

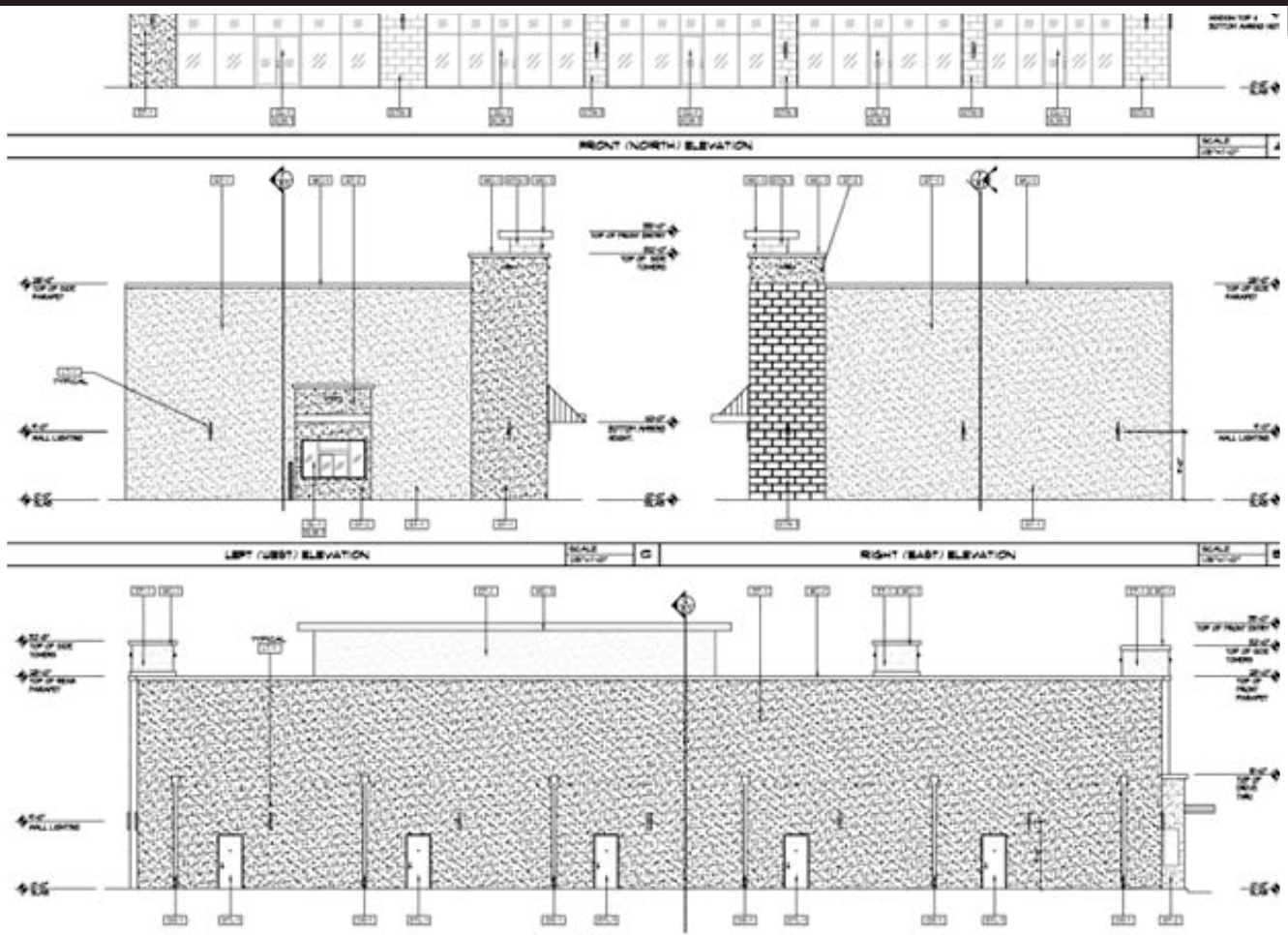
## PROPERTY OVERVIEW

Sahota Center is an exceptional retail development opportunity at the prominent intersection of McCarty Lane and Rattler Road in San Marcos, Texas, offering strong visibility, easy access, and a strategic position within a rapidly expanding growth corridor. Planned as a four-building development, the project provides multiple configurations designed to accommodate a wide range of retail and restaurant users, including a  $\pm 3,320$  SF free-standing restaurant space with patio seating, a modern  $\pm 1,800$  SF drive-thru facility, and two adjacent  $\pm 5,000$  SF strip centers, each designed with drive-thru capabilities. With expansive planned development nearby, including a sports park complex, mixed residential communities, office and retail spaces, and lifestyle amenities, the site is further supported by established single- and multi-family housing within a  $\pm 3$  to 5-mile radius and strong demographic patterns that underpin long-term retail demand.

## PROPERTY HIGHLIGHTS

<b>USE:</b>	Retail	<b>LEASE PRICE:</b>	36-\$42 SF/YR PSF + NNN
<b>MARKET:</b>	San Marcos	<b>PROPERTY SIZE:</b>	$\pm 5,000/5,000/3320/1800$ sqft.

- Project delivery: Second quarter 2027, with pre-leasing underway and lease terms available up to 10 years with options
- Site access and parking: Dual access from McCarty Lane and Rattler Road, generous parking, and a convenience store anchor
- Tenant and deal flexibility: Pursuing proven national credit tenants, with potential ground lease for the restaurant pad and build-to-spec options (subject to design criteria and lease timing)



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BROWNING CO.**  
COMMERCIAL

**NICK ANTHONY**  
REALTOR®

c 210.849.9283

[nickanthony@phyllisbrowning.com](mailto:nickanthony@phyllisbrowning.com)

6061 Broadway | San Antonio, Texas 78209

[www.phyllisbrowning.com/commercial](http://www.phyllisbrowning.com/commercial)