

Shoppes On The Creek

2301 North Milt Phillips Avenue, Seminole, OK 74868

For Sale



Property Description

Shoppes on the Creek is a 33,650 SF two-building strip center in Seminole, Oklahoma, built in 2012 on 17.53 acres fronting Milt Phillips Avenue (HWY 377). The tenant roster is anchored by national credit names - Dollar Tree, Petsense, Hibbett, Athletico Physical Therapy, SuperCuts, Cricket Wireless, and Empire Finance - accounting for over 80% of the occupied square footage. The center is fully leased with a weighted average remaining lease term that extends into the late 2020s, and several tenants have leases running through 2033.

- Highlights
- \$130/SF, well below replacement cost for 2012 construction
 - 33,650 SF across two buildings
 - Located at HWY 377/270 interchange, Seminole's busiest intersection
 - 17.53 acre site on HWY 377 with 19,000-22,000 VPD traffic counts
 - Walmart-anchored retail node with Starbucks, Tractor Supply, McDonald's, Casey's nearby

Offering Summary

Sale Price:	\$4,400,000
Lot Size:	17.53 Acres
Building Size:	33,650 SF
NOI:	\$343,500.00

Paul Ravencraft pravencraft@creekpe.com 405.834.7474	George Williams, CCIM gwilliams@creekpe.com 405.843.7474
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Location Description

The property sits at 2301 North Milt Phillips Avenue (HWY 377), just south of the HWY 377 and HWY 270 interchange - the primary commercial intersection in Seminole. ODOT traffic counts on this stretch run between 19,000 and 22,000 vehicles per day, making it the highest-traffic corridor in Seminole County. The surrounding retail node includes Walmart, Tractor Supply, Starbucks, Taco Bell, McDonald's, and Casey's General Store, establishing the area as the go-to retail destination for the broader trade area.

Seminole is the county seat of Seminole County and home to Seminole State College, a public community college founded in 1931 with roughly 1,500 students enrolled. The campus sits at the junction of Highway 9 and U.S. Route 270, less than two miles from the property. The college generates consistent foot traffic from students, faculty, and staff year-round.

The Seminole Nation of Oklahoma is headquartered in nearby Wewoka within Seminole County, and the broader region benefits from the economic presence of multiple tribal nations. The Citizen Potawatomi Nation, based in neighboring Shawnee, exerts an economic impact exceeding \$729 million annually and employs nearly 2,000 people across the region. Seminole sits about 60 miles east of Oklahoma City along HWY 270, connecting it directly to the OKC metro through Shawnee and Tecumseh.

The city has a population of approximately 7,160 with a median age of 33, and the largest employment sectors in the county are retail trade, health care, and manufacturing. Within a 1-mile radius of the property, there are roughly 1,004 households with an average household income of \$61,023. The property's position on the main commercial artery, combined with its proximity to the college and the broader tribal economies of central Oklahoma, gives it a trade area reach well beyond the city's population alone.

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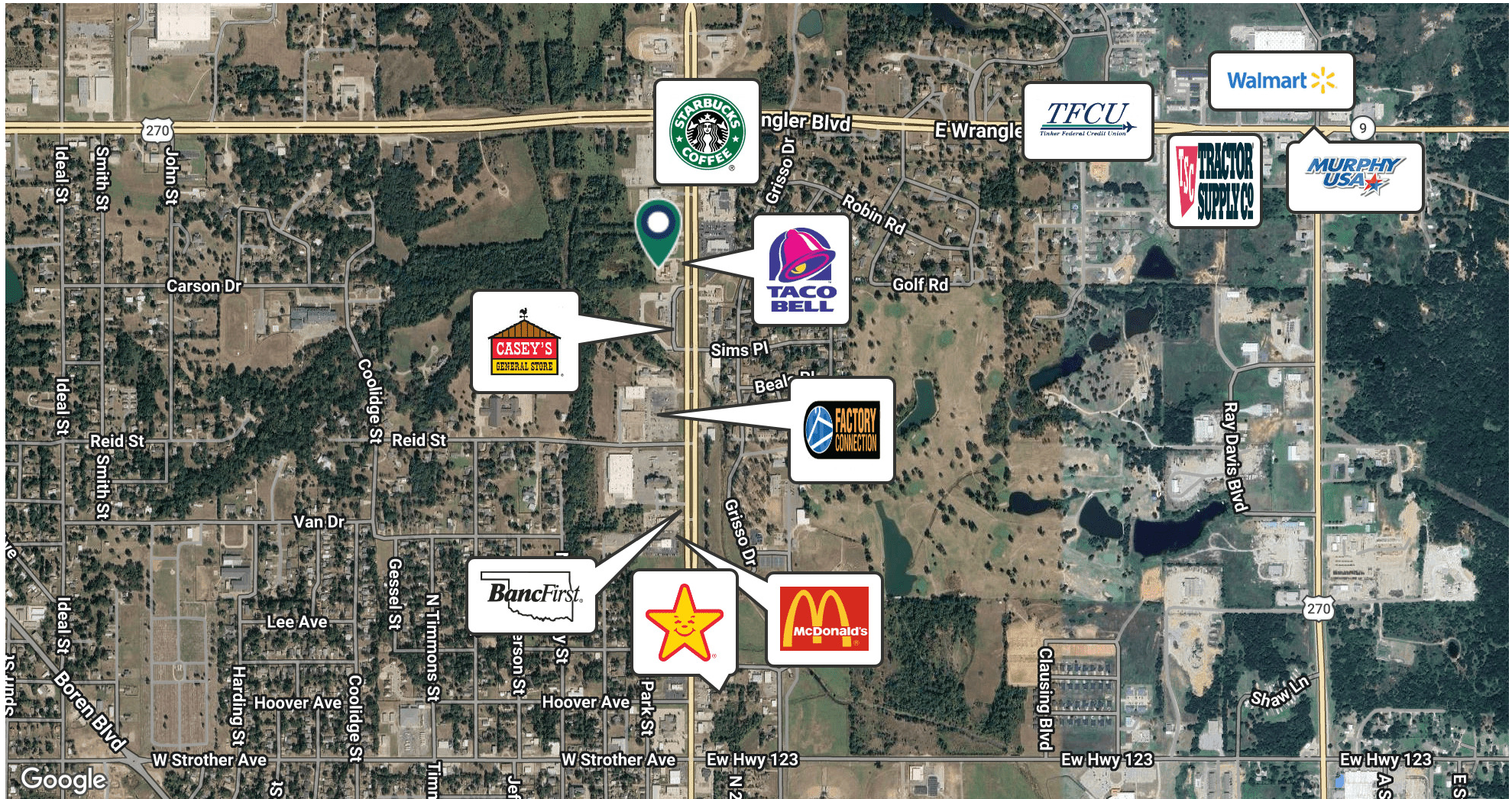


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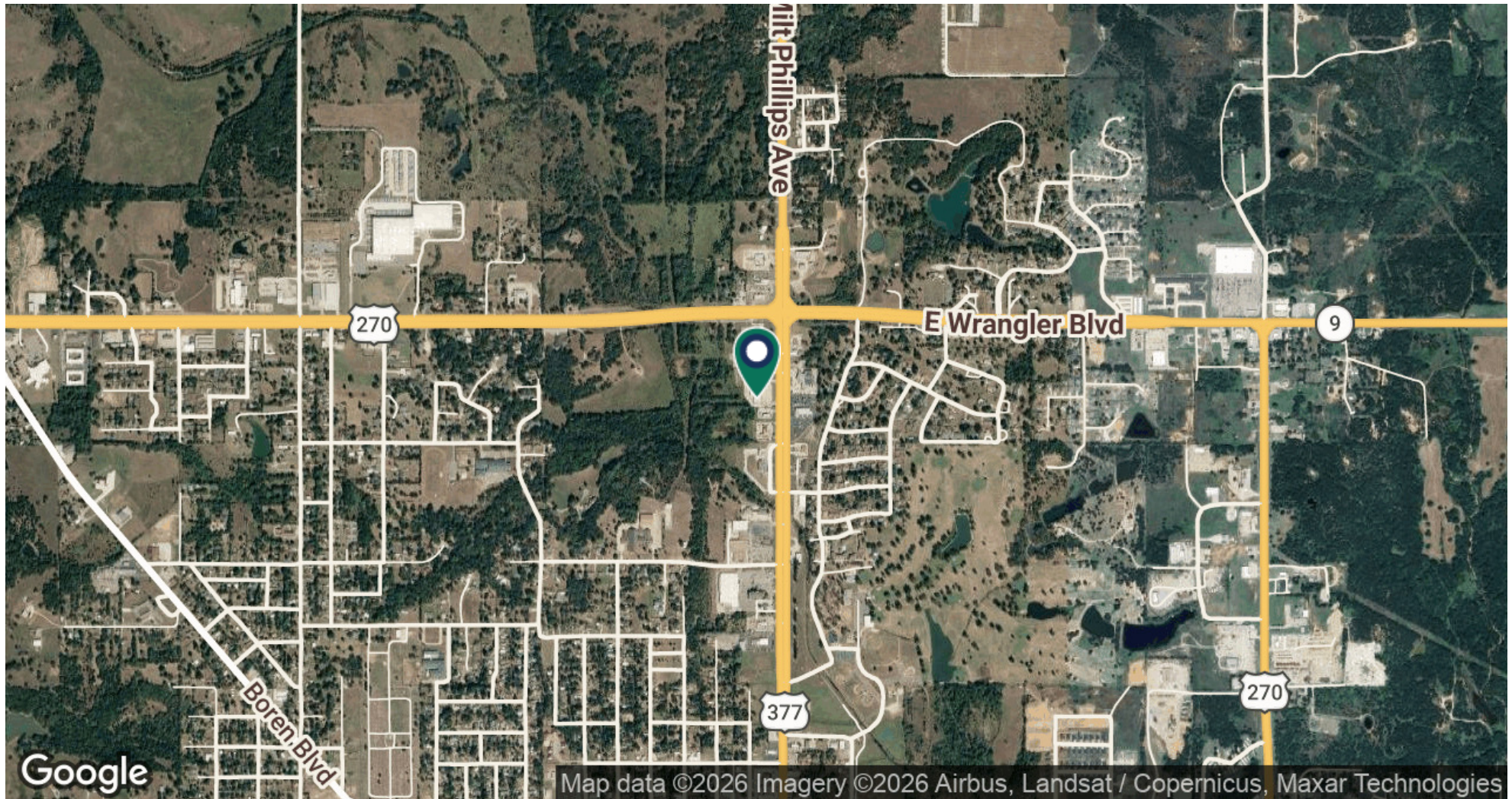


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Investment Overview

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Price	\$4,400,000
Price per SF	\$131
CAP Rate	7.81%

Operating Data

Shoppes on the Creek

Gross Scheduled Income	\$343,500
Other Income (Includes monthly CAM, Tax and Insurance Est. and annual reconciliations)	\$119,358
Total Scheduled Income	\$462,858
Gross Income	\$462,858
Operating Expenses	\$119,358
Net Operating Income	\$343,500

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Income Summary	Shoppes on the Creek
Gross Income	\$462,858
Expenses Summary	Shoppes on the Creek
CAM	\$45,685
Tax	\$41,265
Insurance	\$32,407
Operating Expenses	\$119,358
Net Operating Income	\$343,500

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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease Start	Lease End
2301	Vacant	1,750 SF	5.20%	-	-	-	-
2303	Super Cuts	1,400 SF	4.16%	\$18.75	\$26,250	04/01/2013	05/31/2028
2305	Vacant	1,400 SF	4.16%	-	-	-	-
2307	Empire Finance	1,000 SF	2.97%	\$19.00	\$19,000	09/13/2022	01/31/2033
2309	Athletico	4,800 SF	14.26%	\$10.00	\$48,000	03/01/2013	04/30/2027
2311	Hibbett	4,950 SF	14.71%	\$10.00	\$49,500	01/01/2013	02/29/2028
2313	Petsense	7,150 SF	21.25%	\$9.00	\$64,350	05/07/2023	05/31/2033
2317	V100 OK Ent.	1,200 SF	3.57%	\$17.60	\$21,120	12/14/2021	06/30/2031
2319	Cricket Wireless	1,200 SF	3.57%	\$26.40	\$31,680	09/01/2017	08/31/2027
2321	Dollar Tree #7031	8,800 SF	26.15%	\$9.50	\$83,600	07/08/2016	03/31/2032
Totals		33,650 SF	100%	\$120.25	\$343,500		
Averages		3,365 SF	10%	\$15.03	\$42,938		

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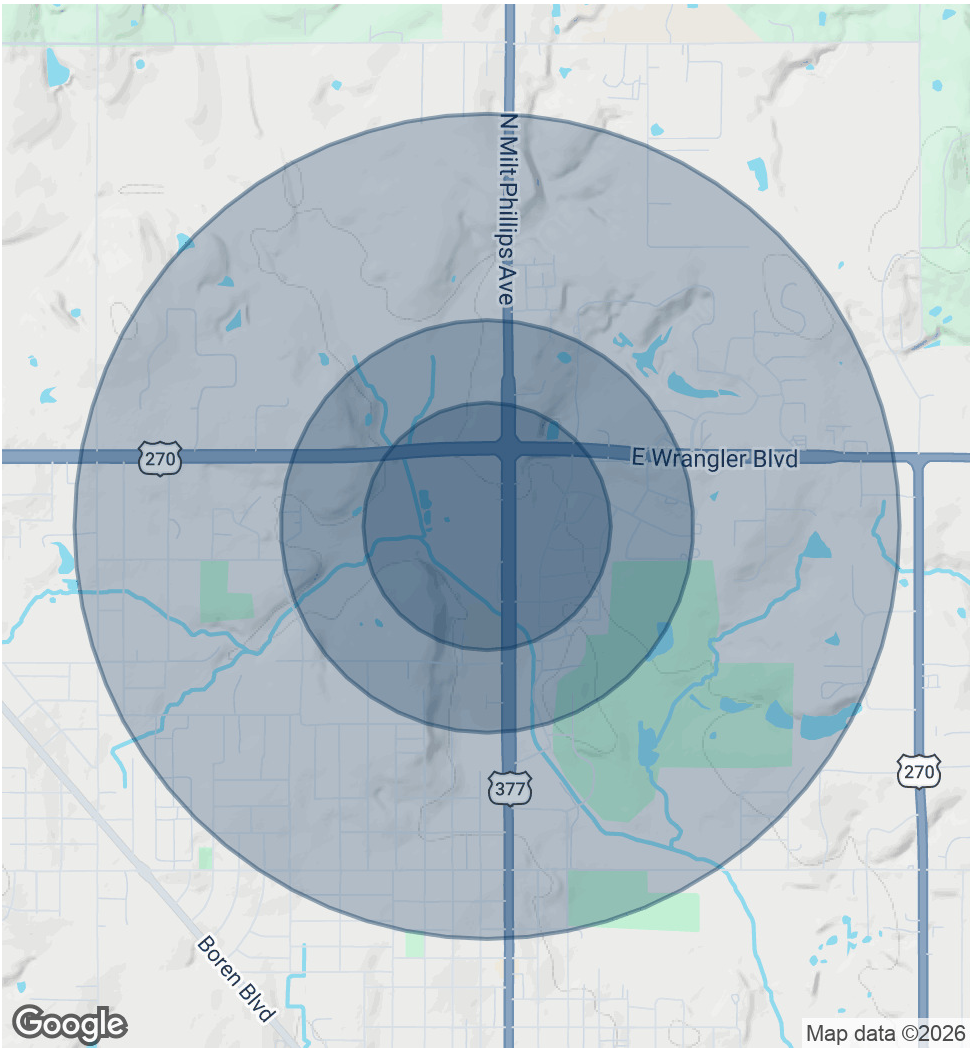
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	131	475	2,600
Average Age	41	41	39
Average Age (Male)	39	39	37
Average Age (Female)	43	42	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	56	195	1,004
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$70,123	\$67,323	\$61,023
Average House Value	\$207,714	\$186,949	\$142,069

2020 American Community Survey (ACS)



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Paul Ravencraft

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Direct: 405.834.7474 | Cell: 405.226.5467

Professional Background

Paul Ravencraft is a partner of the Retail Investment Team for Price Edwards and Company. Ravencraft entered the real estate business in 1985. Since joining Price Edwards & Company in 1993, Ravencraft has been involved in over 6,485,000 square feet of investment sales; this represents well over \$ 392,000,000 in real estate volume. Many of the largest real estate transactions in Oklahoma City have been brokered with Mr. Ravencraft. With over 32 years in the Oklahoma City marketplace, Paul has been able to create an extensive database of real estate investors. Mr. Ravencraft has extensive market knowledge specializing in retail investments.

The PEC Retail Investment team is your full-service brokerage team for Retail Investment properties, Retail single-tenant buildings, Shopping Center sales, development projects and Retail Leasing.

Paul is a member of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks is offered in 60+ markets, as well as networking for over 600 local firms across North America.

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gwilliams@creekpe.com

Direct: 405.843.7474 | Cell: 405.657.7800

Professional Background

George Williams, CCIM is a partner within the Retail Investment Team for Price Edwards & Company. As part of the retail investment team, George is responsible for marketing, sales and leasing retail properties within the Price Edwards portfolio. He represents numerous landlords and developers within Oklahoma and has also worked with many local and national tenants. George possesses strong, decisive, and collaborative leadership skills, with a proven sales ability to assess client needs; establish rapport, build trust, and close deals.

Leasing and sales is a business of relationships. George is able to assist clients by leveraging his extensive network of retailers, developers, landlords, and brokers. George has demonstrated success across all property types, including neighborhood, community and power centers, single-entity, mixed-use, lifestyle and urban properties, as well as development and redevelopment projects. George believes that the best mix of dynamic anchor tenants, complementary retailers, and service providers plus the careful selection of outparcel users create synergy, define the personality of each property, and provide the opportunity to realize maximum achievable rents, mutual goals and profitability.

George holds the Certified Commercial Investment Member designation (CCIM) and is a member of the International Council of Shopping Centers, the Commercial Real Estate Council, and the Chainlink Advisors Young Brokers Council.

George is a graduate of Baylor University.

Education

Baylor University

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PRESENTED BY:

PAUL RAVENCRAFT: PRAVENCRAFT@CREEKPE.COM | 405.834.7474 | 405.226.5467

GEORGE WILLIAMS, CCIM: GWILLIAMS@CREEKPE.COM | 405.843.7474 | 405.657.7800



OKLAHOMA CITY: 210 PARK AVENUE, STE 700, OKLAHOMA CITY, OK 73102 | O: (405) 843-7474 | F: (405) 236-1849

TULSA: 7633 EAST 63RD PLACE, STE 400, TULSA, OK 74133 | O: (918) 394-1000 | F: (918) 394-1001