

RETAIL PROPERTY FOR LEASE

FORUM AT OLYMPIA PARKWAY

IH-35 AT LOOP 1604
SELMA, TEXAS 78154



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CAP
Corporate Asset Partners

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PROPERTY HIGHLIGHTS

With more than 1.2 million square feet of the city's best shopping, dining & entertainment offerings. The Forum at Olympia Parkway is Northeast San Antonio's super regional power center. The Forum's strategic location and powerful anchors have driven strong growth which has pioneered Northeast San Antonio and the surrounding communities of Universal City, Selma, Live Oak, and Schertz.

LOCATION

NEC IH-35 & Loop 1604 in Selma, Texas 78154

RATES

Call for Lease Rate & Triple Net Charges

SIZE AVAILABLE

8218	LOT 90	BLDG A2		4,532 SF
8222	LOT 90	PAD 7	STE 108	1,100 SF
8222	LOT 90	PAD 7	STE 148	1,620 SF
8222	LOT 90	PAD 7	STE 154	2,040 SF
8310	LOT 88			4,800 SF
8344	LOT 88			9,527 SF
8335	LOT 105	PAD 20	STE 106	3,200 SF
8352	LOT 87		STE 100	4,987 SF
8352	LOT 87		STE 102	6,391 SF
8143	LOT 71	PAD 1		943 SF
8235	LOT 75	PAD 10	STE 102	3,080 SF
8286				18,300 SF
8380	LOT 111	PAD 27	STE 136	900 SF
8380	LOT 111	PAD 27	STE 140	1,980 SF
8096	LOT 105	PAD 34	STE 100	2,400 SF
8096	LOT 105	PAD 34	STE 104	2,772 SF
8222	LOT 90	PAD 7	STE 104	1,092 SF
8274	LOT 89	K1	STE 100	4,000 SF
8274	LOT 89	K1	STE 140	4,000 SF
8327	LOT 104	PAD 19	STE 105	4,000 SF
8211	LOT 99	PAD 4	STE 112	4,093 SF

KEY TENANTS

Bed Bath & Beyond, Best Buy, DSW, Kohl's, Old Navy, Ross Dress for Less, Target, Conn's Home Plus and T.J.Maxx

AREA RETAILERS

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

TRAFFIC COUNTS

IH-35: 172,800 VPD | Loop 1604, N of IH-35: 123,230 VPD
Loop 1604, S of IH-35: 98,853 VPD (CoStar)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Total Population	10,113	84,719	222,434
2020 Total Households	3,871	30,921	79,878
Annual Growth 2020-2025	9.82%	7.22%	7.26%
2020 Median HH Income	\$74,524	\$66,668	\$67,685

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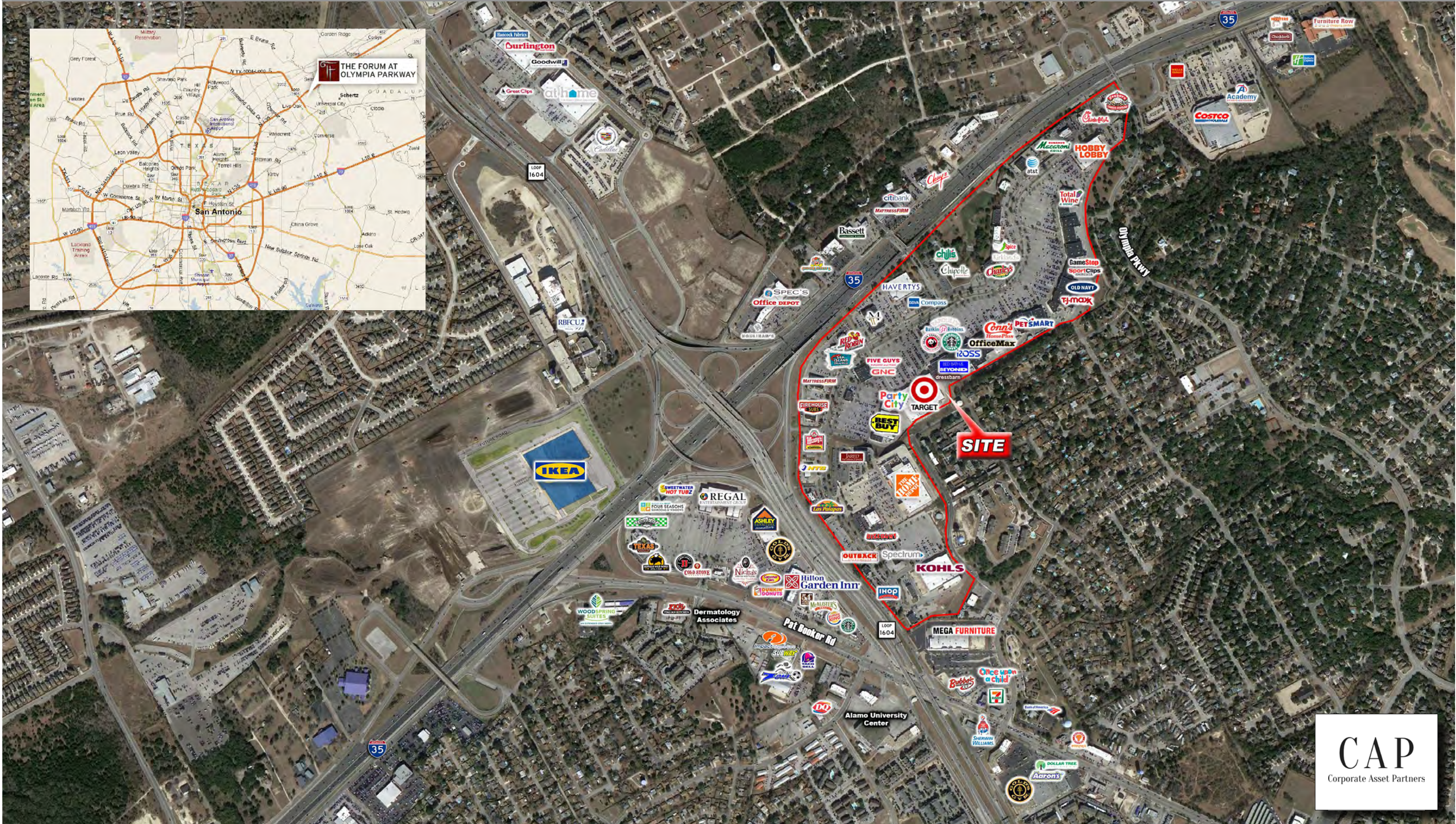
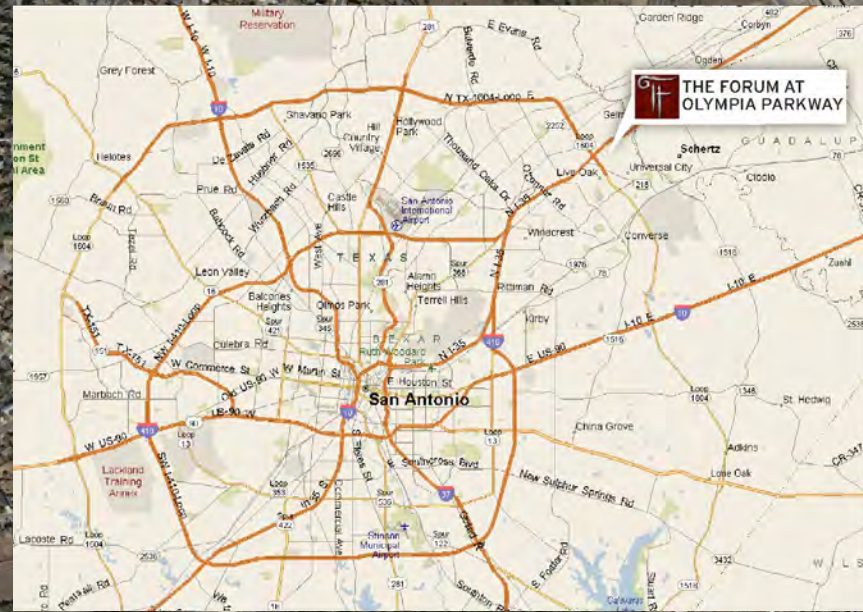
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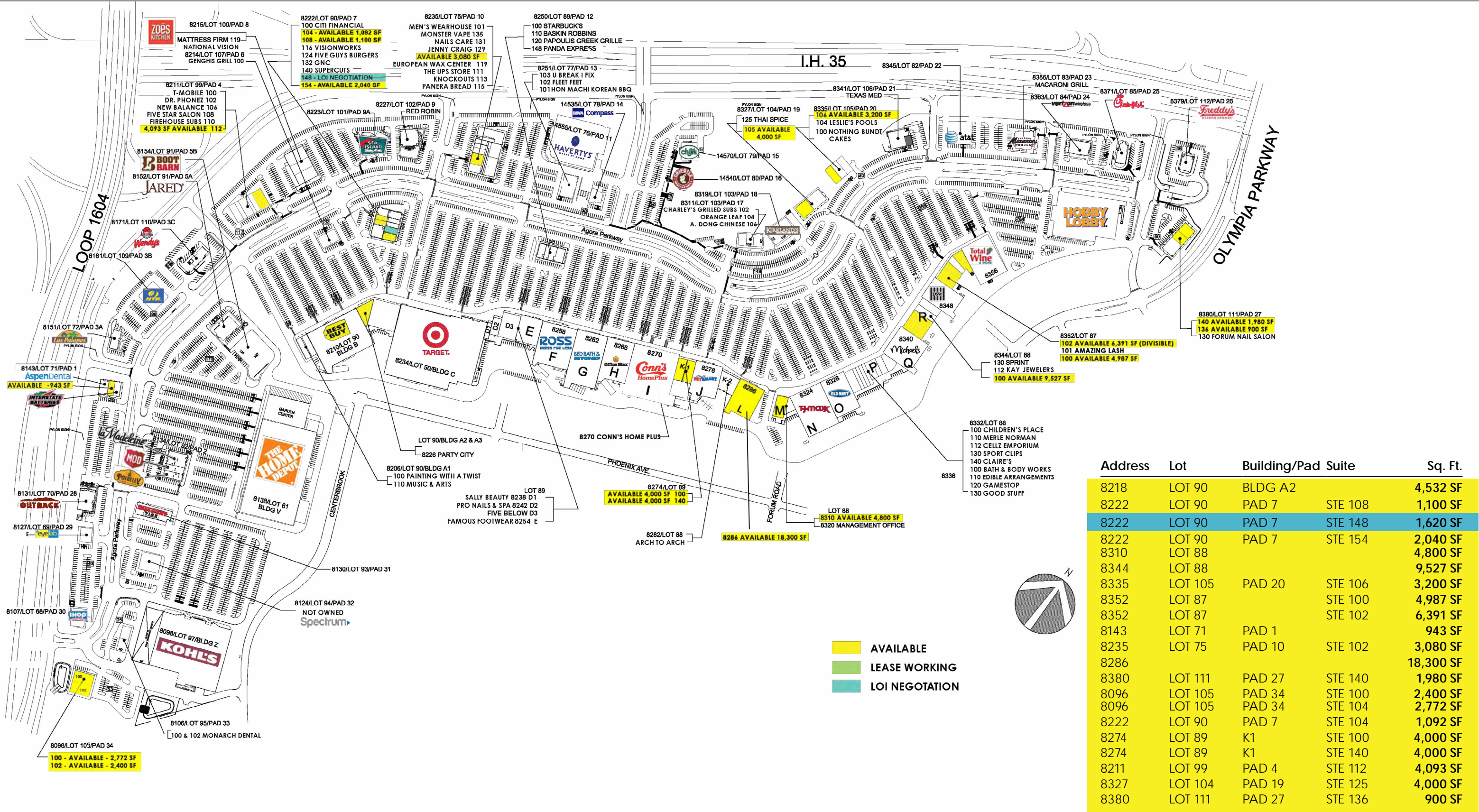


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Address	Lot	Building/Pad Suite	Sq. Ft.
8218	LOT 90	BLDG A2	4,532 SF
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8327	LOT 104	PAD 19 STE 125	4,000 SF
8380	LOT 111	PAD 27 STE 136	900 SF



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date