FORUM CROSSING

SAN ANTONIO, TX | NEC LOOP 1604 AND PAT BOOKER

Accelerated DEVELOPMENT SERVICES

CENTER SIZE: 108,000 SF

JR. ANCHOR: UP TO 15,000 SF

SHOP SPACE: 1,500 SF

PAD SITE: 0.75 ACRES

RATES: CALL FOR RATES

AREA RETAILERS:

TARGET · IKEA · COSTCO WHOLESALE · COST PLUS WORLD MARKET · KOHL'S expect great things · BEST BUY · PETSMART · ROSS DRESS FOR LESS · BED BATH & BEYOND · T.J.maxx · THE HOME DEPOT

PROJECT SUMMARY | Forum Crossing is a regional retail power center located immediately southeast of the intersection of I-35 and Loop 1604. Originally developed in the 1980's, this redevelopment sits at the entrance to The Forum, a 1.2MM SF retail power center, the largest in the market, serving northeast San Antonio adndsurrounding communities. The Forum contains retailers such as Target, Home Depot, Kohl's, Best Buy, Hobby Lobby, Bed Bath & Beyond, and the east end of the project is flanked by Costco and Academy. Forum Crossing offers retailers a chance to join the next phase of The Forum at Olympia Parkway, with opportunities for junior anchors, pad sites and shop tenants.

PROJECT SCOPE | Accelerated Development is investing significant capital into the now renamed "Forum Crossing". Millions of dollars have been invested on remodeled storefronts, landscaping, parking lots, access points and additional signage opportunities. Forum Crossing provides an opportunity for an anchor of up to 30,000 SF, 10,000 SF of high visibility shop space and multiple pads to accommodate either fast food or sit-down restaurants.

DEMOGRAPHICS:	3 MILE	5 MILE	7 MILE
2018 Population	82,083	223,049	347,119
2018 Daytime Population	71,718	207,218	314,742
2018 Average HH Income	$74,801	$75,806	$75,245
2018 Median HH Income	$63,940	$64,050	$63,060

TRAFFIC COUNTS:

I-35: 199,886 VPD
Loop 1604: 102,351 VPD
Pat Booker: 25,781 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

NICK ALTOMARE
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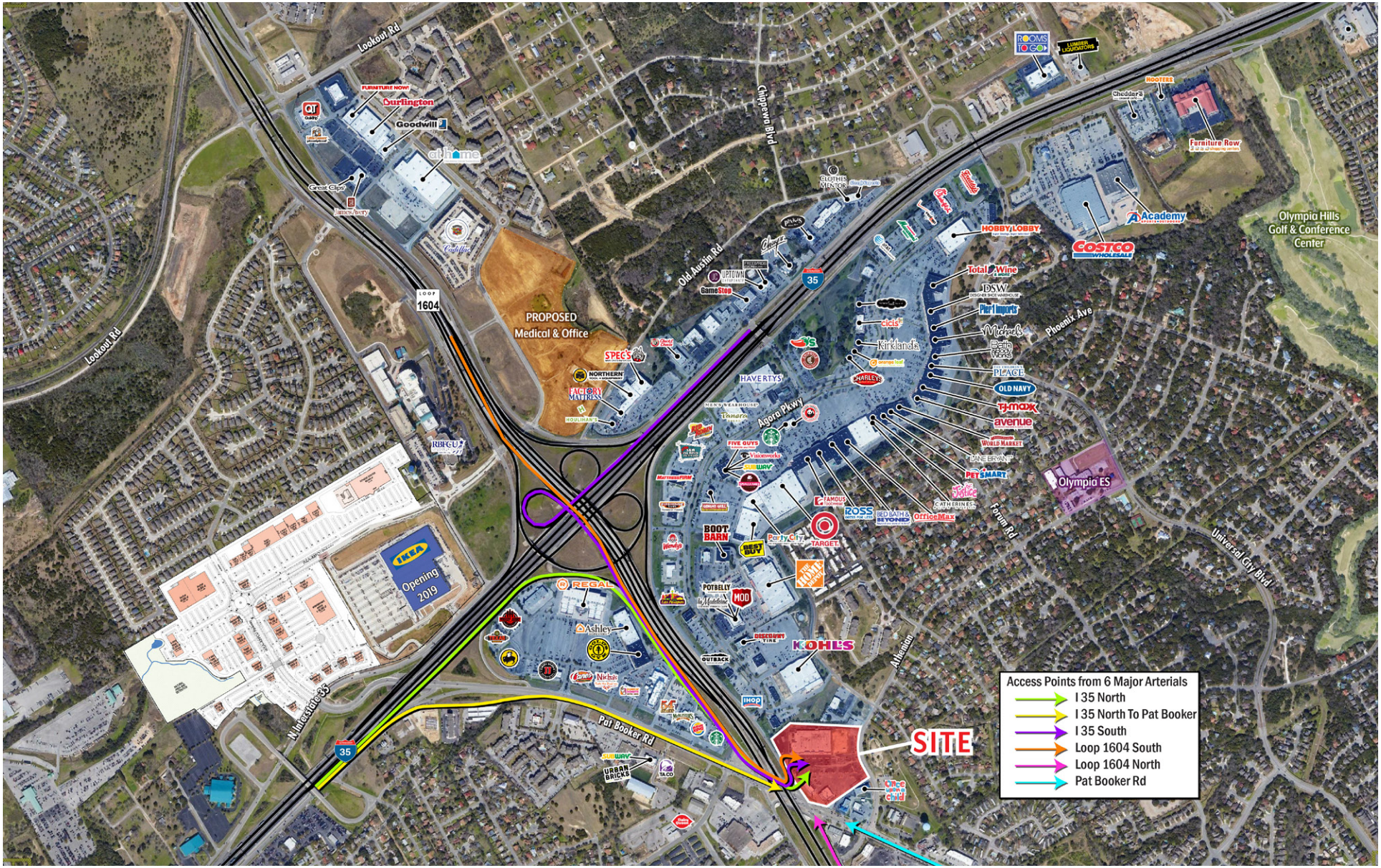

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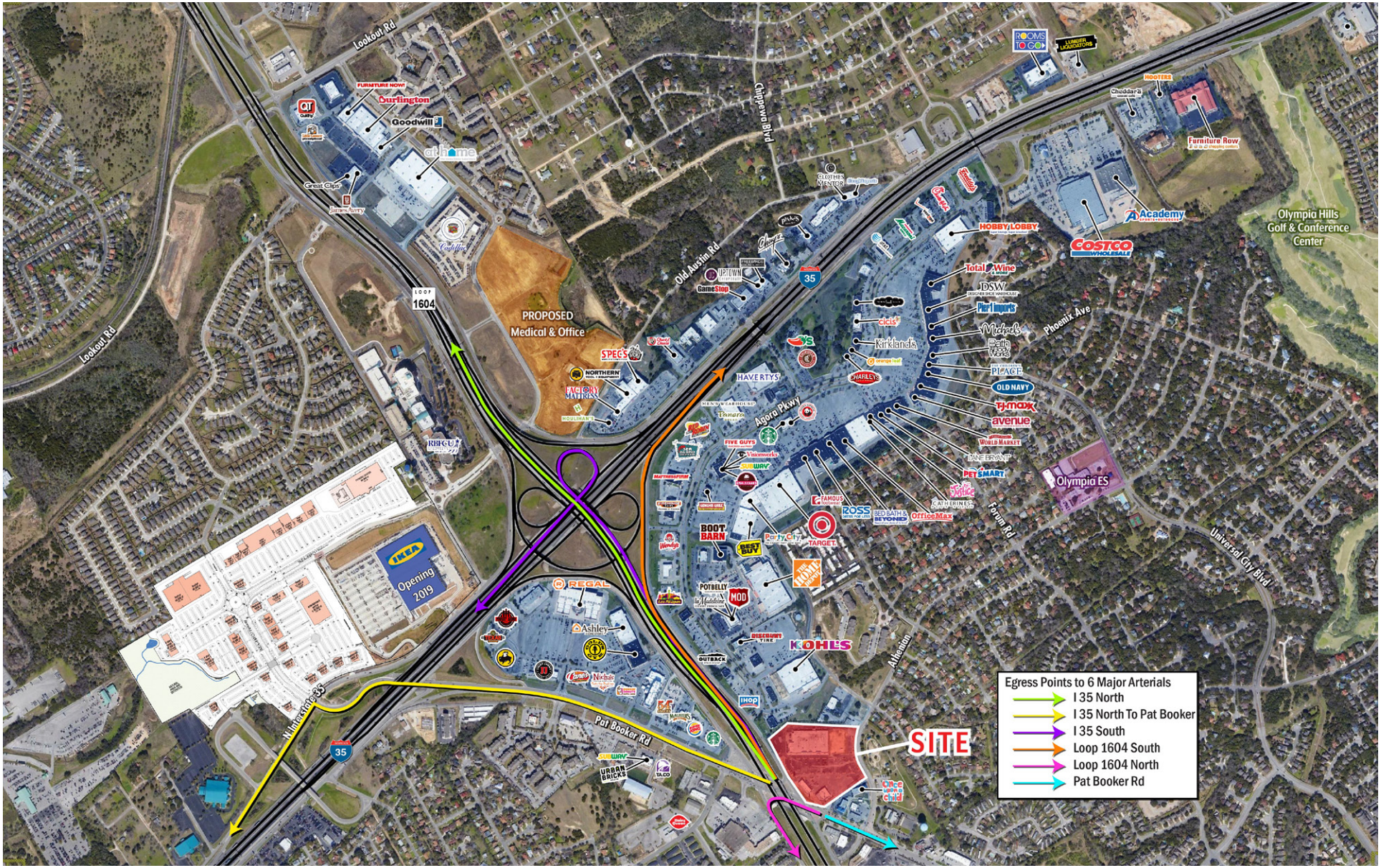

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Information About Brokerage Services

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

The Retail Connection | Sherman Hinkebein and Mike Garansuay Represent the Owner.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____