

## 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

1.2 million square feet of the city's premier shopping, dining, and entertainment offerings. Forum at Olympia Parkway is Northeast San Antonio's super regional power center. Forum's strategic location and powerful anchors have driven strong growth which has pioneered Northeast San Antonio and 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

ADDRESS	SUITE	SF	STATUS
8096	STE 100	5,172 SF	AVAILABLE
8215	STE 200	4,400 SF	AVAILABLE
8218		4,532 SF	LOI
8226		15,000 SF	LOI
8235	STE 102	3,080 SF	LOI
8235	STE 129	1,400 SF	AVAILABLE
8270		48,640 SF	LEASE
8274	STE 100	4,000 SF	AVAILABLE
8332	STE 110	1,500 SF	LOI
8335	STE 106	3,200 SF	AVAILABLE
8336	STE 130	6,840 SF	LOI
8352	STE 101	2,212 SF	AVAILABLE
8352	STE 100	4,987 SF	AVAILABLE

### KEY TENANTS

Target, Home Depot, Kohl's, Best Buy, Haverty's, Hobby Lobby, Michael's, Office Max, Old Navy, PetSmart, Ross Dress for Less, T.J.Maxx, Total Wine, Barnes & Noble, Torrid, and ULTA Beauty

### AREA RETAILERS

Academy Sports & Outdoors, At Home, Bassett Furniture, Costco, Floor & Decor, IKEA, Burlington and Regal Cinema

### TRAFFIC COUNTS

IH-35: 217,401 VPD, N of Loop 1604 & 236,781 VPD S of Loop 1604  
Loop 1604, W of IH-35: 111,655 VPD & 103,520 VPD, E of IH-35  
(TXDOT 2021)

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Total Population	10,276	90,499	223,151
2023 Total Households	4,769	34,346	82,168
Daytime Population	13,296	80,657	199,632
2023 Average HH Income	\$80,847	\$88,866	\$93,998

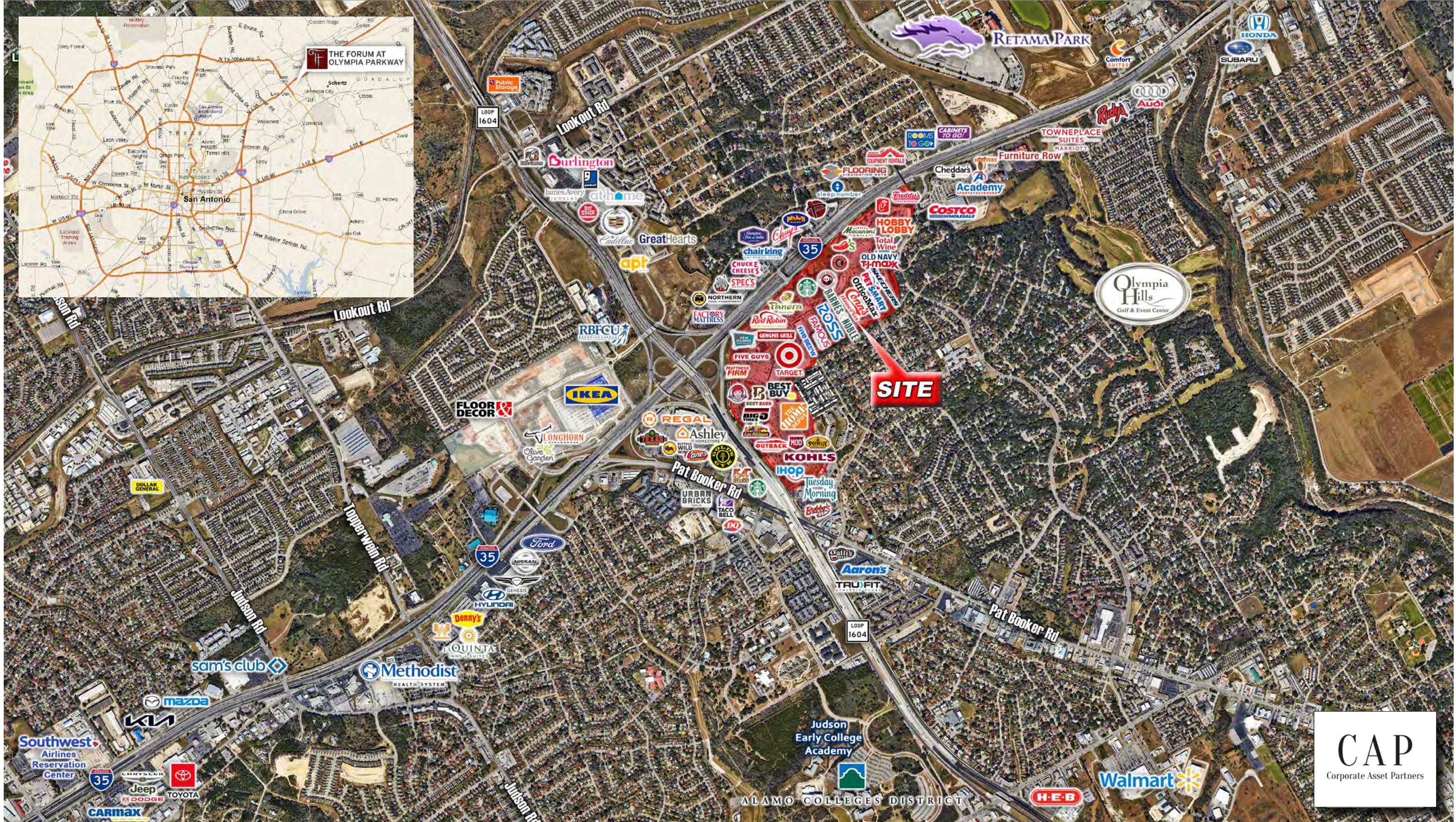
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# Information About Brokerage Services

*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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Michael Fertitta</b>	<b>612317</b>	<b>michael@corporateassetpartners.com</b>	<b>409.791.6453</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date