

FOR LEASE

±1,500 SQ. FT. - ±10,000 SQ. FT.
RETAIL | MULTIPLE SPACES AVAILABLE
SAHOTA CENTER AT RATTLER ROAD

2275 Rattler Road
SAN MARCOS, TEXAS
78666

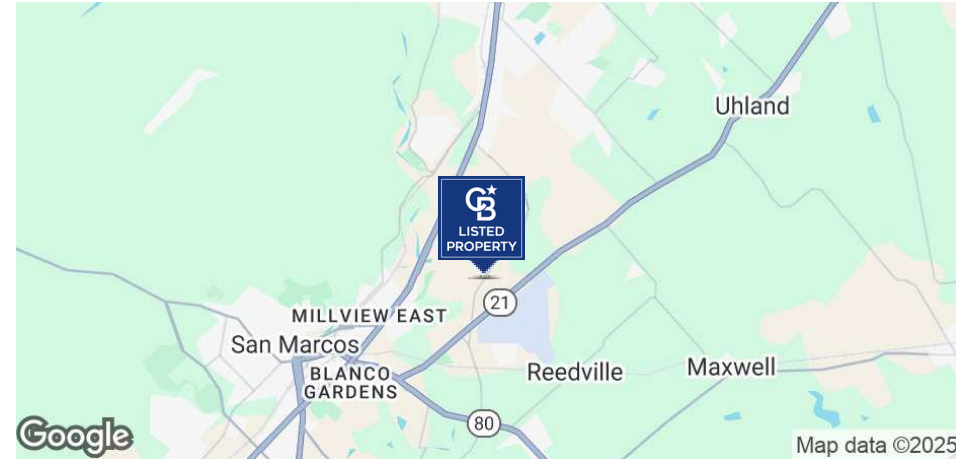
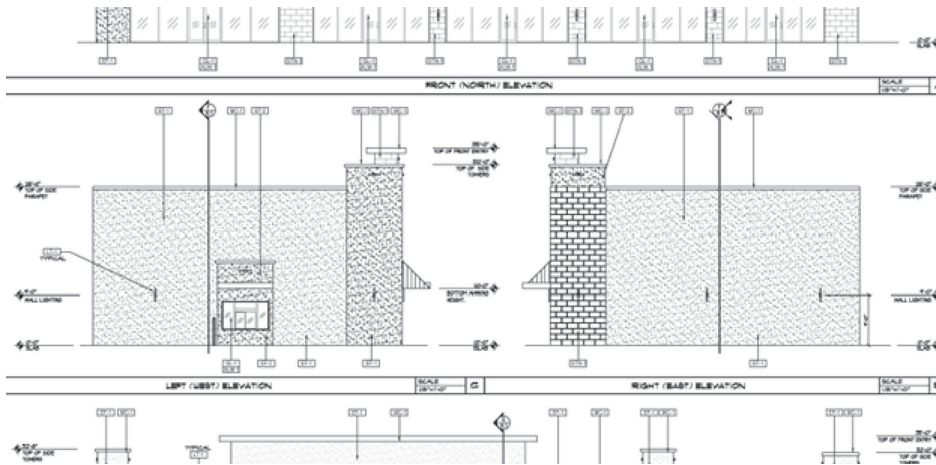
\$36-\$42/SF/YR

1. UNLESS OTHERWISE SPECIFIED ALL ITEMS LISTED ARE FOR OWNER'S REVIEW.	21. 1 - 4" CONDUIT TELECOMMUNICATIONS
2. GENERAL CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER'S REVIEW.	22. 2 - 4" CONDUIT FOR FUEL TANKS
3. KNOX BOX - AS PER SAN MARCOS, TX COUNTY FIRE MARSHAL REQUIREMENTS. 2 REQUIRED ONE PER SPACE.	23. 2 - 1" CONDUIT FOR CANOPY
4. FINISHED FLOOR ELEVATION SHALL NOT EXCEED 1/2" ABOVE PAVEMENT AT ENTRY.	24. 2 - 1" CONDUIT SPANERS
5. NO SLOPE EXCEEDING 2% IN ANY DIRECTION AT HANDICAP SPACES AND ROUTE TO ENTRY.	25. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL CONDUITS SIZE AND FIELD LOCATIONS.
6. HANDICAP SIGN - VAN ACCESSIBLE AS PER LOCAL AND STATE CODES	26. ELECTRICAL TRANSFORMER LOCATION
7. 5-STOP AS PER FUEL CODES	27. ALL EQUIPMENT ATTACHED TO EXTERIOR OF BUILDING TO BE PAINTED TO MATCH BUILDING.
8. AREA SECURITY LIGHTS SINGLE POLE AS SHOWN ON PLAN. INSTALL LIGHTS AS PER MANUFACTURER'S SPEC. FOOTING AS PER MANUFACTURER'S SPEC. MINIMUM 12" ALL POLE BASES INSTALLED A MINIMUM OF 8" FROM FACE OF ALL CURBS OR PAVEMENT EDGE. 24" X 1" FOOTING. SEE DETAIL (A1).	28. GREASE TRAP AS PER TOP SPECIFICATIONS SEE SHEET MFP1 FOR LOCATION. REINFORCE PAVING OVER GREASE TRAP WITH 15 REBAR #3 ON CENTER BOTTOMS.
9. PAVING PLAN **REFER TO CIVIL PLANS** CONCRETE PAVEMENT	29. THERMOPLASTIC PAVEMENT DIRECTIONAL MARKINGS MINIMUM 40 MIL COLOR WHITE. INSTALLED AT ALL ENTRANCES/EXITS AS SHOWN. INSTALLED IN ACCORDANCE WITH TxDOT SPECIFICATIONS. (REFER CIVIL)
10. TYPE	30. IRRIGATION CONTROLLER LOCATION. PROVIDE WEATHERPROOF ELECTRICAL OUTLET.
11. TALL LIGHT DUTY	31. EXISTING SIDEWALK TO REMAIN
12. TALL LIGHT DUTY	32. TALL SHADE STRUCTURE PROVIDED BY GENERAL CONTRACTOR. INSTALLED BY GENERAL CONTRACTOR. AS PER SAN MARCOS CODES. 60" X 18" BASE WITH STONE TO MATCH BUILDING.
13. TALL LIGHT DUTY	33. COVER CAR WASH PAT STATION WITH CHU BLOCK TO MATCH BUILDING. SEE SHEET A2 FOR DETAIL.
14. TALL LIGHT DUTY	34. ROOF TOP UNITS, HALL UTILITY, AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC RIGHT-OF-WAY/STREET.
15. 5000 PSI CONCRETE PAVING WITH 80' OC CONTROL JOINTS AND SAND GUTS AT 10'-0". REFER TO GEO-TECHNICAL REPORT PAGES 33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-247	

LEASE

SAHOTA CENTER @ RATTLER RD.

2275 Rattler Road
San Marcos, TX 78666



Lease Price: \$36-\$42 SF/YR PSF + NNN

Building Size: ± 5,000/5,000/3320/1800
SQFT

Gross Leasable Area: ± 15,120

Year Built: 2026

Anticipated Delivery: Q1, 2026

Parking Spaces: 94

PREMIUM RETAIL DEVELOPMENT OPPORTUNITY IN SAN MARCOS, TX:

Introducing an exceptional retail development opportunity at the prominent intersection of McCarty Lane and Rattler Road in San Marcos, Texas. The Sahota Center offers strategic positioning in a rapidly expanding area, featuring multiple configurations to accommodate diverse business needs.

NICK ANTHONY

210.849.9283

nanthony@cbcalamo.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

LEASE

SAHOTA CENTER @ RATTLER RD.

2275 Rattler Road
San Marcos, TX 78666

DEVELOPMENT SPECIFICATIONS:

- **Total Development:** Four distinct buildings
- **Configuration:**
 - Premium $\pm 3,320$ SF free-standing restaurant space with patio seating
 - Modern $\pm 1,800$ SF drive-thru facility
 - Two Adjacent $\pm 5,000$ SF strip centers, each featuring drive-thru capabilities
- **Delivery:** First quarter 2027
- **Lease Terms:** Up to 10 years with options available

FEATURED AMENITIES:

- Convenience store anchor
- High-visibility corner location
- Dual access points from McCarty lane & Rattler Road
- Generous parking allocation
- Ground lease option for restaurant space

LOCATION ADVANTAGES:

Located in a dynamic growth corridor featuring:

- Expansive planned development across McCarty @ Rattler Including:
 - Sports park complex
 - Mixed residential communities
 - Office & retail spaces
 - Multiple lifestyle amenities
- Established single and multi-family housing within ± 3 -5 mile radius
- Strong demographic patterns supporting retail success

LEASING OPPORTUNITIES:

- Currently pre-leasing
- Seeking proven national credit tenants
- Developer flexibility to build to restaurant tenant specifications (subject to design criteria)
- Timing dependent on lease negotiations
- Multiple configuration options available

NICK ANTHONY

210.849.9283

nanthony@cbcalamo.com

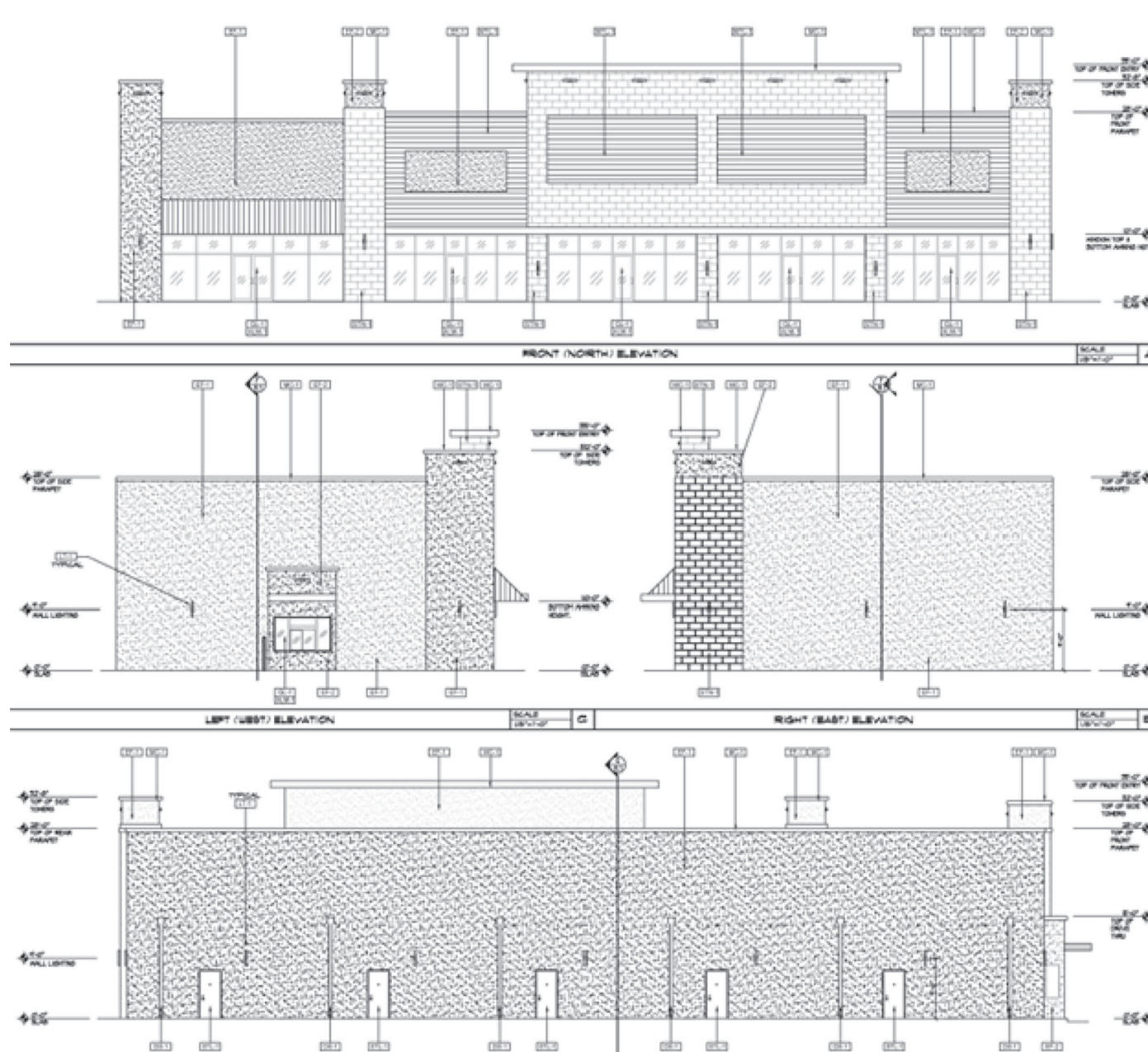


**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

LEASE

SAHOTA CENTER @ RATTLER RD.

2275 Rattler Road
San Marcos, TX 78666



LEASE

SAHOTA CENTER @ RATTLER RD.

2275 Rattler Road
San Marcos, TX 78666

KEYED NOTES

1. UNLESS OTHERWISE SPECIFIED ALL ITEMS LISTED ARE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR TO COORDINATE WITH OWNER FOR OTHER FURNISHED ITEMS.
3. 1" X 1/2" BOX - AS PER SAN MARCOS TX COUNTY FIRE MARSHAL REQUIREMENTS. 2 REQUIRED ONE PER SPACE.
4. FINISHED FLOOR ELEVATION SHALL NOT EXCEED 1/2" ABOVE PAVEMENT AT ENTRY.
5. NO SLOPE EXCEEDING 2% IN ANY DIRECTION AT HANDICAP SPACES AND ROUTE TO ENTRY.
6. HANDICAP SIGN - VAN ACCESSIBLE AS PER LOCAL AND STATE CODES.
7. 5-STOP AS PER FUEL CODES.
8. AREA SECURITY LIGHTS SINGLE POLE AS SHOWN ON PLAN. INSTALL LIGHTS AS PER MANUFACTURER'S SPEC. FOOTING AS PER MANUFACTURER'S SPEC. FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. SEE LEGEND SHEET A1.2 ALL POLE BASES INSTALLED A MINIMUM OF 3' FROM FACE OF ALL CURBS OR PAVEMENT EDGE 34"x4" X 1' FOOTING. SEE DETAIL (A1.1).
9. PAVING PLAN - REFER TO CIVIL PLANS FOR CONCRETE PAVEMENT TYPE, DEPTH, REBAR, AREA.
10. TA LIGHT DUTY 6" 15 # 10' OC CONCRETE PAVING.
11. TB MEDIUM DUTY 12" 15 # 10' OC CONCRETE PAVING.
12. TC HEAVY DUTY 18" 15 # 10' OC CONCRETE PAVING.
13. TD HEAVY DUTY 24" 15 # 10' OC CONCRETE PAVING.
14. 5500 PSI CONCRETE PAVING WITH 60' OC CONTROL JOINTS AND BARS CUTS AT 4'-0" REFER TO 650-TECHNICAL REPORT PAGES XXXXXXXXXXXXXXX.
15. NEW DRIVEWAY ENTRANCE IN ACCORDANCE WITH ALL LOCAL AND TxDOT REQUIREMENTS. ALL DRIVEWAYS MINIMUM PAVING IS 15'-0" 8" HEAVY DUTY. SIDEWALKS AND HANDICAP RAMP INSTALLED TO MEET CURRENT ADA SPECIFICATIONS.
16. DUMPSTERS SEE SHEETS A1.1 AND A1.2 FOR DETAILS.
17. 4" PAINTED STRIPING TYPICAL ALL PARKING SPACES TYPICAL. COLOR: WHITE.
18. PRICE SIGN - SEPARATE PERMIT REQUIRED. INCLUDE THE FOLLOWING - 2 - 1" SPARE CONDUITS TO FAMILY OF SIGNS TO BACK OFFICE 2 - 1" SPARE CONDUITS HIGH RISE SIGN FROM BACK OFFICE.
19. Pylon Identity Sign - FOR LEASE SPACE BUILDING SEPARATE PERMIT REQUIRED. INCLUDE THE FOLLOWING - 2 - 1" SPARE CONDUITS TO FAMILY OF SIGNS TO BACK OFFICE 2 - 1" SPARE CONDUITS HIGH RISE SIGN FROM BACK OFFICE.
20. FIRE LINES SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT (N/A) INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE FIRE LANE. WITH "NO PARKING FIRE LANE (OR AWAY ZONE)" SHALL APPEAR IN FOUR (4) INCH WHITE LETTERS AT LEAST IN THIRTY (30) FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE. (REFER CIVIL).
21. AIR AND WATER MACHINE PROVIDED BY OWNER. ELECTRICAL CONNECTIONS BY ELECTRICAL CONTRACTOR PLUMBING CONNECTIONS BY PLUMBING CONTRACTOR.
22. 4" x 1/4" x 8'-0" OF CONCRETE FILLED WITH 2" RADIUS ROUNDED TOP PRIME TWO COATS. WITH IDEAL SHIELD BOLLARD COVER. PPH-11-08-0892-3. SEE SHEET A1.1 DETAIL 4.
23. 6" x 1/4" x 8'-0" OF CONCRETE FILLED WITH 2" RADIUS ROUNDED TOP PRIME TWO COATS. WITH IDEAL SHIELD BOLLARD COVER. PPH-11-08-0892-3. SEE SHEET A1.1 FOR DETAILS.
24. 6" METER LOCATION AS PER APPLICABLE CODES.
25. 4" STRIPING - ADA ACCESSIBLE ROUTE TO NEW SIDEWALK. REFER CIVIL.
26. 2 - 3" PVC SLEEVE EXTEND 3' EACH SIDE. 1 - IRRIGATION, 1 - SPARE.

GENERAL NOTES

1. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING PLAN.
2. CONCRETE PAVING 6" CONCRETE WITH 15 REBAR 1/2" ON CENTER BOTH WAYS.
3. DEMOLITION CONTRACTOR TO REMOVE ALL CONCRETE CURBS, SIDEWALKS TO MINUS 6" OF GENERAL GRADE.
4. REINFORCE PAVING OVER GREASE TRAP WITH 15 REBAR 1/2" ON CENTER BOTHWAYS.
5. SIDEWALKS AND HANDICAP RAMP INSTALLED AS PER CITY OF NORES TX SPECIFICATIONS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONDUITS SIZE AND FIELD LOCATIONS.
7. ELECTRICAL TRANSFORMER LOCATION.
8. ALL EQUIPMENT ATTACHED TO EXTERIOR OF BUILDING TO BE PAINTED TO MATCH BUILDING.
9. GREASE TRAP AS PER SPECIFICATIONS SEE SHEET HEP2.1 FOR LOCATION. REINFORCE PAVING OVER GREASE TRAP WITH 15 REBAR 1/2" ON CENTER BOTHWAYS.
10. THERMOPLASTIC PAVEMENT DIRECTIONAL MARKINGS MINIMUM 40 MIL. COLOR WHITE. INSTALLED AT ALL ENTRANCES/EXITS AS SHOWN. INSTALLED IN ACCORDANCE WITH TxDOT SPECIFICATIONS. (REFER CIVIL).
11. IRRIGATION CONTROLLER LOCATION. PROVIDE WEATHERPROOF ELECTRICAL OUTLET.
12. EXISTING SIDEWALK TO REMAIN.
13. TALL SHADE STRUCTURE PROVIDED BY GENERAL CONTRACTOR. INSTALLED BY GENERAL CONTRACTOR. AS PER SAN MARCOS CODES. 60' TO REAR BASE WITH STONE TO MATCH BUILDING.
14. COVER CAR WASH PAY STATION WITH CHU BLOCK TO MATCH BUILDING. SEE SHEET A2.2 FOR DETAIL.
15. ROOFTOP UNITS, HALL UTILITY, AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC RIGHT-OF-WAY/STREET.
16. 3 - 1" RIGID CONDUIT TO CAR WASH (SPARE).
17. 1 - 1" RIGID CONDUIT TO CAR WASH (SPARE).

CODE ANALYSIS

OCCUPANCY GROUP
OCCUPANT LOAD: 5500 SF / 60
OCCUPANT LOAD: 3,320 SF / 500

DEMOLITION NOTES

1. GENERAL CONTRACTOR TO COORDINATE ALL DEMOLITION WORK WITH OWNER REPRESENTATIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING OWNER REPRESENTATIVE FOR EXACT DEMOLITION SCOPE OF WORK.

BUILDINGS

BUILDING #1 CONVENIENCE STORE	5,500.00 SF
BUILDING #2 RESTAURANT SPACE	1,800.00 SF
BUILDING #3 LEASE SPACES	5,000.00 SF
BUILDING #4 LEASE SPACE	5,000.00 SF
BUILDING #5 RESTAURANT SPACE	3,320.00 SF

PARKING REQUIREMENTS		REQ.	PRVD.
BUILDING #1 CONVENIENCE STORE	5,500.00 SF	22	28
PARKING	1/250		5
BICYCLE SPACE			
BUILDING #2 RESTAURANT SPACE	1,800.00 SF	10	16
PARKING	1/250		5
BICYCLE SPACE			
BUILDING #3 LEASE SPACES	5,000.00 SF	20	28
PARKING	1/250		5
BICYCLE SPACE			
BUILDING #4 LEASE SPACE	5,000.00 SF	20	28
PARKING	1/250		5
BICYCLE SPACE			
BUILDING #5 RESTAURANT SPACE	3,320.00 SF	32	32
PARKING	1/100		5
BICYCLE SPACE			

Morales
design group

3817 Wilshire Drive
San Antonio, Texas 78204
(210) 223-3444 fax (210) 223-3443
jmorales@moralesbuilders.com

**RAVI SAHOTA
SAHOTA
HOLDINGS, LLC**

RATTLER RD @ E MCCARTY LN
SAN MARCOS, TX

**OVERALL
SITE PLAN**

ALL BUILDINGS

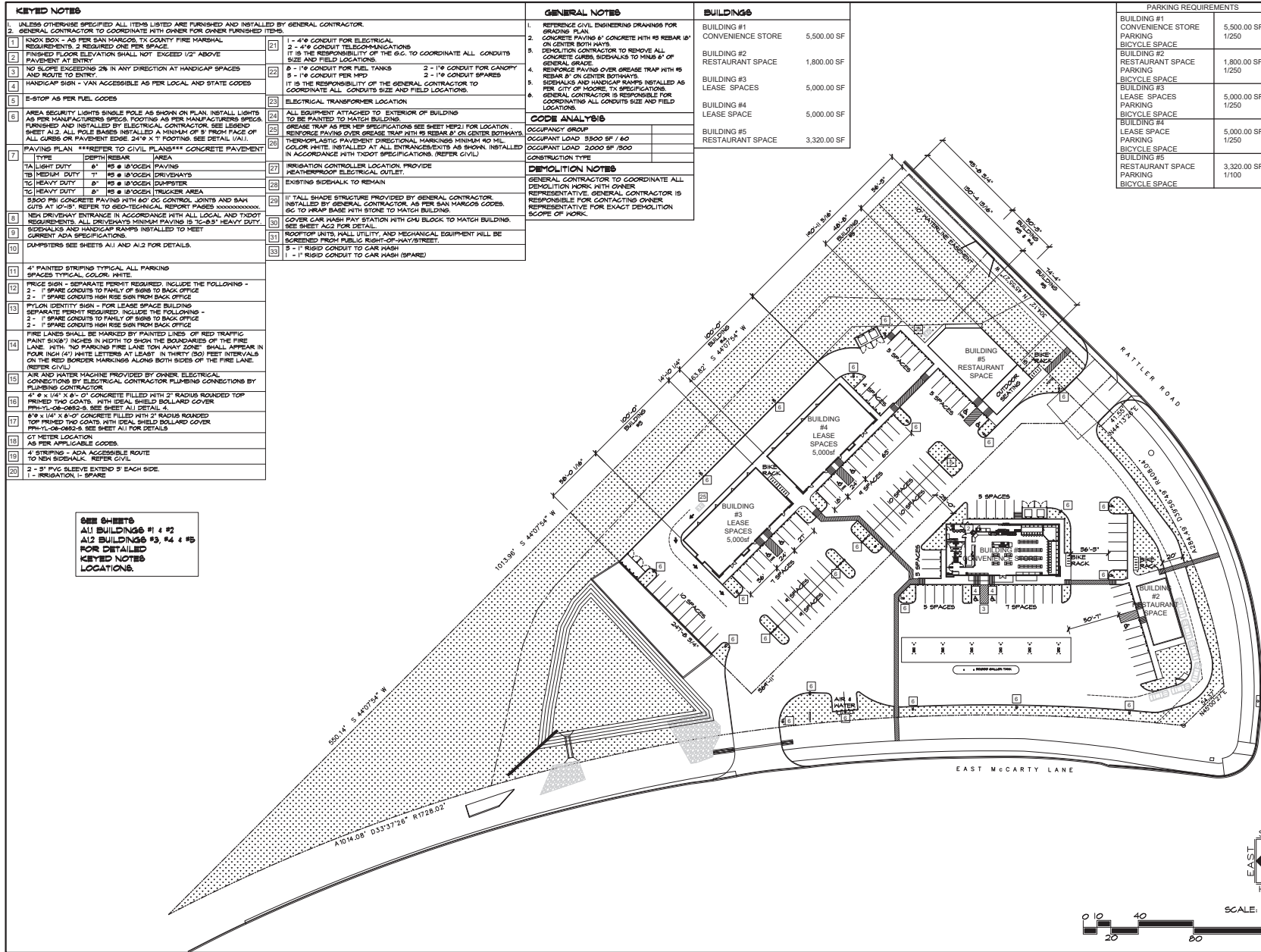
project no.

REVISION DATE	BY

NOTES:

DRAWN BY: _____
CHECKED BY: _____
DATE: 9/27/24
SCALE: _____

A1.0
SHEET _____
OF _____



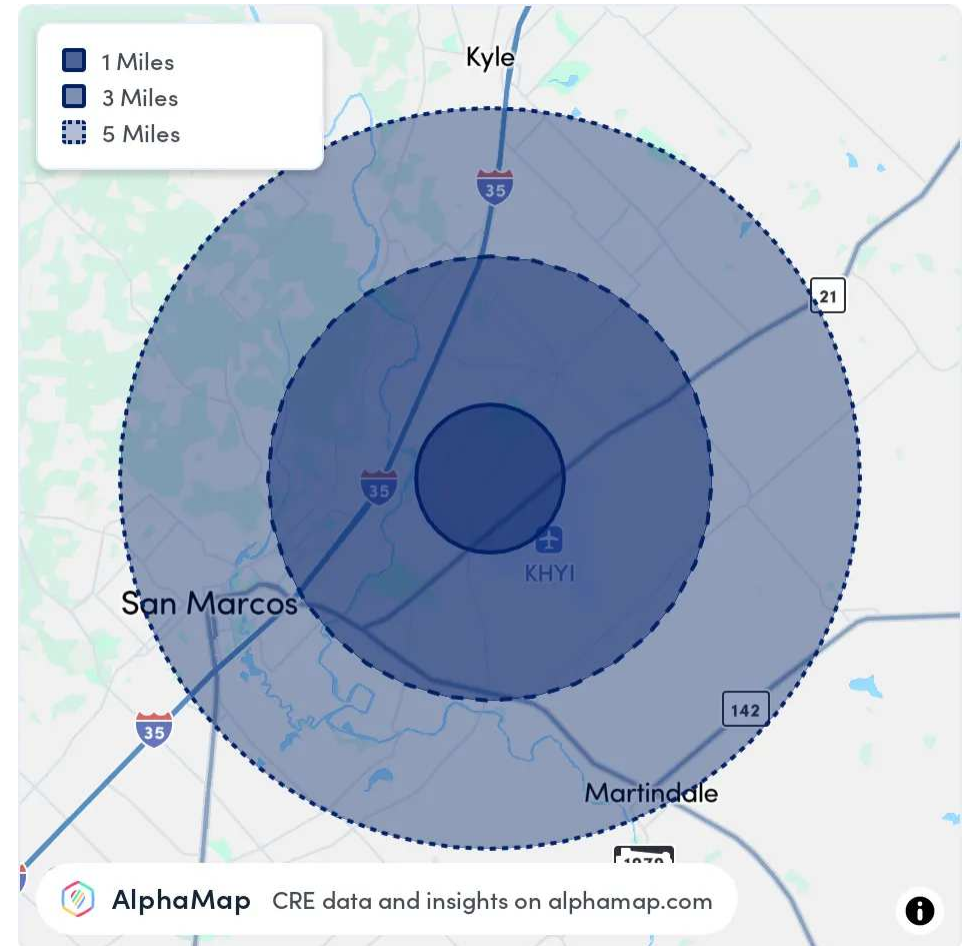
LEASE

DEMOGRAPHICS
2275 Rattler Road
San Marcos, TX 78666

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,427	31,186	69,151
Average Age	30	30	31
Average Age (Male)	30	29	31
Average Age (Female)	30	30	31

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	493	13,586	26,420
Persons per HH	2.9	2.3	2.6
Average HH Income	\$66,185	\$57,480	\$68,434
Average House Value	\$154,693	\$240,276	\$281,372
Per Capita Income	\$22,822	\$24,991	\$26,320

Map and demographics data derived from AlphaMap



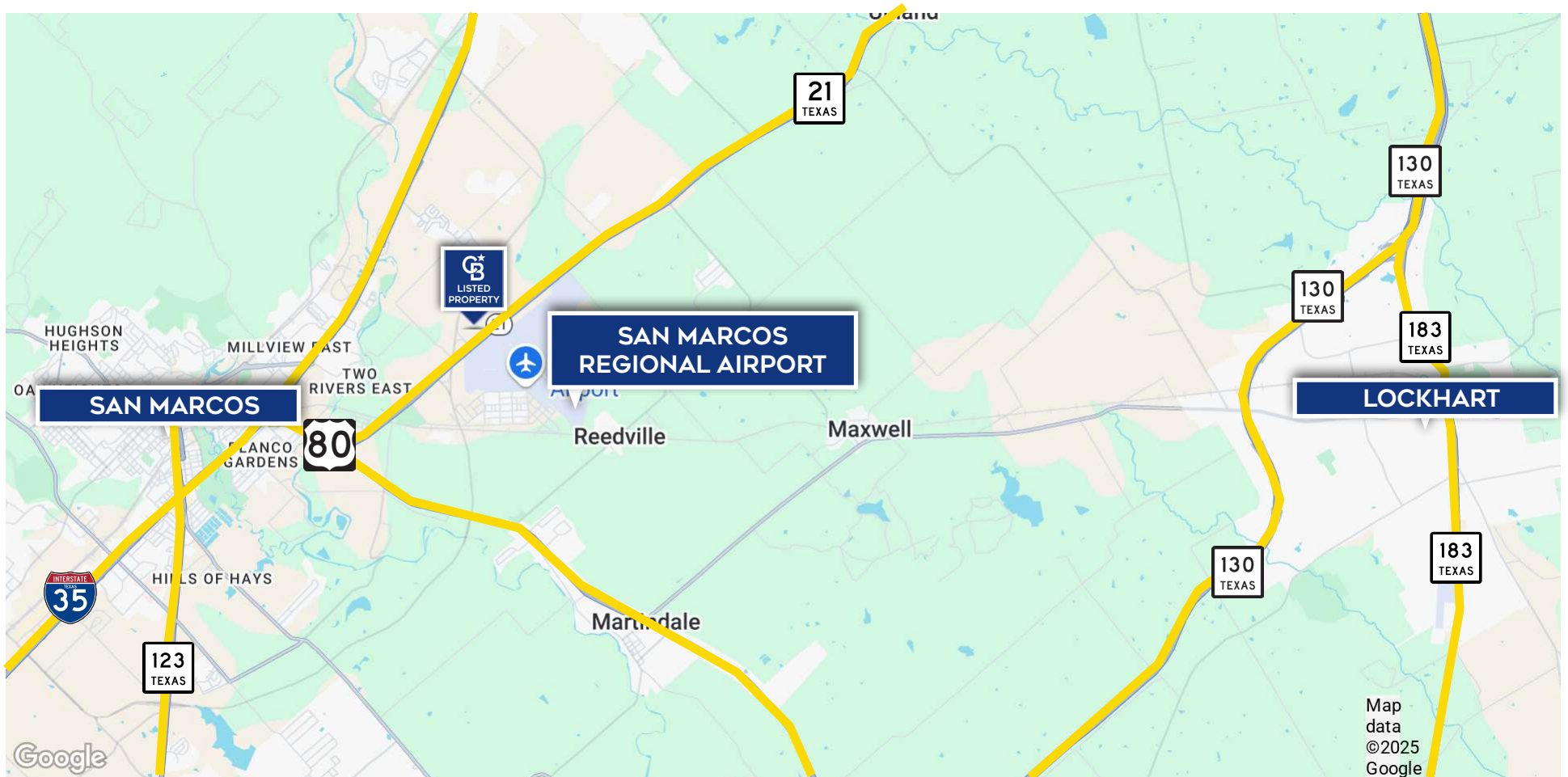
NICK ANTHONY
210.849.9283
nanthony@cbcalamo.com



LEASE

POINTS OF INTEREST

2275 Rattler Road
San Marcos, TX 78666



NICK ANTHONY

210.849.9283

nanthony@cbcalamo.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Coldwell Banker Commercial

Alamo City

416239

Irispoli@cbharper.com

2104837000

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Leesa Harper Rispoli

389556

Irispoli@cbharper.com

2104837004

Designated Broker of Firm

License No.

Email

Phone

Marlee Kutzer

628144

mkutzer@cbharper.com

2104837010

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Nick Anthony

747113

nanthony@cbcalamo.com

2108499283

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date