

FORUM POINTE

15069 IH-35 N, Selma, Texas 78154

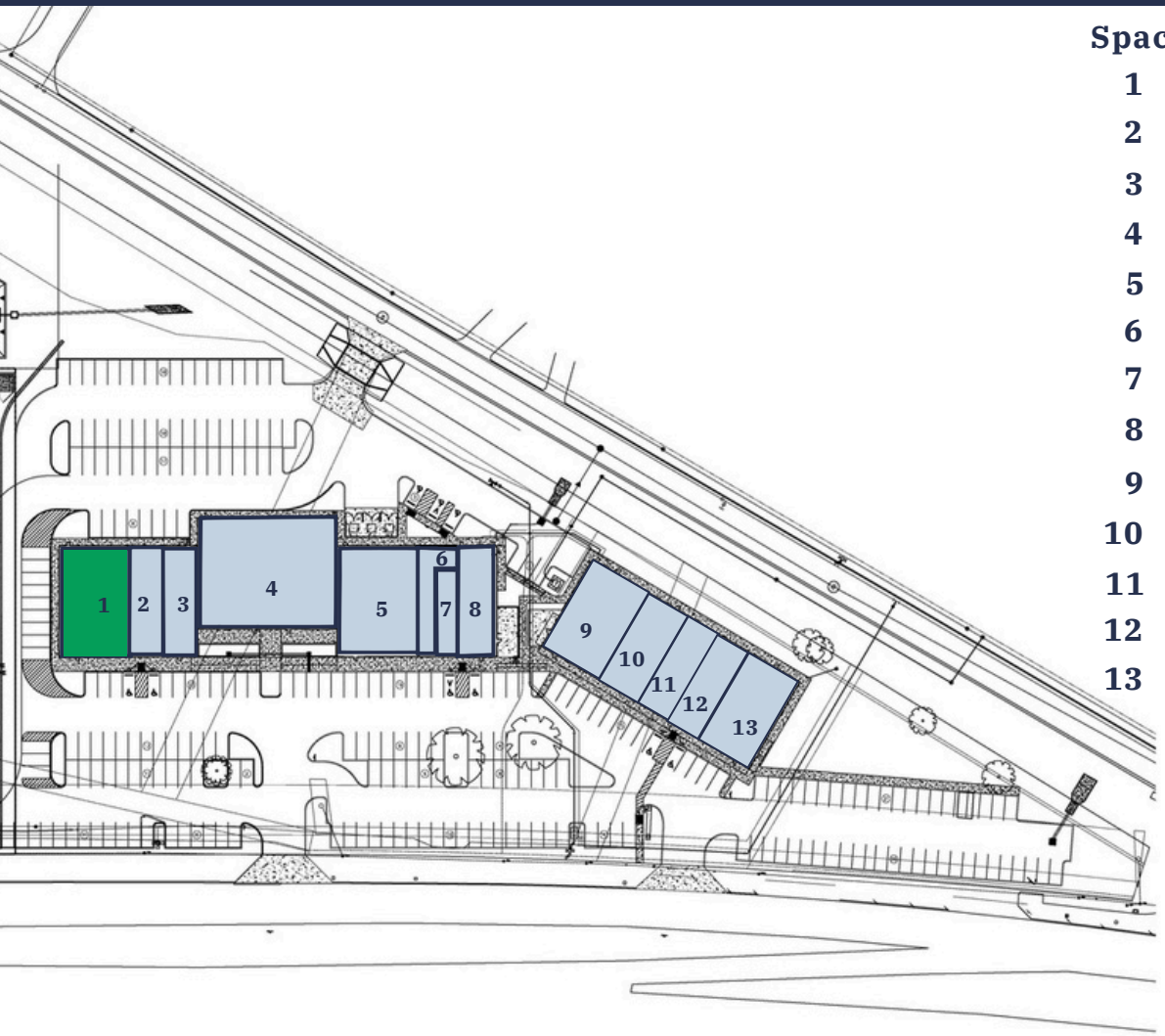
BPC
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SITE PLAN



Space	Suite #	Tenant
1	218	**AVAILABLE - 4,000 SF**
2	217	Ginza
3	216	Sweet & Sassy
4	212	Salon and Spa Suites
5	208	Boba Tea Lounge
6	206	Popcorn Picadilly
7	204	Popcorn Picadilly
8	202	Pasha's Mediterranean Cuisine
9	116	Pediatric Urgent Care
10	110	Clothes Mentor
11	108	Optique Eye Care
12	106	5th Avenue Nails
13	102	Sleep Number

- Located at IH-35 & Old Austin Road with quick access to N Loop 1604 E
- This site is in close proximity to booming retail and entertainment brand names such as Pluckers, Best Buy, Costco, Gold's Gym, Regal Cinema Movie Theater and Ikea
- High demographics with neighboring Randolph Air Force Base in close proximity.

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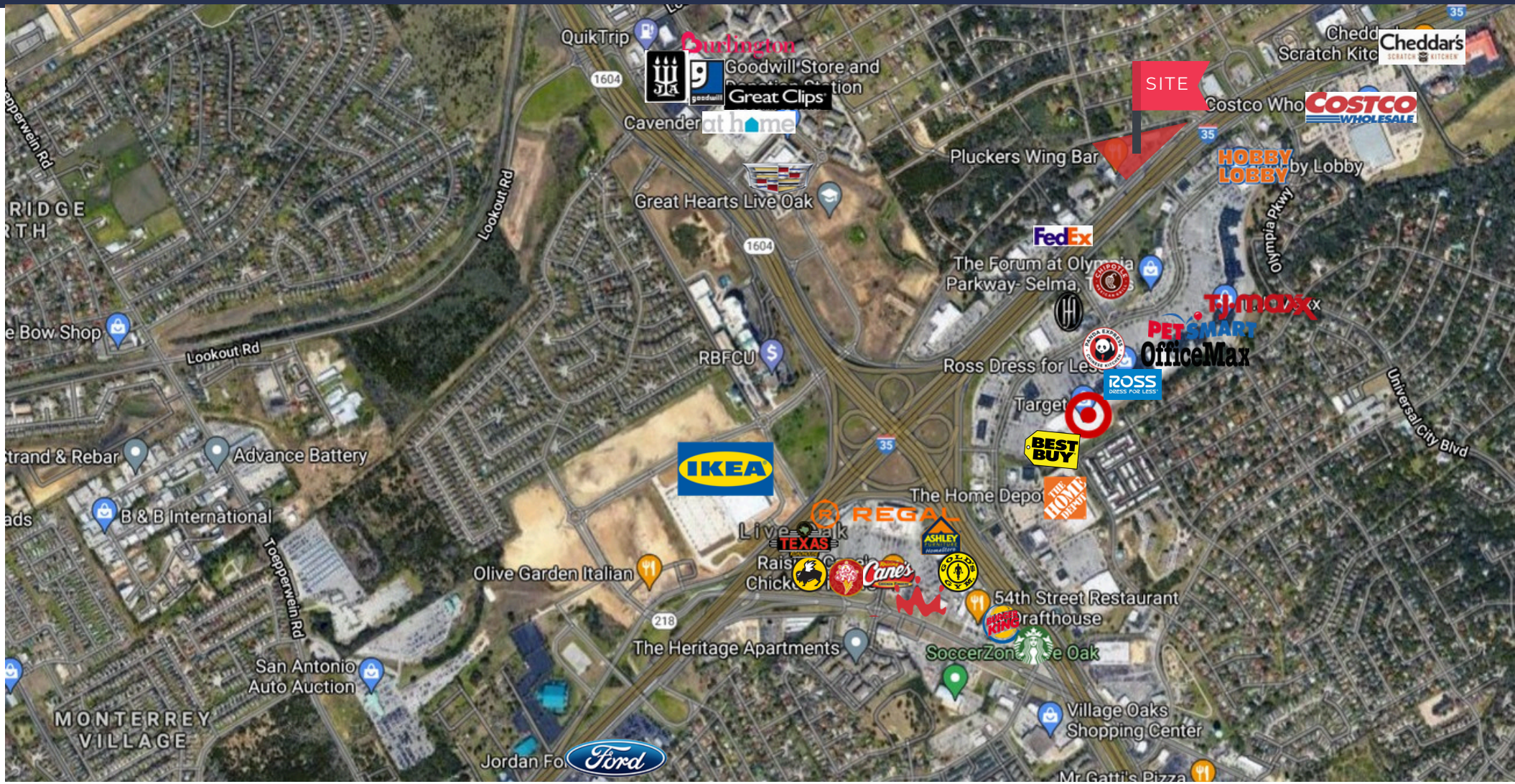
AERIAL VIEWS







TRADE AREA



POPULATION
2022

1 mile	6,947
3 mile	74,432
5 mile	211,122

HOUSEHOLD INCOME
2022

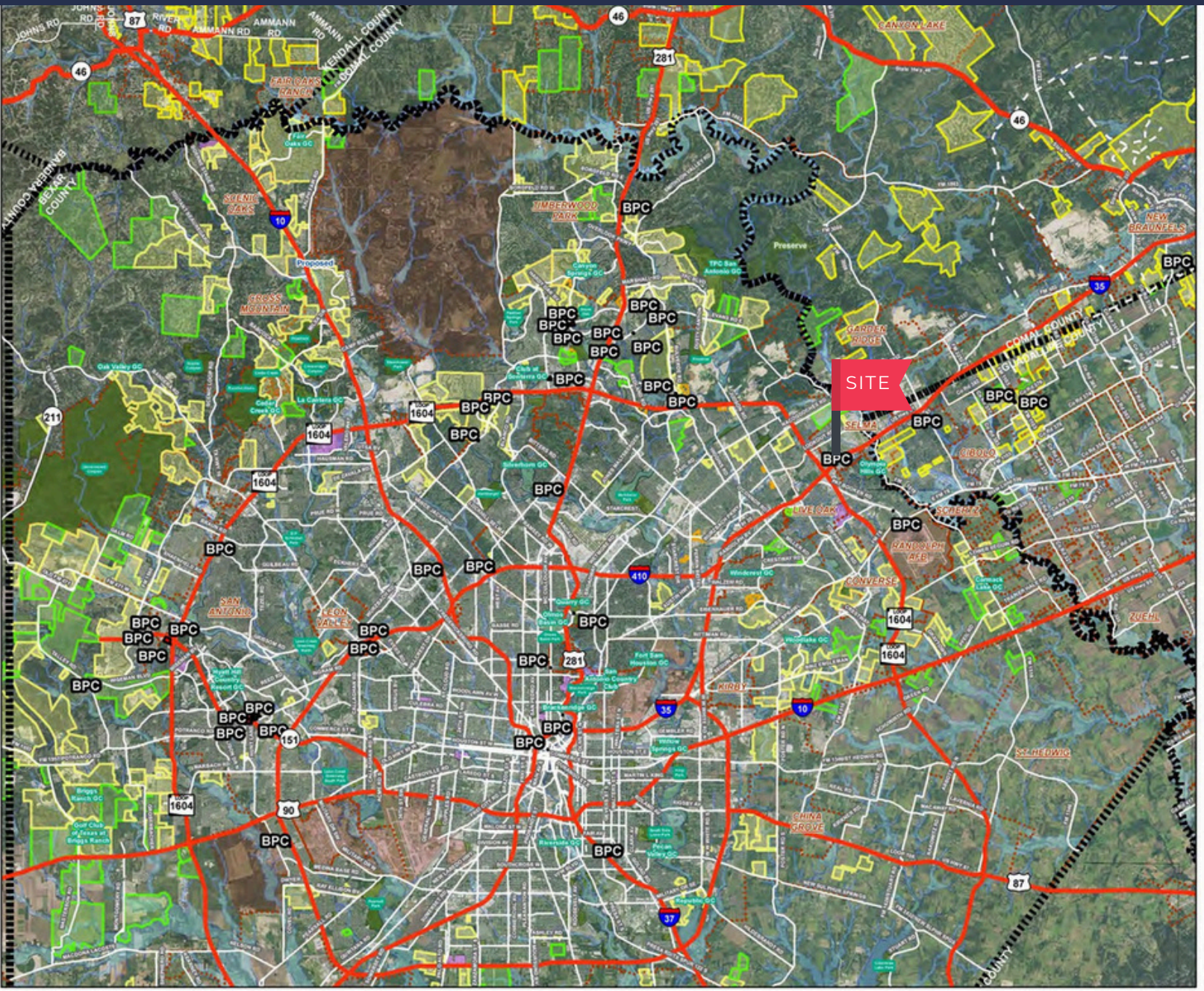
1 mile	$95,331
3 mile	$90,087
5 mile	$94,857

TRAFFIC COUNTS
2020

Loop 1604 E	107,793 VPD
IH 35	155,797 VPD

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GROWTH MAP


SITE
BPC
SAN ANTONIO
METRO AREA
RESIDENTIAL GROWTH
LEGEND
BPC Birnbaum Property Company Sites
Active Single Family Developments
Pre-Planning
Future Multi-Family
100 Year FEMA Floodplain
Proposed Thoroughfares
Incorporated Cities
County Line
0 1½ 3 6
Miles
N
Aerial Photography of Bexar, Kendall & Comal County 2016
Other Counties provided by ESRI
Map & Data prepared for
Birnbaum Property Company
by Wendell Davis & Associates
08.2017 210.415.8214
The information contained herein was obtained from sources believed reliable as of the date of this map.
Wendell Davis & Associates makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

DEMOGRAPHICS

Pop-Facts® Demographic Quick Facts

Forum Pointe

	1mi		3mi		5mi	
	Total	%	Total	%	Total	%
2022 Est. Population by Single-Classification Race						
White Alone	4,514	64.98	49,162	66.05	139,747	66.19
Black/African American Alone	886	12.75	9,280	12.47	28,870	13.68
American Indian/Alaskan Native Alone	38	0.55	448	0.60	1,448	0.69
Asian Alone	383	5.51	3,053	4.10	7,321	3.47
Native Hawaiian/Pacific Islander Alone	6	0.09	211	0.28	594	0.28
Some Other Race Alone	753	10.84	8,008	10.76	21,650	10.26
Two or More Races	367	5.28	4,271	5.74	11,492	5.44
Hispanic/Latino	2,638	37.97	31,725	42.62	90,939	43.07
Not Hispanic/Latino	4,309	62.03	42,707	57.38	120,183	56.93
2022 Occupied Housing Units by Tenure						
Owner-Occupied	1,803	62.26	18,809	67.02	54,008	70.96
Renter-Occupied	1,093	37.74	9,255	32.98	22,107	29.05
Average Household Size	--	2.41	--	2.66	--	2.76
2022 Households by Household Income						
Income < $15,000	92	3.18	1,507	5.37	4,268	5.61
Income $15,000 - $24,999	190	6.56	1,739	6.20	4,442	5.84
Income $25,000 - $34,999	270	9.32	2,033	7.24	5,056	6.64
Income $35,000 - $49,999	224	7.74	3,244	11.56	8,648	11.36
Income $50,000 - $74,999	618	21.34	5,889	20.98	14,768	19.40
Income $75,000 - $99,999	407	14.05	4,245	15.13	11,751	15.44
Income $100,000 - $124,999	341	11.78	3,249	11.58	9,170	12.05
Income $125,000 - $149,999	293	10.12	2,387	8.51	6,574	8.64
Income $150,000 - $199,999	278	9.60	2,214	7.89	6,201	8.15
Income $200,000 - $249,999	112	3.87	871	3.10	2,683	3.52
Income $250,000 - $499,999	61	2.11	551	1.96	1,984	2.61
Income $500,000+	10	0.34	136	0.48	571	0.75
Average Household Income	--	95,331.00	--	90,087.00	--	94,857.00
Median Household Income	--	77,816.79	--	73,237.06	--	76,672.03
2022 Est. Median HH Income by Single-Classification Race						
White Alone	--	71,859.38	--	72,319.13	--	77,027.11
Black/African American Alone	--	92,994.24	--	69,464.81	--	77,560.04
American Indian/Alaskan Native Alone	--	50,000.00	--	47,460.68	--	61,920.26
Asian Alone	--	70,044.26	--	82,703.30	--	74,793.48
Native Hawaiian/Pacific Islander Alone	--	62,893.72	--	91,771.10	--	71,753.16
Some Other Race Alone	--	138,430.97	--	84,614.62	--	73,649.68
Two or More Races	--	35,000.00	--	76,006.11	--	81,418.32
Hispanic/Latino	--	78,554.41	--	67,408.12	--	68,308.15
Not Hispanic/Latino	--	77,522.42	--	77,560.16	--	82,452.01

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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Michael Birnbaum	161284	mbirnbaum@birnbaumpropety.com	210-349-7711
Designated Broker of Firm	License No.	Email	Phone