



THE PLAZA

New Development Fronting Highway 259
Hochatown (Broken Bow Suburb), OK, 74728

PROPERTY OVERVIEW

- 20,000 SF development in Hochatown, OK
- Highway 259 is the central corridor for commercial and retail properties
- Building and monument signage available
- Close proximity to new Choctaw Landing Casino and Resort in Broken Bow, Broken Bow Lake, and Beavers Bend State Park (2nd most visited state park in Oklahoma)
- Area attracts over 2,000,000 visitors per year in tourism
- Building depths are 80 feet

MAJOR AREA RETAILERS



LEASING INFORMATION

Rates: \$2.25/SF per month plus electricity
Available: Two 10,000 SF buildings

TRAFFIC COUNTS

| | |
|-------------|-----------|
| Highway 259 | 4,100 VPD |
|-------------|-----------|

DEMOGRAPHICS

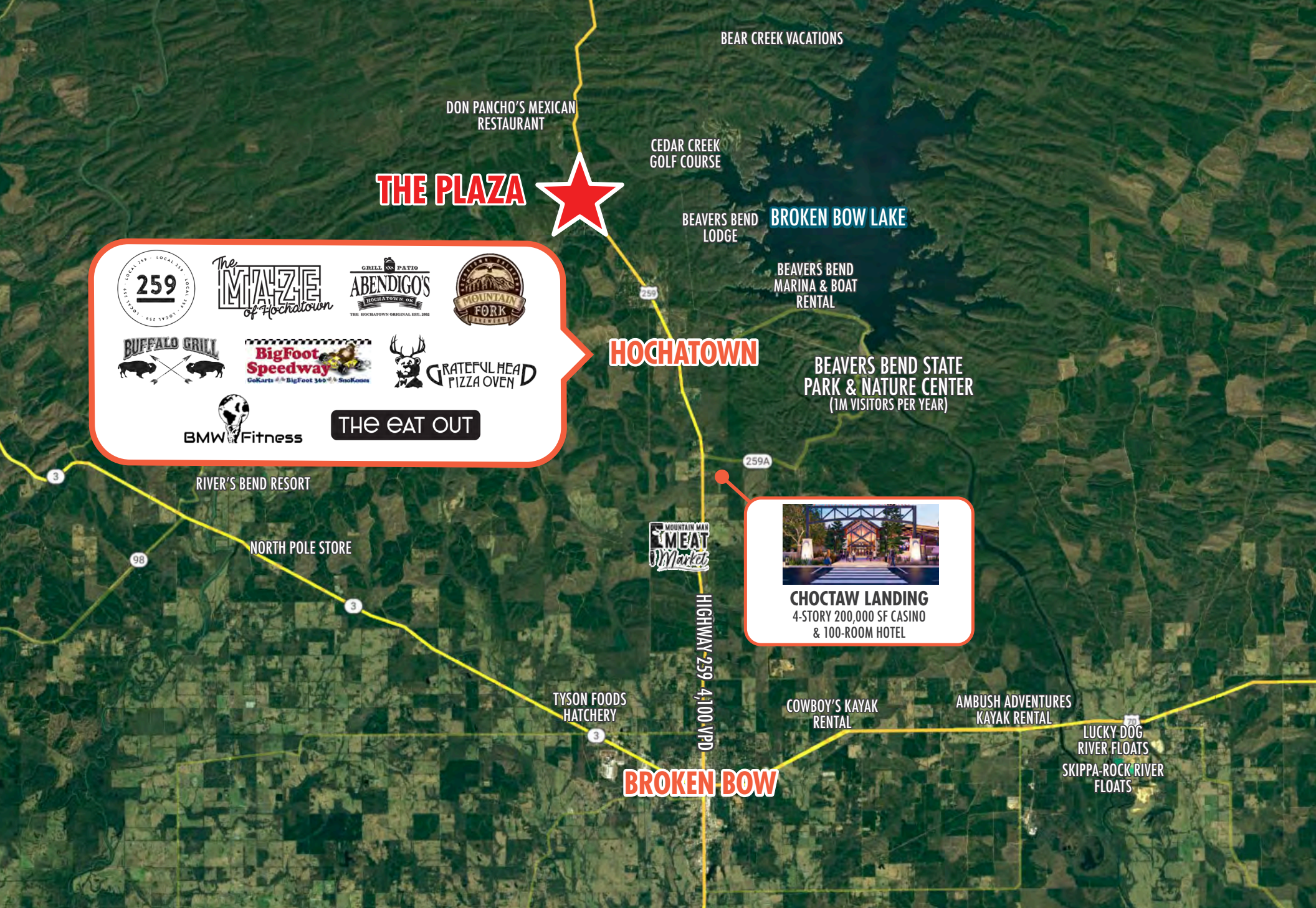
| | 2 Mile | 5 Mile | 10 Mile |
|-------------------|----------|----------|----------|
| Population | 329 | 773 | 6,312 |
| Households | 133 | 314 | 2,475 |
| Average HH Income | \$66,415 | \$67,269 | \$54,117 |
| Average Age | 41.5 | 43.7 | 37.4 |

For More Information
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BEAR CREEK VACATIONS

DON PANCHO'S MEXICAN RESTAURANT

THE PLAZA



CEDAR CREEK GOLF COURSE

BEAVERS BEND LODGE

BROKEN BOW LAKE

BEAVERS BEND MARINA & BOAT RENTAL

259 LOCAL 259 LOCAL 259 LOCAL 259

The MAZE of Hochatown

GRILL & PATIO ABENDIGO'S HOCHATOWN ORIGINAL EST. 2002

MOUNTAIN FORK RESTAURANT

BUFFALO GRILL

BigFoot Speedway GoKarts • BigFoot 360 • Snoknees

GRATEFUL HEAD PIZZA OVEN

BMW Fitness

THE EAT OUT

HOCHATOWN

BEAVERS BEND STATE PARK & NATURE CENTER (1M VISITORS PER YEAR)

259A



CHOCTAW LANDING
4-STORY 200,000 SF CASINO & 100-ROOM HOTEL

RIVER'S BEND RESORT

NORTH POLE STORE

MOUNTAIN MAN MEAT Market

HIGHWAY 259 - 4:00 VPD

TYSON FOODS HATCHERY

BROKEN BOW

COWBOY'S KAYAK RENTAL

AMBUSH ADVENTURES KAYAK RENTAL

LUCKY DOG RIVER FLOATS
SKIPPA-ROCK RIVER FLOATS



BROKEN BOW TOURISM

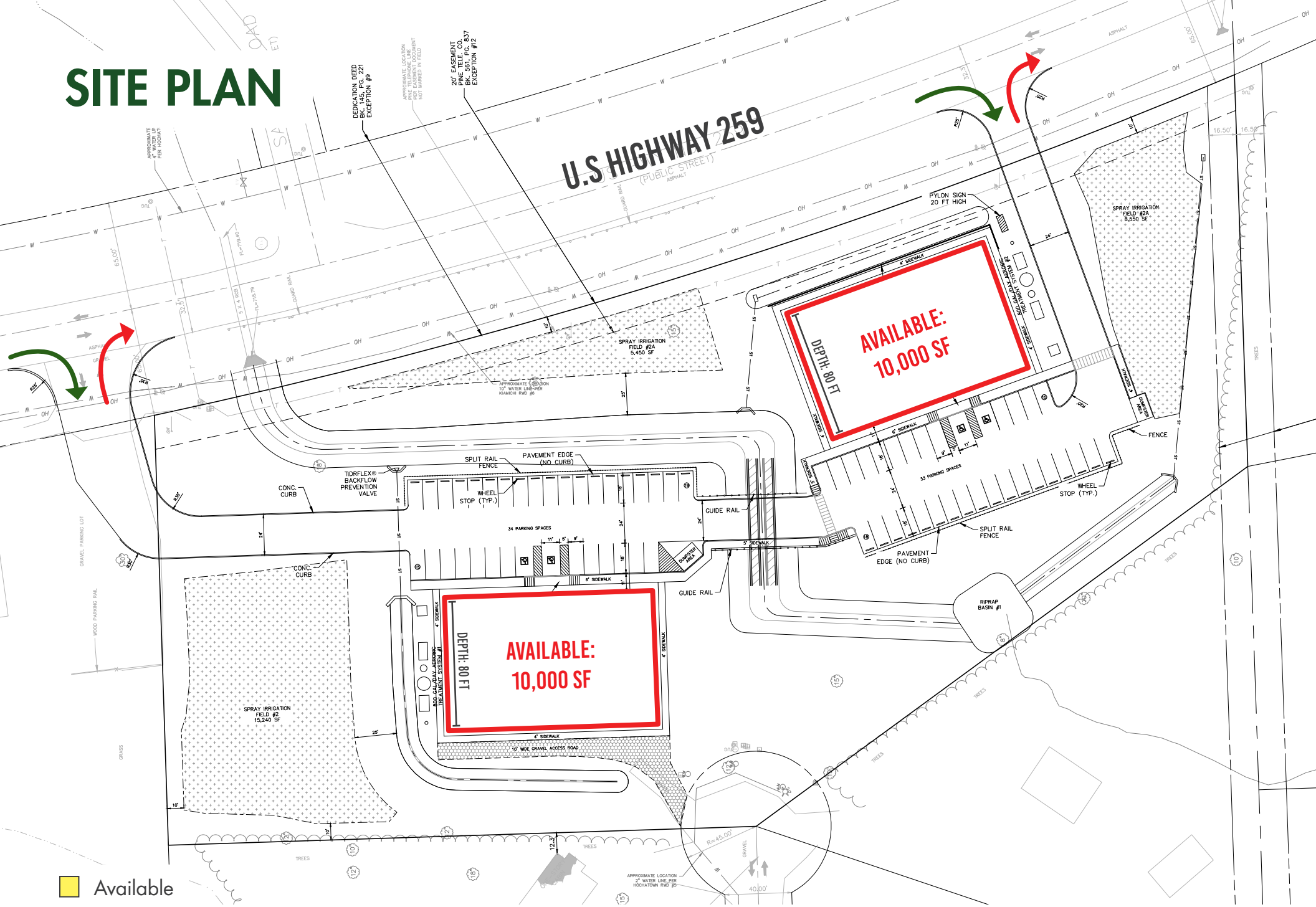
- Broken Bow/ Hochatown has nearly 2,000,000 visitors annually from major hubs; Dallas/Forth Worth Metroplex, Oklahoma City, Tulsa, and the Shreveport/Bossier City areas
- 2nd fastest growing travel destination in the United States
- Top vacation destination in the Southwest

TOP ATTRACTIONS

- Boating
- Camping/Luxury Cabins
- Hiking
- Canoeing
- Paddle Boarding
- Rafting
- Fishing/Fly Fishing
- ATV & Jeep Rentals
- Horseback Riding
- Golfing
- Zip Lining
- Broken Tiki Tour
- Petting Zoo
- Go-karts
- The Maze of Hochatown
- Scenic Driving
- Museum & Galleries
- Gambling
- Premiere Restaurants
- Wineries
- Breweries/Distillery Tours
- Shopping



SITE PLAN



 Available



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ 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