



**REATA**  
REAL ESTATE

# FORUM AT OLYMPIA PARKWAY

IH-35 AT LOOP 1604  
SELMA, TX

CRAIG GARANSUAY



# TABLE OF CONTENTS



REATA  
REAL ESTATE

SECTION I.. ... EXECUTIVE SUMMARY

SECTION II. ... MAPS

SECTION III ... AERIAL

SECTION IV ... SITE PLAN

SECTION V ... PHOTOS

SECTION VI... DEMOGRAPHICS

SECTION VII.. ... AGENCY DISCLOSURE

The information contained was obtained from sources believed reliable, However, REATA Real Estate Services, LP, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this project is submitted subject to the errors, omissions and change of price or conditions prior to lease or withdrawal.



## PROPERTY HIGHLIGHTS

With more than 1.2 million square feet of the city's best shopping, dining and entertainment offerings, The Forum at Olympia Parkway is North East San Antonio's super regional power center.

The Forum's strategic location and powerful anchors have driven strong growth which has pioneered North East San Antonio and the surrounding communities of Universal City, Selma, Live Oak, and Schertz.

## LOCATION

NEC IH-35 & Loop 1604  
Selma, TX

## GLA

1,200,000 SF (approximate)

## RENTAL RATE

\$18.00 PSF – \$30.00 PSF

## TRIPLE NET CHARGES

\$5.25 PSF – \$10.87 PSF

## SIZE AVAILABLE

1,100 SF – 25,000 SF

## KEY TENANTS

Home Depot, Best Buy, Target, Kohl's, Ross Dress for Less, Bed Bath & Beyond, Babies R Us, Toys R Us, Cost Plus World Market, T.J.Maxx, Old Navy and DSW Designer Shoe Warehouse

## AREA RETAILERS

Costco, At Home, Academy Sports & Outdoors and Basset Furniture

## ECONOMIC GENERATORS

Retama Park Race Track (380,000 yearly visitors)  
Randolph Air Force Base (17,000 personnel)  
Brooke Army Medical Center  
Northeast Methodist Hospital

## TRAFFIC COUNTS

IH-35	174,215 CPD
Loop 1604, North of IH-35	95,195 CPD
Loop 1604, South of IH-35	72,360 CPD

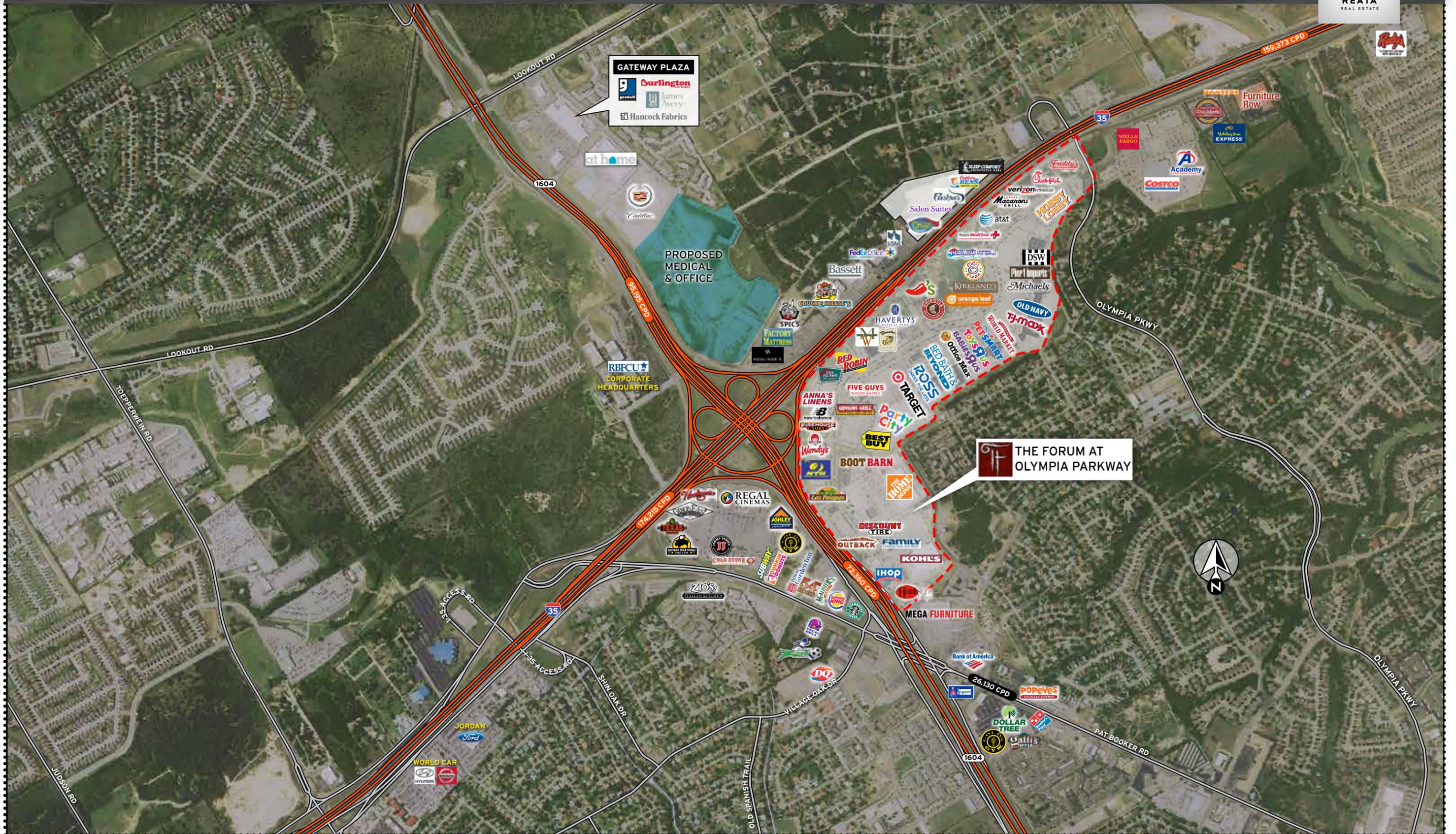
## DEMOGRAPHICS

	3 Mile	3 Miles	5 Miles
2016 Estimated Population	8,974	73,442	203,362
2016 Estimated Households	3,908	27,244	72,168
Annual Growth 2000–2016	4.3%	3.9%	2.7%
Average Household Income	\$76,232	\$75,418	\$77,234

## CONTACTS

**CRAIG GARANSUAY, PARTNER**  
210.841.3225  
cgaransuay@reatares.com



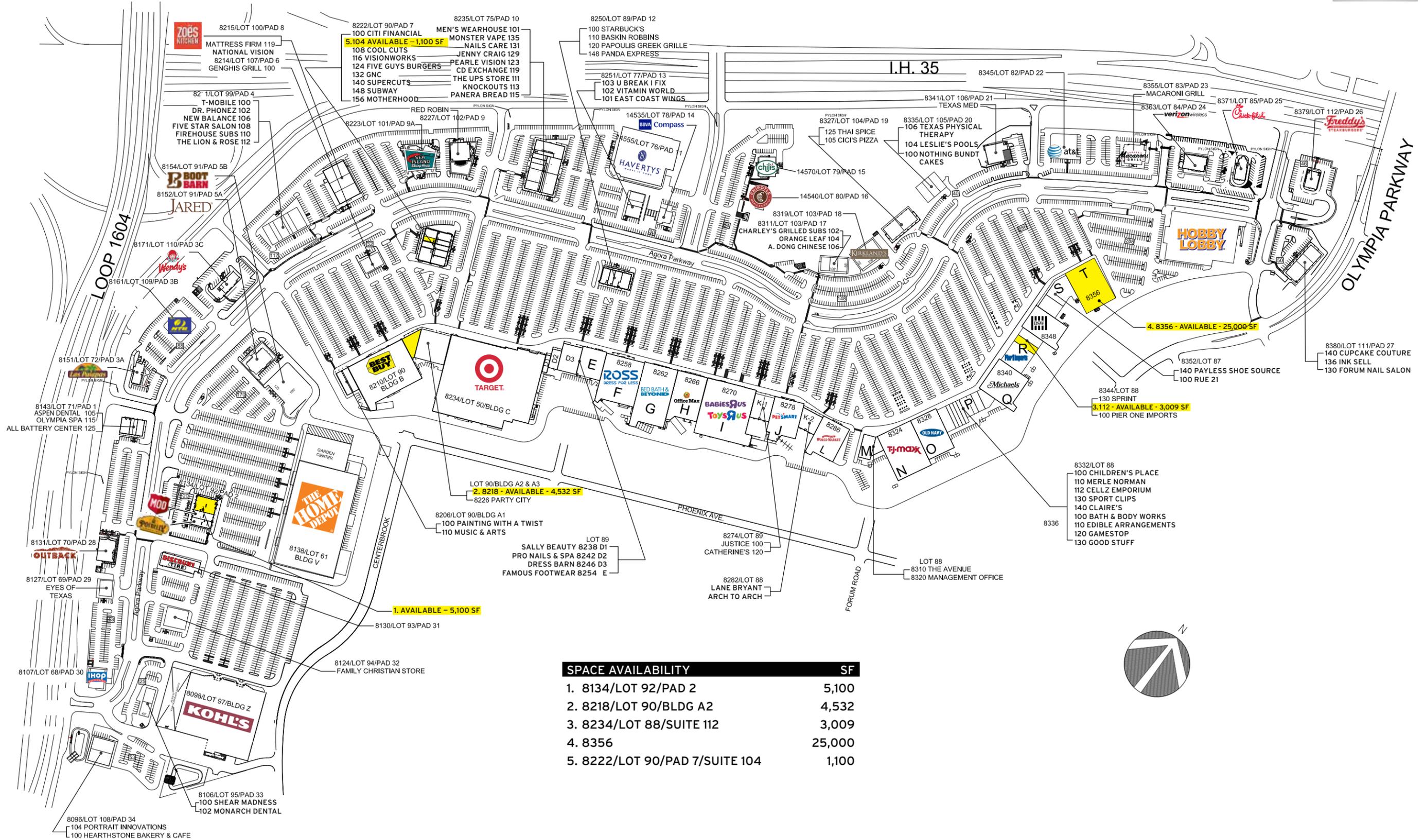


**GATEWAY PLAZA**  
Burlington  
James Avery  
Hancock Fabrics

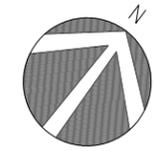
**PROPOSED MEDICAL & OFFICE**

**THE FORUM AT OLYMPIA PARKWAY**

# SITE PLAN



SPACE AVAILABILITY	SF
1. 8134/LOT 92/PAD 2	5,100
2. 8218/LOT 90/BLDG A2	4,532
3. 8234/LOT 88/SUITE 112	3,009
4. 8356	25,000
5. 8222/LOT 90/PAD 7/SUITE 104	1,100



PHOTOS



REATA  
REAL ESTATE



# PHOTOS



REATA  
REAL ESTATE



# DEMOGRAPHICS



The Forum at Olympia Parkway 8320 Agora Pkwy, Selma, TX 78154		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	8,974	73,442	203,362
	2021 Projected Population	9,644	79,132	220,145
	2010 Census Population	8,176	66,419	189,361
	2000 Census Population	5,326	45,150	142,676
	Projected Annual Growth 2016 to 2021	1.5%	1.5%	1.7%
	Historical Annual Growth 2000 to 2016	4.3%	3.9%	2.7%
HOUSEHOLDS	2016 Estimated Households	3,908	27,244	72,168
	2021 Projected Households	4,112	28,876	76,954
	2010 Census Households	3,566	24,999	68,188
	2000 Census Households	2,182	16,645	50,557
	Projected Annual Growth 2016 to 2021	1.0%	1.2%	1.3%
	Historical Annual Growth 2000 to 2016	4.9%	4.0%	2.7%
AGE	2016 Est. Population Under 10 Years	12.6%	14.4%	14.1%
	2016 Est. Population 10 to 19 Years	11.7%	13.6%	14.6%
	2016 Est. Population 20 to 29 Years	16.7%	14.3%	12.8%
	2016 Est. Population 30 to 44 Years	22.0%	22.3%	21.4%
	2016 Est. Population 45 to 59 Years	18.9%	18.7%	19.4%
	2016 Est. Population 60 to 74 Years	13.5%	12.7%	12.8%
	2016 Est. Population 75 Years or Over	4.5%	4.1%	4.8%
	2016 Est. Median Age	35.3	34.5	35.5
MARITAL STATUS & GENDER	2016 Est. Male Population	49.2%	48.6%	48.4%
	2016 Est. Female Population	50.8%	51.4%	51.6%
	2016 Est. Never Married	27.2%	27.4%	27.5%
	2016 Est. Now Married	47.8%	49.5%	49.6%
	2016 Est. Separated or Divorced	20.1%	18.6%	17.9%
	2016 Est. Widowed	4.9%	4.5%	4.9%
INCOME	2016 Est. HH Income \$200,000 or More	2.9%	2.7%	3.5%
	2016 Est. HH Income \$150,000 to \$199,999	5.8%	4.2%	5.0%
	2016 Est. HH Income \$100,000 to \$149,999	14.1%	17.0%	17.5%
	2016 Est. HH Income \$75,000 to \$99,999	18.9%	18.1%	16.6%
	2016 Est. HH Income \$50,000 to \$74,999	19.5%	23.4%	22.1%
	2016 Est. HH Income \$35,000 to \$49,999	16.4%	14.8%	12.9%
	2016 Est. HH Income \$25,000 to \$34,999	5.2%	6.6%	7.7%
	2016 Est. HH Income \$15,000 to \$24,999	6.8%	5.4%	7.0%
	2016 Est. HH Income Under \$15,000	10.4%	7.7%	7.7%
	2016 Est. Average Household Income	\$76,232	\$75,418	\$77,234
	2016 Est. Median Household Income	\$64,871	\$68,367	\$68,420
	2016 Est. Per Capita Income	\$33,205	\$27,991	\$27,468
	2016 Est. Total Businesses	401	2,164	5,382
2016 Est. Total Employees	6,403	23,799	59,457	

# DEMOGRAPHICS



REATA  
REAL ESTATE

## The Forum at Olympia Parkway

8320 Agora Pkwy, Selma, TX 78154

1 mi radius    3 mi radius    5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2016 Est. White	73.8%	71.3%	69.1%
	2016 Est. Black	10.6%	11.6%	14.0%
	2016 Est. Asian or Pacific Islander	4.5%	3.7%	3.4%
	2016 Est. American Indian or Alaska Native	0.6%	0.6%	0.7%
	2016 Est. Other Races	10.6%	12.7%	12.7%
<b>HISPANIC</b>	2016 Est. Hispanic Population	3,055	28,012	76,692
	2016 Est. Hispanic Population	34.0%	38.1%	37.7%
	2021 Proj. Hispanic Population	35.9%	39.7%	39.0%
	2010 Hispanic Population	32.4%	36.9%	37.0%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	6,093	48,105	132,539
	2016 Est. Elementary (Grade Level 0 to 8)	5.1%	3.7%	3.7%
	2016 Est. Some High School (Grade Level 9 to 11)	4.8%	4.9%	5.6%
	2016 Est. High School Graduate	20.2%	24.7%	24.9%
	2016 Est. Some College	26.9%	29.0%	28.5%
	2016 Est. Associate Degree Only	9.8%	10.9%	10.7%
	2016 Est. Bachelor Degree Only	21.7%	17.8%	17.0%
	2016 Est. Graduate Degree	11.6%	9.0%	9.7%
<b>HOUSING</b>	2016 Est. Total Housing Units	4,014	28,052	74,424
	2016 Est. Owner-Occupied	44.4%	65.1%	68.2%
	2016 Est. Renter-Occupied	52.9%	32.0%	28.8%
	2016 Est. Vacant Housing	2.6%	2.9%	3.0%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	18.6%	17.8%	14.8%
	2010 Homes Built 2000 to 2004	14.7%	13.3%	12.9%
	2010 Homes Built 1990 to 1999	15.4%	12.1%	15.5%
	2010 Homes Built 1980 to 1989	16.6%	20.2%	20.0%
	2010 Homes Built 1970 to 1979	23.1%	21.9%	22.1%
	2010 Homes Built 1960 to 1969	5.1%	7.8%	7.2%
	2010 Homes Built 1950 to 1959	4.0%	4.0%	4.1%
	2010 Homes Built Before 1949	2.4%	2.9%	3.2%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.1%	0.2%	0.2%
	2010 Home Value \$500,000 to \$999,999	0.6%	0.6%	0.7%
	2010 Home Value \$400,000 to \$499,999	0.4%	0.4%	0.5%
	2010 Home Value \$300,000 to \$399,999	1.9%	2.7%	2.4%
	2010 Home Value \$200,000 to \$299,999	14.9%	8.5%	11.1%
	2010 Home Value \$150,000 to \$199,999	33.3%	21.8%	21.1%
	2010 Home Value \$100,000 to \$149,999	32.0%	35.0%	32.1%
	2010 Home Value \$50,000 to \$99,999	11.1%	25.8%	26.2%
	2010 Home Value \$25,000 to \$49,999	2.4%	2.4%	3.0%
	2010 Home Value Under \$25,000	3.3%	2.5%	2.6%
	2010 Median Home Value	\$153,168	\$131,131	\$133,717
	2010 Median Rent	\$731	\$763	\$776

# DEMOGRAPHICS



The Forum at Olympia Parkway 8320 Agora Pkwy, Selma, TX 78154		1 mi radius	3 mi radius	5 mi radius
<b>LABOR FORCE</b>	2016 Est. Labor Population Age 16 Years or Over	7,209	56,711	156,433
	2016 Est. Civilian Employed	65.8%	66.9%	64.2%
	2016 Est. Civilian Unemployed	1.5%	1.9%	2.1%
	2016 Est. in Armed Forces	2.3%	1.2%	1.2%
	2016 Est. not in Labor Force	30.5%	30.0%	32.5%
	2016 Labor Force Males	48.3%	47.7%	47.5%
	2016 Labor Force Females	51.7%	52.3%	52.5%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	4,276	31,535	86,756
	2010 Mgmt, Business, & Financial Operations	17.9%	16.0%	15.3%
	2010 Professional, Related	25.4%	21.6%	21.4%
	2010 Service	12.8%	16.1%	16.6%
	2010 Sales, Office	27.9%	28.1%	28.8%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.2%
	2010 Construction, Extraction, Maintenance	7.7%	8.1%	8.4%
	2010 Production, Transport, Material Moving	8.1%	9.9%	9.2%
	2010 White Collar Workers	71.2%	65.6%	65.5%
	2010 Blue Collar Workers	28.8%	34.4%	34.5%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	85.9%	84.5%	84.7%
	2010 Drive to Work in Carpool	9.3%	10.0%	9.8%
	2010 Travel to Work by Public Transportation	0.1%	0.4%	0.8%
	2010 Drive to Work on Motorcycle	0.3%	0.3%	0.2%
	2010 Walk or Bicycle to Work	0.5%	1.2%	1.2%
	2010 Other Means	0.4%	0.6%	0.7%
	2010 Work at Home	3.5%	3.0%	2.6%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	29.2%	24.6%	23.1%
	2010 Travel to Work in 15 to 29 Minutes	42.1%	40.8%	42.8%
	2010 Travel to Work in 30 to 59 Minutes	24.9%	30.8%	30.3%
	2010 Travel to Work in 60 Minutes or More	3.8%	3.9%	3.8%
	2010 Average Travel Time to Work	20.4	22.2	21.9
<b>CONSUMER EXPENDITURE</b>	2016 Est. Total Household Expenditure	\$228 M	\$1.58 B	\$4.24 B
	2016 Est. Apparel	\$7.95 M	\$55.1 M	\$148 M
	2016 Est. Contributions, Gifts	\$15.1 M	\$103 M	\$282 M
	2016 Est. Education, Reading	\$8.78 M	\$59.4 M	\$163 M
	2016 Est. Entertainment	\$12.8 M	\$88.7 M	\$239 M
	2016 Est. Food, Beverages, Tobacco	\$35.1 M	\$243 M	\$651 M
	2016 Est. Furnishings, Equipment	\$7.90 M	\$54.7 M	\$147 M
	2016 Est. Health Care, Insurance	\$20.1 M	\$138 M	\$368 M
	2016 Est. Household Operations, Shelter, Utilities	\$70.5 M	\$487 M	\$1.31 B
	2016 Est. Miscellaneous Expenses	\$3.41 M	\$23.4 M	\$62.6 M
	2016 Est. Personal Care	\$2.98 M	\$20.6 M	\$55.2 M
	2016 Est. Transportation	\$43.7 M	\$306 M	\$818 M

# AGENCY DISCLOSURE



## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 02/16/16

REATA Real Estate Services, LP  
Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

9002891  
License Number

ttyng@reatares.com  
Email

210.930.4111  
Phone

Thomas C. Tyng, Jr.  
Designated Broker of Firm

0406718  
License Number

ttyng@reatares.com  
Email

210.930.4111  
Phone

Craig Garansuay  
Sales Agent

471665  
License Number

cgaransuay@reatares.com  
Email

210.930.4111  
Phone

Sales Agent

License Number

Email

Phone

Sales Agent

License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date