

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	20,000 SF
Available SF:	1,400 - 9,000 SF
Number of Units:	7

PROPERTY OVERVIEW

WALMART SHADOW CENTER with cross access. Join Dollar Tree and T-Mobile. Situated on the north side of town about 1 mile west of the region's main economic driver - Seaboard Foods.

Located on US Highway 64, the town's main arterial north/south road.

Landlord opening to combining suites as market demands.

MARKET HIGHLIGHTS

- The city's largest employer, Seaboard, operates at double shift capacity with 3,100 employees having an annual payroll excess of \$94 million.
- Oklahoma Panhandle State University is located nearby in Goodwell, OK.
- Spaces for lease in Pioneer Plaza, a new, multi-use, 20 acre site next to Walmart
- County seat of Texas County
- Rapidly growing city and regional markets due to employment increases in wind energy, gaming and meat processing.

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ADDITIONAL PHOTOS



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This is an aerial map of a commercial district in Oklahoma City, Oklahoma. The map is overlaid with numerous white callout boxes, each containing the logo of a local business. The businesses include:

- Dollar Tree** (top left)
- T-Mobile** (top left)
- Walmart Supercenter** (top center)
- Tractor Supply Co.** (top right)
- Subway** (center left)
- Pizza Hut** (center left)
- Phillips 66** (center right)
- Hibbett City Gear** (center right)
- Sears** (center left)
- bealls** (center left)
- RBC** (center left)
- McDonald's** (center left)
- Sonic Drive-In** (center right)
- Braum's** (center left)
- O'Reilly Auto Parts** (center right)
- Dollar General** (bottom center)
- Anytime Fitness** (bottom center)
- Dominos** (bottom center)

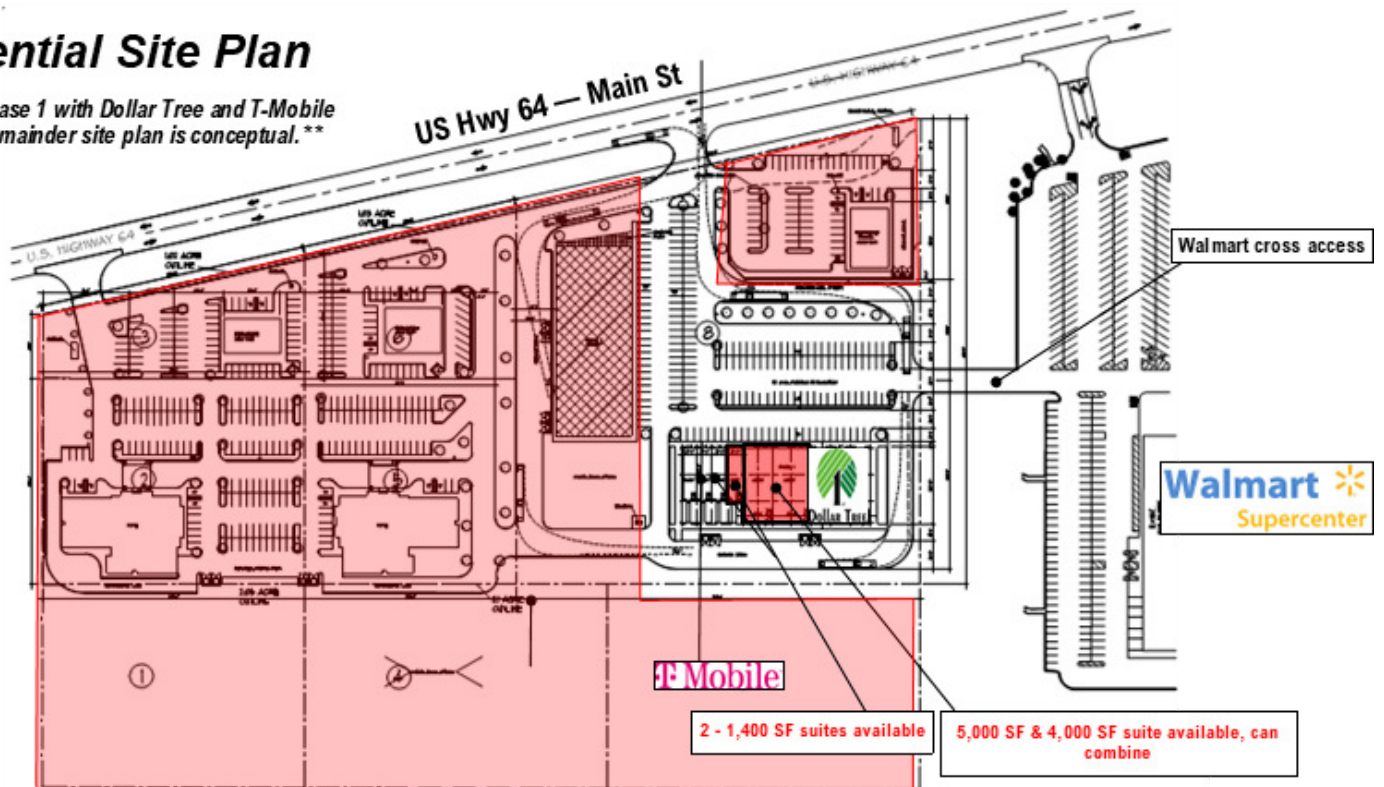
The map also shows several streets, including NW 4th St, NW 20th St, NW 24th St, NW 21st St, NW 12th St, NW 13th St, NW 14th St, NW 15th St, NW 17th St, NW 18th St, NW 19th St, NW 20th St, NW 21st St, NW 22nd St, NW 23rd St, NW 24th St, NW 25th St, NW 26th St, NW 27th St, NW 28th St, NW 29th St, NW 30th St, NW 31st St, NW 32nd St, NW 33rd St, NW 34th St, NW 35th St, NW 36th St, NW 37th St, NW 38th St, NW 39th St, NW 40th St, NW 41st St, NW 42nd St, NW 43rd St, NW 44th St, NW 45th St, NW 46th St, NW 47th St, NW 48th St, NW 49th St, NW 50th St, NW 51st St, NW 52nd St, NW 53rd St, NW 54th St, NW 55th St, NW 56th St, NW 57th St, NW 58th St, NW 59th St, NW 60th St, NW 61st St, NW 62nd St, NW 63rd St, NW 64th St, NW 65th St, NW 66th St, NW 67th St, NW 68th St, NW 69th St, NW 70th St, NW 71st St, NW 72nd St, NW 73rd St, NW 74th St, NW 75th St, NW 76th St, NW 77th St, NW 78th St, NW 79th St, NW 80th St, NW 81st St, NW 82nd St, NW 83rd St, NW 84th St, NW 85th St, NW 86th St, NW 87th St, NW 88th 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600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

PIONEER PLAZA SITE PLAN- CONCEPTUAL

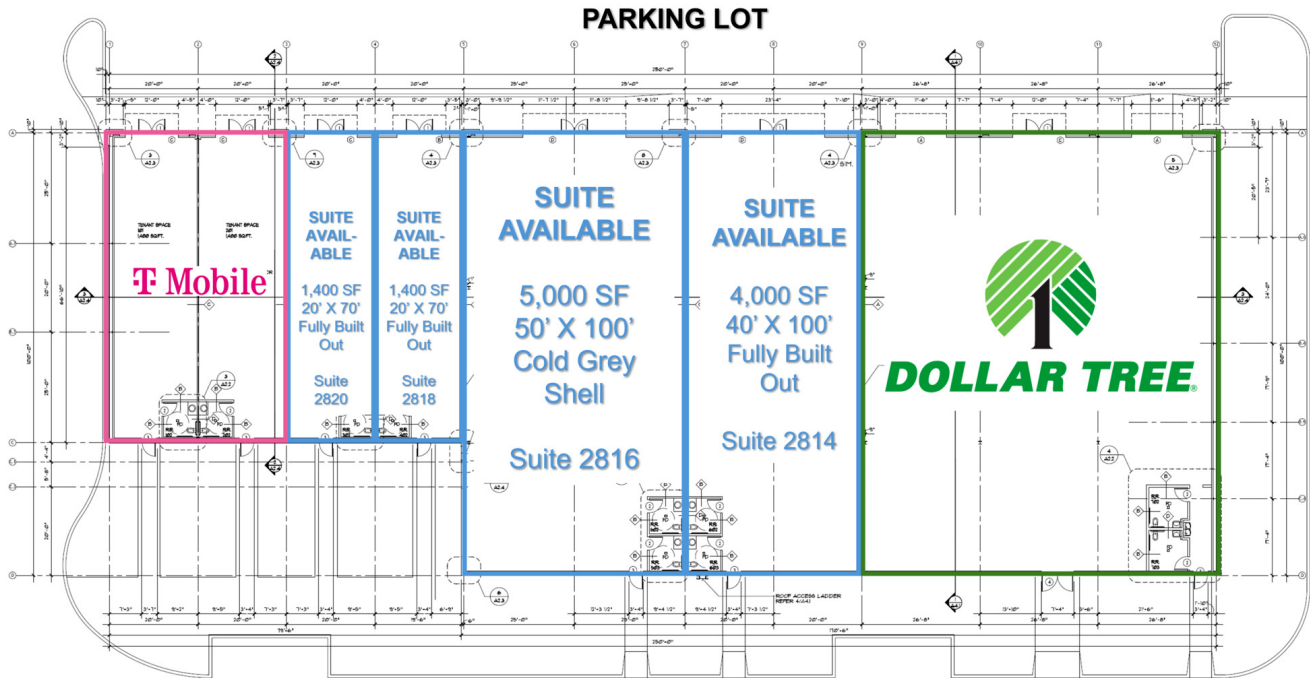
Potential Site Plan

**** Only have 1 with Dollar Tree and T-Mobile exist. Remainder site plan is conceptual. ****



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LEASE SPACES



LEASE INFORMATION

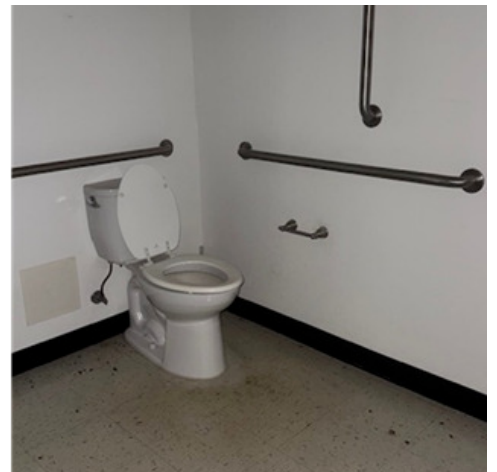
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 5,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2814 US Highway 64	Available	4,000 SF	NNN	Negotiable	Fully built out suite ready for tenant to move in or remodel to its liking. Adjacent to Dollar Tree. Nearly 40 ft of storefront glass. 11' ceiling grid height.
2816 US Highway 64	Available	5,000 SF	NNN	Negotiable	Cold grey shell condition, ready for tenant to build out per their requirement. Utilities stubbed to Premises.
2818 US Highway 64	Available	1,400 SF	NNN	Negotiable	Fully built out suite, open area floor plan with a back storage room and bathroom. Can be modified to join either adjacent suite.
2820 US Highway 64	Available	1,400 SF	NNN	Negotiable	Fully built out suite, ready for fresh paint and flooring. Open floor plan but for back storage room and bathroom. Suite can be combined with 2818 to make 2,800 square feet.

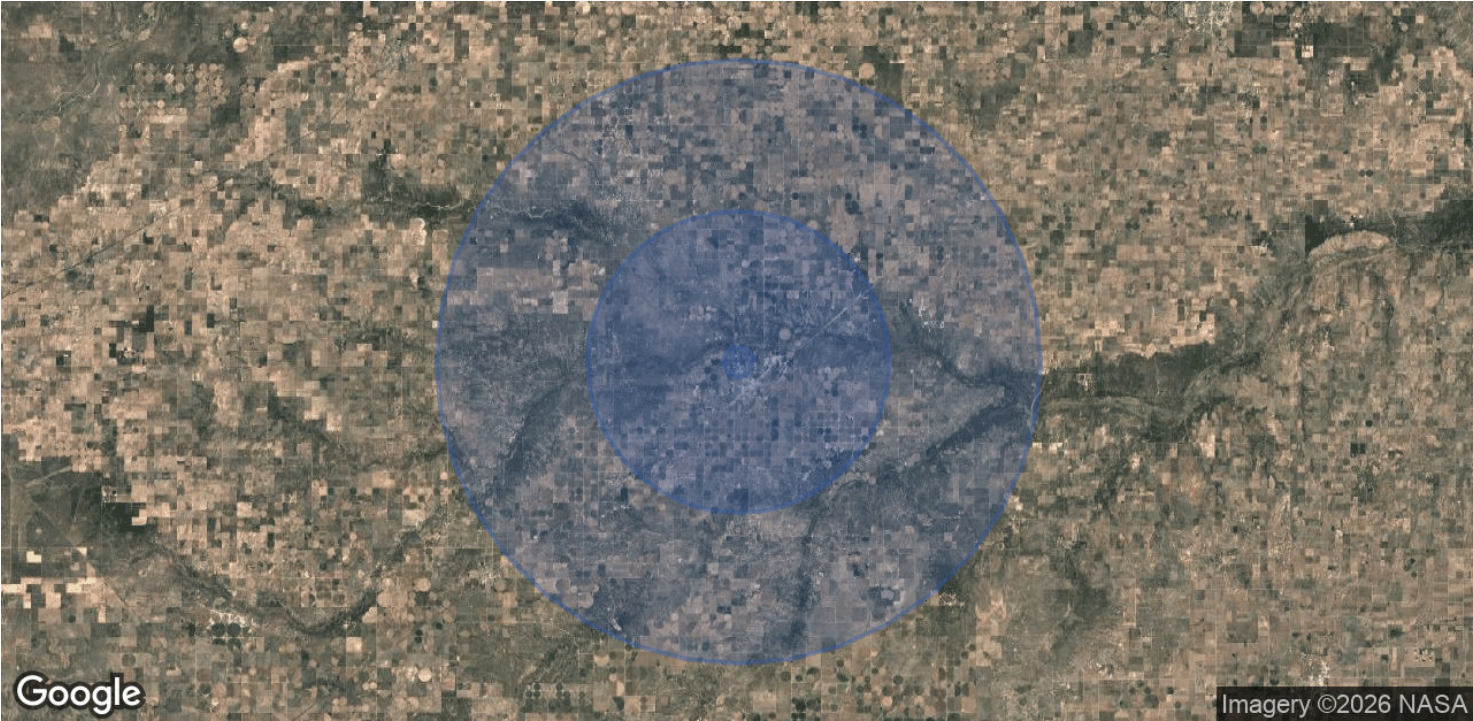
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VACANT SUITES - 2816, 2818, 2820



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	20 MILES
Total Population	2,511	14,902	17,735
Average Age	37	34	35
Average Age (Male)	35	34	34
Average Age (Female)	39	35	35

HOUSEHOLDS & INCOME	1 MILE	10 MILES	20 MILES
Total Households	877	4,963	5,973
# of Persons per HH	2.9	3	3
Average HH Income	\$67,789	\$62,208	\$63,854
Average House Value	\$166,782	\$167,565	\$168,556

2020 American Community Survey (ACS)

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