



WASHINGTON PLAZA

1500 SE WASHINGTON STREET
IDABEL, OK 74745

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Property Summary



OFFERING SUMMARY

Sale Price:	\$10,900,000
Cap Rate:	7.97%
NOI:	\$868,906
Lot Size:	3.719 Acres
Year Built:	1976
Building Size:	32,019 SF
Renovated:	2008
Market:	South East Oklahoma
Price / SF:	\$340.42

PROPERTY OVERVIEW

Retail Portfolio for Sale

PROPERTY HIGHLIGHTS

- Redeveloped strip center
- Regional shopping city of SE Oklahoma
- 11,300 cars per day
- Intersection with traffic light and turning lanes
- Directly south-east from Choctaw Casino
- Tenant Anchors:
 - Stage
 - Dollar General
 - Factory Direct
 - Idabel Gymnastics

Property Description



PORTFOLIO PURCHASE OPPORTUNITY

SVN Land Run Commercial [SVN] is proud to exclusively offer for purchase an investment portfolio comprised of Shoppes on the Creek (phases 1 and 2), Magnolia Crossing (Durant, OK) and Washington Plaza (Idabel, OK).

These properties can be purchased as a portfolio or separately but for Shoppes on the Creek Phase 2 (Dollar Tree, Cricket Wireless). Ownership will not sell Phase 2 as an individual asset.



SHOPPES ON THE CREEK, PHASES 1 & 2, SEMINOLE, OK:

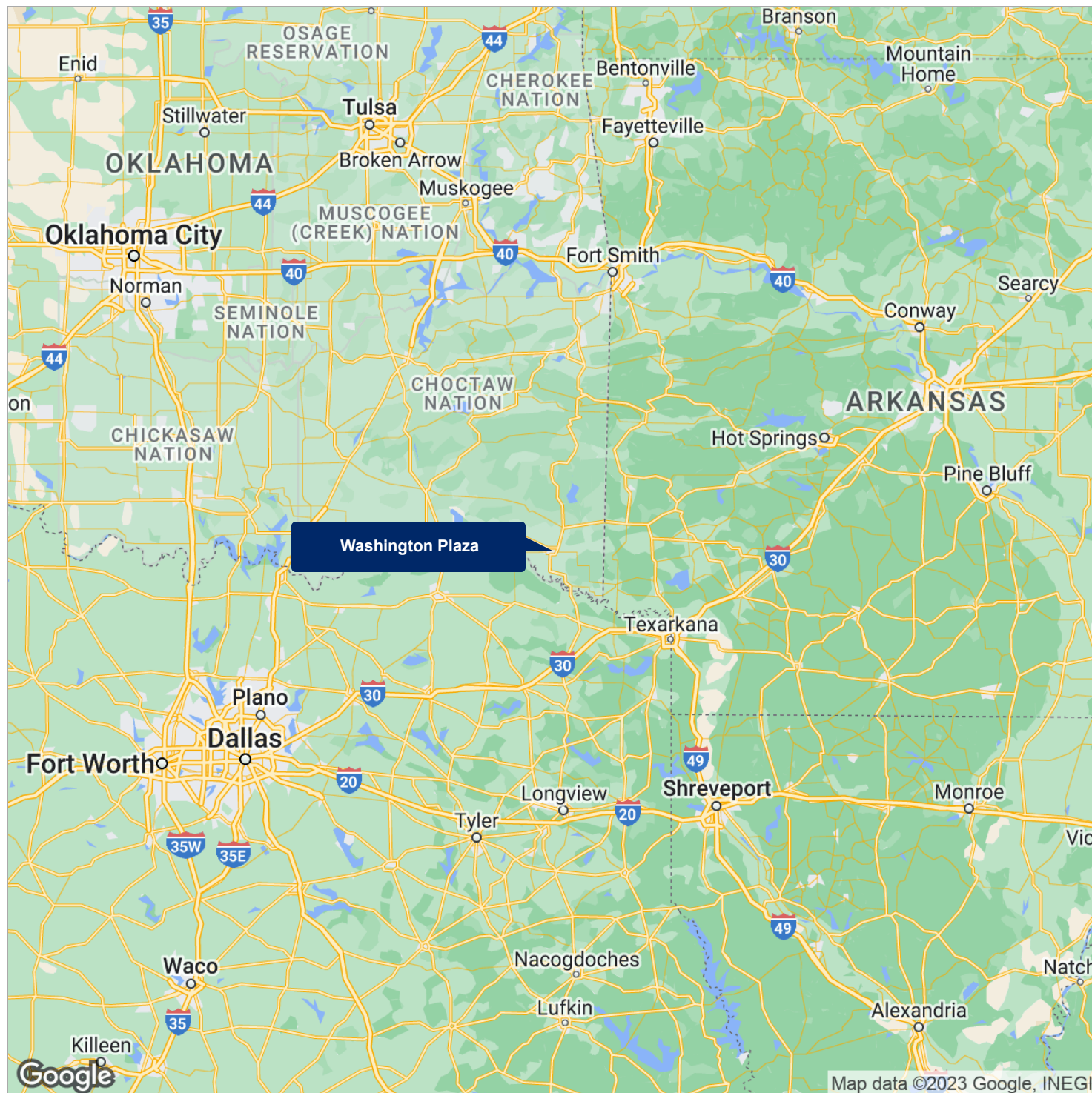
Phase 1, built in 2014, tenants include Hibbett Sports, Aaron's, Pizza Hut, US Cellular, etc. Phase 2, built in 2017, tenant include Dollar Tree and Cricket Wireless. Situated along the town's major retail corridor. This building fronts a state highway with median cuts for easy access.



MAGNOLIA CROSSING, DURANT, OK

Tenants include Jimmy's Egg, PetSense, Verizon, Shoe Sensation, Firehouse Subs and Lotus Nail Salon. New construction, built in 2017. Durant is one of Oklahoma's fastest growing communities.

Regional Map

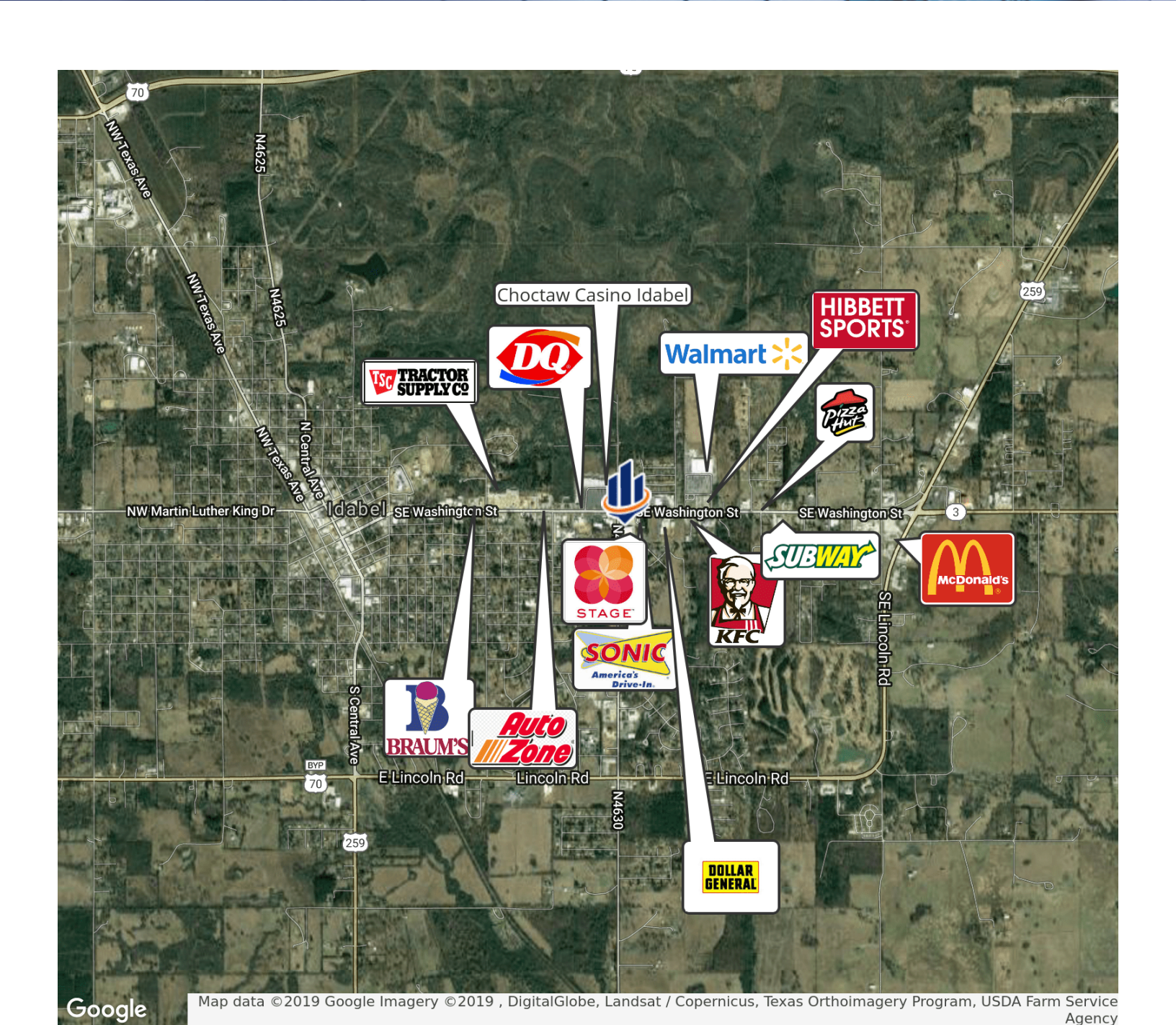


Aerial Map

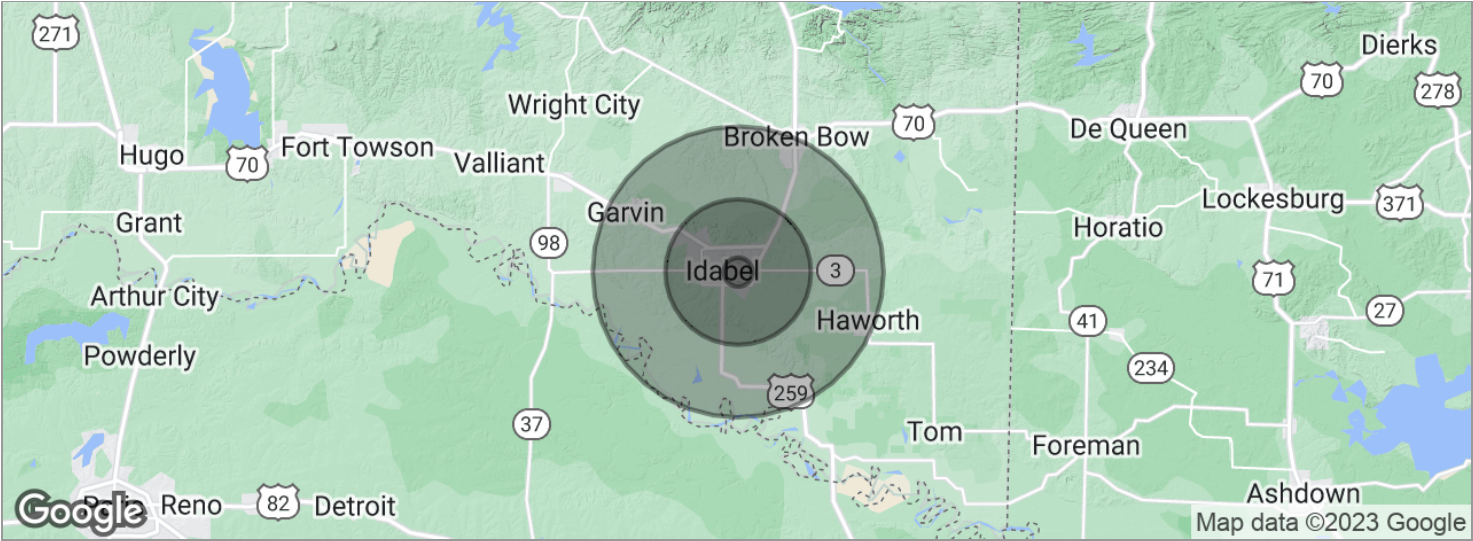




Retailer Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	276	4,966	12,666
Median age	35.9	35.3	35.4
Median age [Male]	33.7	34.2	35.4
Median age [Female]	37.8	36.2	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	108	1,964	5,028
# of persons per HH	2.6	2.5	2.5
Average HH income	\$48,007	\$44,465	\$42,063
Average house value		\$106,242	\$105,645

* Demographic data derived from 2020 ACS - US Census

Demographics Report

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Total Population - White	207	3,485	8,425
% White	75.0%	70.2%	66.5%
Total Population - Black	30	746	2,219
% Black	10.9%	15.0%	17.5%
Total Population - Asian	0	0	5
% Asian	0.0%	0.0%	0.0%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	35	621	1,603
% American Indian	12.7%	12.5%	12.7%
Total Population - Other	0	20	97
% Other	0.0%	0.4%	0.8%
	1 MILE	5 MILES	10 MILES
Total Population - Hispanic	22	404	984
% Hispanic	8.0%	8.1%	7.8%

* Demographic data derived from 2020 ACS - US Census

1 ADVISOR BIOS

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Idabel, OK 74745

Advisor Bio & Contact

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PROFESSIONAL BACKGROUND

As an Advisor at SVN Land Run Commercial, I believe it's important to invest my time strategically so you can thoroughly understand the ins and outs of the commercial real estate process. I'm dedicated to collaborating with you in order to establish a clear buying, selling or leasing goal.

After attending the University of Oklahoma where I studied Business Administration, I decided to delve into the commercial real estate industry not only because of its necessity in local communities, but also because of the undeniable opportunities it presented my clients.

As a small business owner, I understand that attention to detail matters which is why I work to provide my clients with excellent service. I've worked with a myriad of businesses ranging from large-scale companies like Walmart to family-owned businesses such as Physicians Choice Hospice and AnchorPoint Security. I execute business in a timely, efficient manner to ensure deadlines are met and your funds are well-spent. Call me today to start the journey toward intelligent investing with commercial real estate.

EDUCATION

University of Oklahoma - Aviation Major

DeVry University - Bachelors of Business Administration

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate

International Council of Shopping Centers

Commercial Real Estate Council

Oklahoma City Chamber of Commerce

Norman Chamber of Commerce

Moore Chamber of Commerce