN WITH
STORE LOGO. GENERAL CONTRACTOR
TO PROVIDE SIGN COMPANY.
BUILDING SIGNS AS REQUIRED BY SIGN
SUPPLIER.

FRONT (NORTH) ELEVATION

SCALE: 1/8"=1'-0"

LEFT (WEST) ELEVATION

SCALE: 1/8"=1'-0"

RIGHT (EAST) ELEVATION

SCALE: 1/8"=1'-0"

REAR (SOUTH) ELEVATION

SCALE: 1/8"=1'-0"

RAVI SAHOTA SAHOTA HOLDINGS, LLC
POTRANCO RD @ CR 381
MEDINA COUNTY, TEXAS

EXTERIOR ELEVATIONS LEASE SPACES
project no. _____
REVISION DATE BY _____
NOTES: _____

CANOPY DETAIL LEASE SPACE

CANOPY DETAIL LEASE SPACE

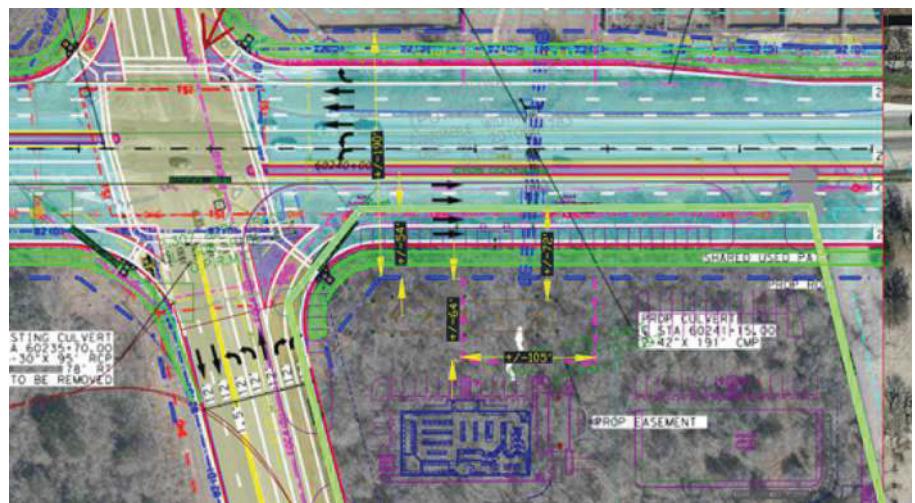
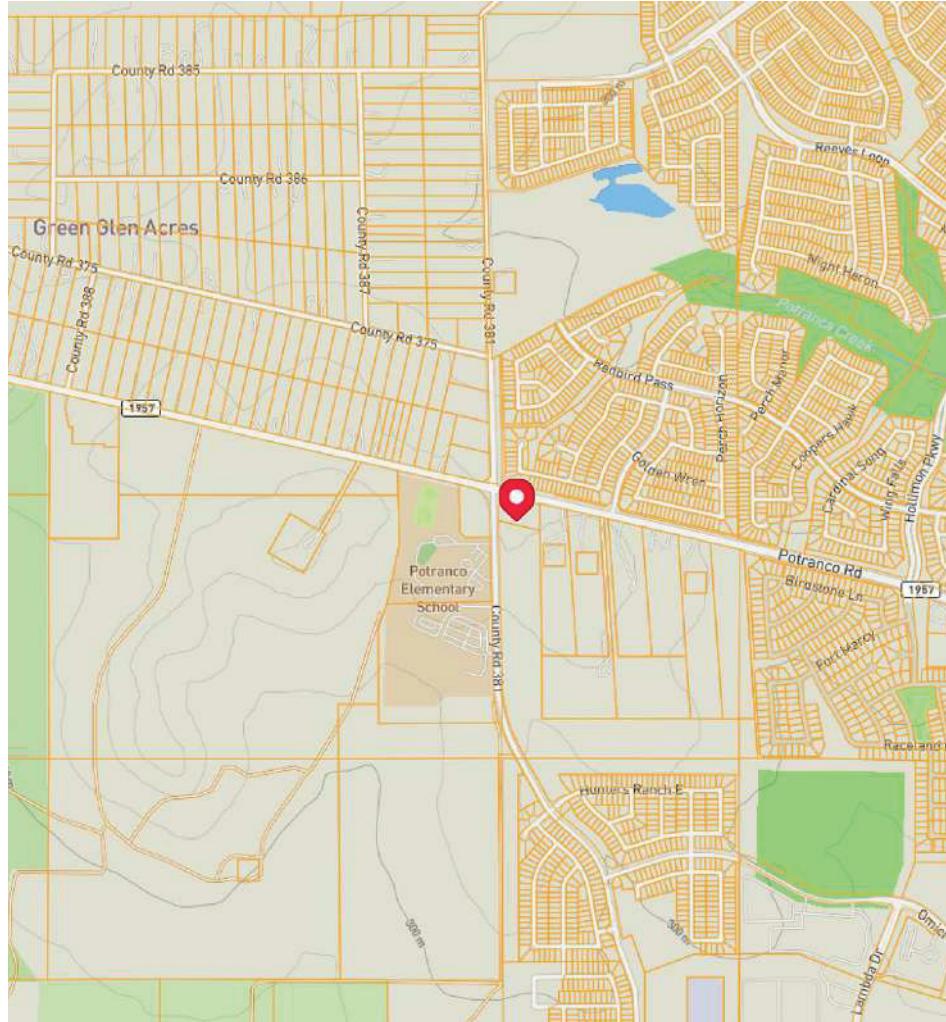
WINDOW DETAIL

Morales design group
2617 Willowbrook Drive
San Angelo, Texas 76904
(325)223-2444 fax:(325)223-2443
jaine@morales.builders.com

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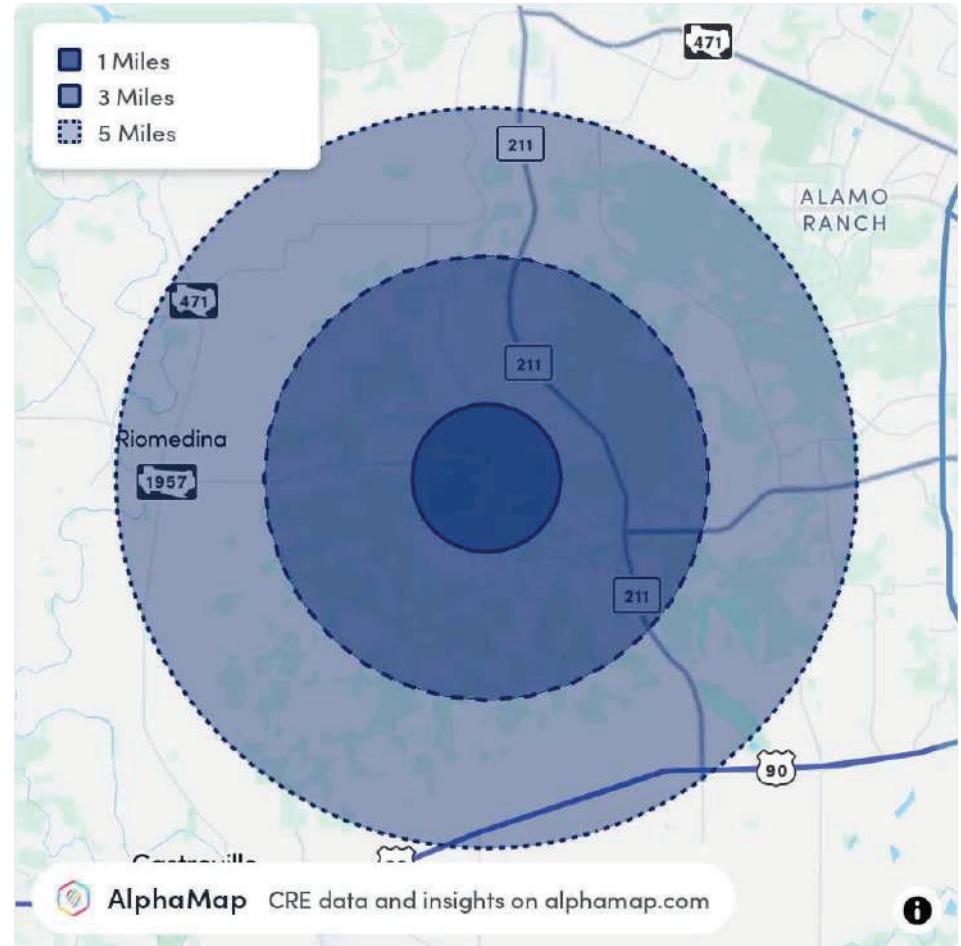
DEMOGRAPHICS

15900 FM1957, San Antonio, TX 78253

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,526	18,781	46,134
Average Age	34	33	35
Average Age (Male)	33	33	34
Average Age (Female)	34	34	36

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,660	5,584	13,967
Persons per HH	3.3	3.4	3.3
Average HH Income	\$127,871	\$133,390	\$133,727
Average House Value	\$334,609	\$363,634	\$370,447
Per Capita Income	\$38,748	\$39,232	\$40,523

Map and demographics data derived from AlphaMap

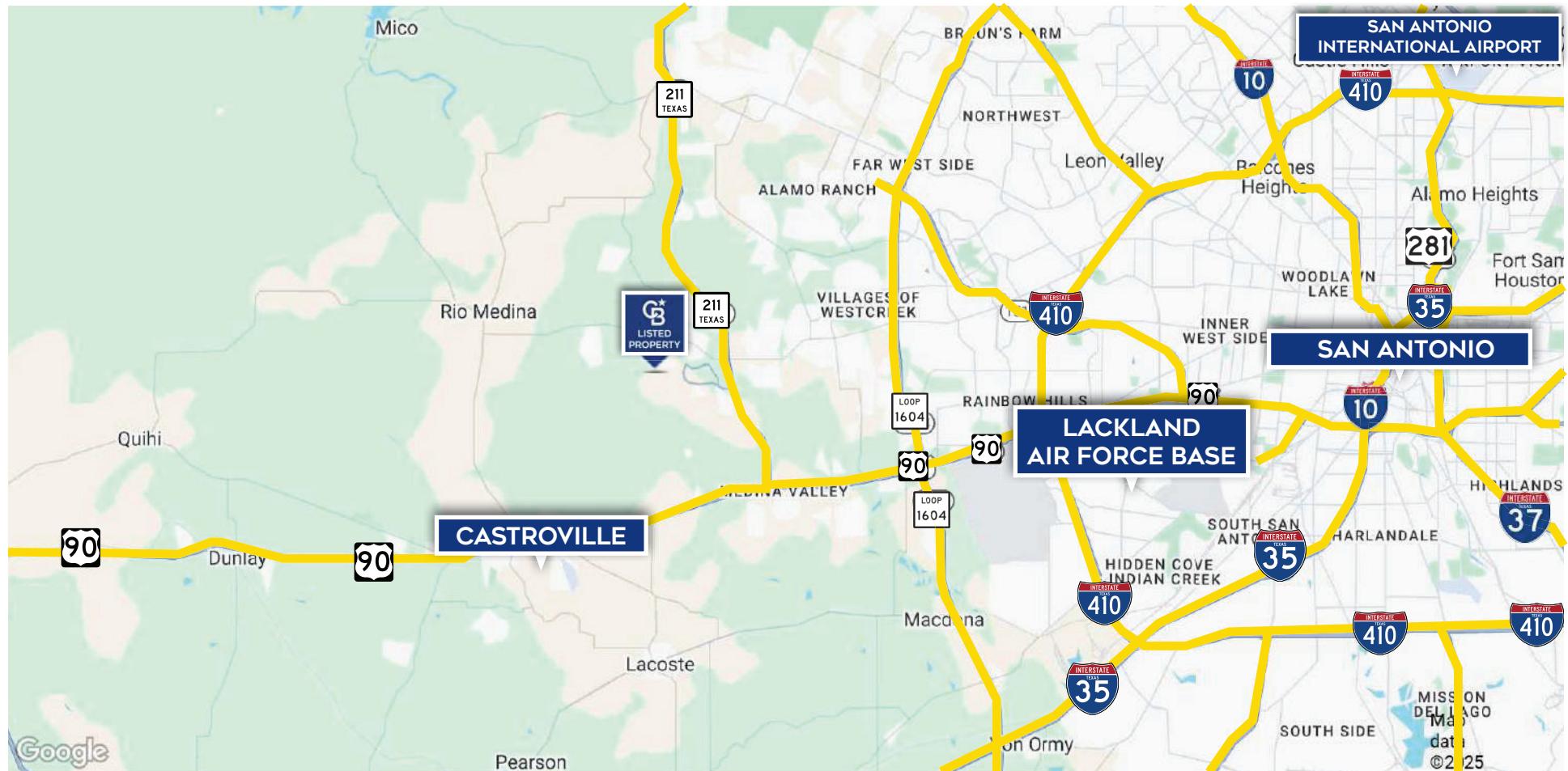


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POINTS OF INTEREST
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Alamo City

416239

lrispoli@cbharper.com

2104837000

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Leesa Harper Rispoli

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lrispoli@cbharper.com

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Designated Broker of Firm

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Nick Anthony

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2108499283

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date