

RETAIL PROPERTY FOR LEASE

FORUM AT OLYMPIA PARKWAY

IH-35 AT LOOP 1604
SELMA, TEXAS 78154



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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	100	2,772	AVAILABLE (CAN BE COMBINED)
8096	102	2,400	AVAILABLE (CAN BE COMBINED)
8143		943	AVAILABLE
8215		3,000	AVAILABLE (2ND GEN RESTAURANT)
8222	104	1,092	AVAILABLE (CAN BE COMBINED)
8222	108	1,100	AVAILABLE (CAN BE COMBINED)
8222	140	1,240	AVAILABLE
8235	102	3,080	AVAILABLE
8235	129	1,400	AVAILABLE
8274	100	4,000	AVAILABLE
8319		8,000	AVAILABLE
8332	110	1,500	AVAILABLE
8335	106	3,200	AVAILABLE
8336	110-130	1,600	LOI
8352	100	5,000	AVAILABLE (CAN BE COMBINED)
8352	101	2,212	AVAILABLE (CAN BE COMBINED)

KEY TENANTS

Target, Home Depot, Kohl's, Best Buy, Haverty's, Hobby Lobby, Michael's, Office Max, Old Navy, PetSmart, Ross Dress for Less, HomeGoods, Sierra, Total Wine, Barnes & Noble, Torrid, and ULTA Beauty

AREA RETAILERS

Academy Sports & Outdoors, At Home, Basset 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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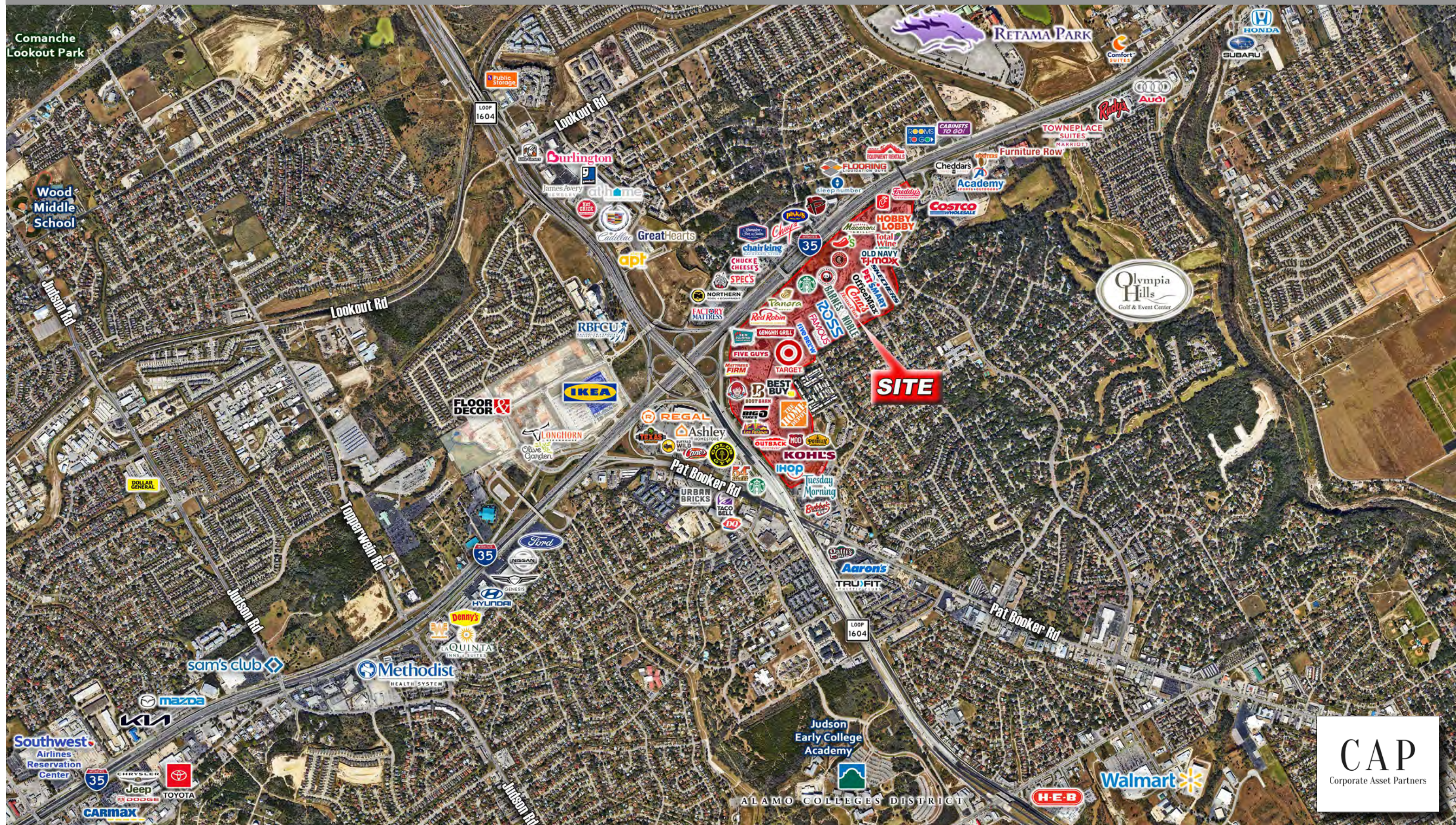
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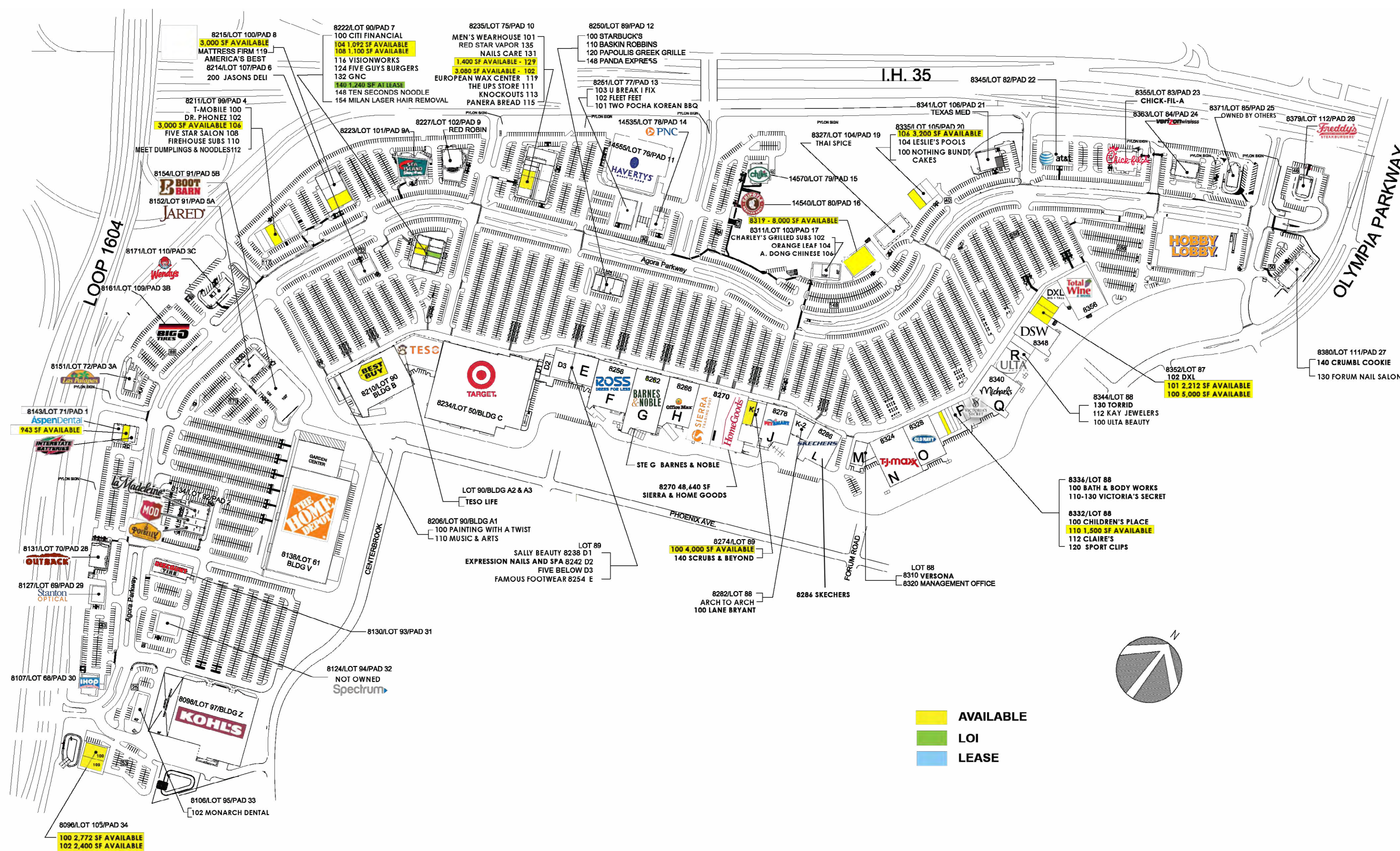
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

Corporate Asset Partners, LLC

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Licensed Broker /Broker Firm Name or
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Buyer/Tenant/Seller/Landlord Initials

Date